



**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
NOVEMBER 19, 2024
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT**

Mayor:
Brian Vincent
Council:
Jerry Chatterton, Mayor Pro Tem
Annette Judd • Michele Swenson
Brad Lee • Trent Yarbrough
City Manager:
Casey Arnold, Kyle Laws

- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:
» Online: <https://us02web.zoom.us/j/8849441128> » Telephone: 1(669) 900-6833 – Meeting ID: 884 9441 1128

ADMINISTRATIVE SESSION – 5:30 PM

1. Discussion Regarding the Fee for City Stock of Culinary Water – *Mr. Boyd Davis pg. 5*
2. Discussion Regarding Annexing the Sewer Lift Station Property into the Hooper Water Improvement District – *Mr. Boyd Davis pg. 7*
3. Discussion Regarding a Rezone of Property Located at 526 N 4500 W – *Mrs. Bryn MacDonald pg. 13*
4. Discussion Regarding the Amended Development Agreement for the Smith Ranches Subdivision – *Mrs. Bryn MacDonald pg. 19*
5. Discussion Regarding the General Plan Update – *Mrs. Bryn MacDonald pg. 32*
6. Other Items

GENERAL SESSION – 7:00 PM

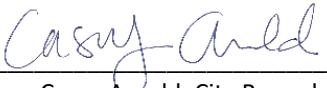
1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. Update from Davis County Commissioner Randy Elliot
8. Update from the Davis County Sheriff's Office
9. Youth Council Update
10. Recognition of 2024 WFFL Mini Bowl Championship Team – *Mayor Brian Vincent*
11. Consideration of Resolution No. 11-19-2024A, Approving the Amended Development Agreement for the Smith Ranches Subdivision – *Mrs. Bryn MacDonald pg. 19*
12. Consideration of Resolution No. 11-19-2024B, Amending the Fee for City Stock of Culinary Water – *Mr. Boyd Davis pg. 5*
13. Consideration of Resolution No. 11-19-2024C, Approving the Petition to Annex the Sewer Lift Station Property into the Boundaries of the Hooper Water Improvement District – *Mr. Boyd Davis pg. 7*
14. Consideration of Resolution No. 11-19-2024D, Approving a Petition for the Purchase and Allotment of Treated Water with the Weber Basin Water Conservancy District – *Mr. Boyd Davis pg. 37*
15. Consideration of Resolution No. 11-19-2024E, Approving a Cost Share Agreement for the Installation of a Secondary Water Line with the Davis School District and Davis & Weber Counties Canal Company – *Mr. Boyd Davis pg. 49*
16. Consideration of Approval to Place the Harvest Fields Subdivision Phase 2 and Phase 8 on Warranty – *Mr. Boyd Davis pg. 59*
17. Consideration of Approval to Remove the Harvest Fields Subdivision Phase 3 and Phase 6 from Warranty – *Mr. Boyd Davis pg. 60*
18. Motion to Move into a Closed Session

CLOSED SESSION

1. Motion to Open the Closed Session
2. Call to Order & Roll Call
3. Discussion Pursuant to UCA §52-4-205(1)(d): regarding the purchase, exchange, or lease of real property
4. Discussion Pursuant to UCA §52-4-205(1)(a): regarding an individual's character, professional competence, or physical/mental health
5. Motion to Adjourn the Closed Session

19. Motion to Adjourn

Posted this 15th day of November, 2024


Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above November 19, 2024 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointcity.org, and 3) the Utah Public Notice Website at www.utah.gov/pmn.



In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

TENTATIVE UPCOMING ITEMS

Date: 12/03/2024

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Bruce Dopp
2. Quarterly Financial Report – Mr. Ryan Harvey
3. Discussion Regarding the 2025 West Point City Council Meeting Schedule – Ms. Casey Arnold
4. Discussion Regarding Weber Basin Water's Water Landscape Ordinance - Mrs. Bryn MacDonald
5. Discussion Regarding Weber Basin Water's Water Exaction Ordinance – Mr. Boyd Davis
6. Discussion Regarding the General Plan Update – Mrs. Bryn MacDonald

Date: 12/17/2024

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

Date: 01/07/2026

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update

Date: 01/21/2026

Administrative Session – 6:00 pm

General Session – 7:00 pm

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of Ordinance No. 12-03-2024*, Approving the 2025 West Point City Council Meeting Schedule
3. Consideration of Approval of Ordinance No. **, Approving the Planning Commission Rules of Order & Procedures – Mrs. Bryn MacDonald
4. Consideration of Approval of Ordinance No. **, Amending WPCC Section **, Regarding Public Hearing Notice Requirements – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
5. Public Hearing Regarding a Rezone of Property Located at 526 N 4500 W – Mrs. Bryn MacDonald
6. Consideration of Approval of Resolution No. **, Approving a Development Agreement for Property at 526 N 4500 W – Mrs. Bryn MacDonald
7. Consideration of Approval of Ordinance No. **, Approving a Rezone of Property at 526 N 4500 W – Mrs. Bryn MacDonald

Closed Session

1. Re: Purchase of Real Property



WEST POINT CITY

2024 CALENDAR

2024

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 |
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| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

FEBRUARY

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

AUGUST

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

MARCH

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

SEPTEMBER

| 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 | | | | | |

APRIL

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
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| 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 |
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| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

MAY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | | |
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| 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 |
|-----|-----|-----|-----|-----|-----|-----|
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| 27 | 28 | 29 | 30 | 31 | | |

JUNE

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

DECEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 1 | 2 | 3 | 4 |

JANUARY

| | |
|----|--------------------------------|
| 1 | New Year's Observed-CLOSED |
| 2 | Swearing-In Ceremony - 12 PM |
| 9 | Senior Lunch - 11:30 AM |
| 11 | Planning Commission - 6 PM |
| 15 | MLK Jr. Day - CLOSED |
| 16 | City Council - 6 PM |
| 23 | Council/Staff Lunch - 11:30 AM |
| 25 | Planning Commission - 6 PM |

JULY

| | |
|-------|-------------------------------------|
| 2 | City Council - 6 PM |
| 3 & 4 | PARTY AT THE POINT EVENTS |
| 9 | Senior Lunch - 11:30 AM (Loy Blake) |
| 11 | Planning Commission - 6 PM |
| 12 | MOVIE IN THE PARK - DUSK |
| 16 | City Council - 6 PM |
| 24 | Pioneer Day Holiday - CLOSED |
| 25 | Planning Commission - 6 PM |

AUGUST

| | |
|----|-------------------------------------|
| 2 | Summer Social - 6:30 PM |
| 6 | City Council - 6 PM |
| 8 | Planning Commission - 6 PM |
| 13 | Senior Lunch - 11:30 AM (Loy Blake) |
| 16 | MOVIE IN THE PARK - DUSK |
| 20 | City Council - 6 PM |
| 22 | Planning Commission - 6 PM |

MARCH

| | |
|-----|---|
| 1-2 | City Council Planning & Visioning Session |
| 5 | PRIMARY ELECTION DAY |
| 14 | Planning Commission - 6 PM |
| 19 | Senior Lunch - 11:30 AM |
| 28 | City Council - 6 PM |
| 30 | EASTER EGG HUNT - 10 AM |

APRIL

| | |
|-------|--------------------------------|
| 2 | City Council - 6 PM |
| 3 | CEMETERY CLEANING |
| 8 | Senior Lunch - 11:30 AM |
| 10 | Planning Commission - 6 PM |
| 11/12 | ANNUAL FALL CLEAN-UP |
| 14 | Employee Training - CLOSED |
| 15 | City Council - 6 PM |
| 22 | Council/Staff Lunch - 11:30 AM |
| 24 | Planning Commission - 6 PM |

OCTOBER

| | |
|-------|----------------------------|
| 5 | GENERAL ELECTION DAY |
| 11 | Veterans Day - CLOSED |
| 12 | Senior Lunch - 11:30 AM |
| 14 | Planning Commission - 6 PM |
| 19 | City Council - 6 PM |
| 28/29 | Thanksgiving - CLOSED |

NOVEMBER

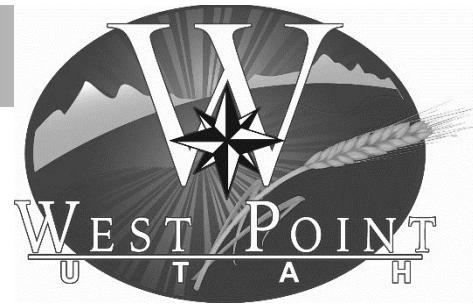
| | |
|----|--------------------------------|
| 2 | CEMETERY CLEANING |
| 7 | City Council - 6 PM |
| 9 | Planning Commission - 6 PM |
| 14 | Senior Lunch - 11:30 AM |
| 21 | City Council - 6 PM |
| 21 | Council/Staff Lunch - 11:30 AM |
| 23 | Planning Commission - 6 PM |
| 27 | Memorial Day - CLOSED |

DECEMBER

| | |
|-------|----------------------------|
| 2 | CITY HALL LIGHTING - 6 PM |
| 3 | City Council - 6 PM |
| 6 | CHILD REMEMBRANCE - 7 PM |
| 7 | Christmas Party - 7 PM |
| 10 | Senior Lunch - 11:30 AM |
| 12 | Planning Commission - 6 PM |
| 17 | City Council - 6 PM |
| 20 | CEMETERY LUMINARY - 4 PM |
| 25/26 | Christmas Holiday - CLOSED |
| 1 | New Year's - CLOSED |

CITY COUNCIL STAFF REPORT

Subject: Water Share Price
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

Over the past several years the City has made water shares available for purchase to developers of small projects when they are unable to acquire water shares on their own. The City has accomplished this by charging a fee and then allowing the developer to use a portion of the City's culinary water that is contracted through Weber Basin. The cost of water has increased significantly over the last few years, and it would be prudent to increase the fee the City charges for the water made available to developers.

Analysis

Section 17.130.100(E)(5) states the following:

If the developer is unable to acquire water shares on the open market to satisfy the culinary water requirement, then West Point City at its option may allow the developer to pay a fee to the city and the city may allocate water that is under contract with WBWCD to the project. The fee for the culinary water will be according to the fee schedule adopted by the city council and may be adjusted by resolution adopted by the West Point City council from time to time.

The current fee schedule lists the price for water as follows:

City stock of culinary water.....\$3,800/acre foot

The City recently purchased several water shares to be used on the future Jr. High Park. The City paid \$35,000 per share. These were shares of Hooper Irrigation which are equal to 3 acre-ft per share. Therefore, the cost per acre-ft was $\$35,000/3 = \$11,667$ per acre-ft. We have also heard of Davis and Weber Shares selling for as much as \$75,000 per share. D&W shares are equal to 6 acre-ft so the cost per share would be $\$75,000/6 = \$12,500$ per acre-ft.

Based on the current going rate of water shares it does seem appropriate to raise the fee for City water. Staff would recommend that the price be raised to \$12,000 per acre-ft. which would be about the midpoint between the two prices listed in the preceding paragraph. If the Council agrees, the fee will need to be approved by resolution. The fee would be adjusted as follows:

| | Current Fee | Proposed Fee |
|------------------------------|-------------------|--------------------|
| City stock of culinary water | \$3,800/acre foot | \$12,000/acre-foot |

Recommendation

Staff recommends that the new fee be approved by resolution.

Significant Impacts

None

Attachments

Resolution

RESOLUTION NO. 11-19-2024B

A RESOLUTION AMENDING THE FEE FOR CITY WATER STOCK

WHEREAS, the West Point City Code 17.130.100(E)(5) requires that the fee for City Culinary Water be set by resolution of the City Council; and

WHEREAS, the City Council desires to amend said fee; and

WHEREAS, the City has carefully reviewed the amount of the fee;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED, by the City Council of West Point City that the fee schedule shall be amended as follows:

| | Current Fee | Amended Fee |
|------------------------------|-------------------|--------------------|
| City stock of culinary water | \$3,800/acre foot | \$12,000/acre-foot |

PASSED AND ADOPTED this 19th Day of November, 2024.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

CITY COUNCIL STAFF REPORT

Subject: Hooper Water Annexation
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

The Sewer Expansion Project has been underway for some time now and the large lift station is currently under construction. The lift station will need a water service connection to provide a hose bib on site for cleaning the lift station and for a sink that will be inside the building. The water provider in that area is the Hooper Water Improvement District, however the parcel of property that the lift station sits on is not currently in the boundaries of the District. They are willing to annex the property into the District, but a petition must be filed.

Analysis

The process of annexing into the District is very similar to annexing into a City. An annexation plat has been prepared and a petition must be submitted. In this case the sole property owner and signer of the petition will be the City. This will create a small island in the District that they are willing to allow that, and we don't believe the County will have an issue with the island.

A copy of the plat and the petition are attached to this report for your review. If the Council is ok with the proposal, then they must grant the Mayor the authority to sign the petition by approving a resolution.

Recommendation

Staff recommends approval of the resolution

Significant Impacts

None

Attachments

Resolution
Petition
Plat

RESOLUTION NO. 11-19-2024C

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN
AN ANNEXATION PETITION TO ANNEX PARCEL 14-102-0031
INTO THE HOOPER WATER IMPROVEMENT DISTRICT**

WHEREAS, WEST POINT CITY (“City”) owns parcel 14-102-0031 in Davis County, UT; and

WHEREAS, West Point City is constructing a sewer lift station on said parcel and will require culinary water service; and

WHEREAS, the water provider in the area is the Hooper Water Improvement District (“District”); and

WHEREAS, The City desires to annex into the boundaries of the District in order to receive culinary water service; and

WHEREAS, an annexation plat and petition have been prepared; and

WHEREAS, The documents have been found acceptable to West Point City.

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

1. The Mayor is hereby authorized to sign and submit said petition.

PASSED AND ADOPTED this 19th day of November, 2024

**WEST POINT CITY,
A Municipal Corporation**

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**LANDOWNER ANNEXATION PETITION
HOOPER WATER IMPROVEMENT DISTRICT**

The undersigned represents that _____ owns, in its entirety, the real property located within the boundaries of the area in Davis County, Utah which is described and depicted on Schedule A attached hereto (the “proposed annexation area”) and that the proposed annexation area is located, in its entirety, in unincorporated Davis County. Each person/entity signing this petition requests annexation of the proposed annexation area into the Hooper Water Improvement District pursuant to Utah Code Ann. § 17B-1-401, *et seq.*

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signer(s) of this Petition is/are hereby designated as the sponsor(s) (one must be named and no more than three sponsors may be named), with the designated sponsor to serve as the contact sponsor.

CONTACT SPONSOR:

Name: _____
Mailing Address: _____
Telephone No. _____

Additional Sponsors:

Name: _____
Mailing Address: _____
Telephone No. _____

Name: _____
Mailing Address: _____
Telephone No. _____

OWNER(S):

1. _____

Owner's Name [please print or type]

Signature of Owner - [all Owners must sign] [if the Owner is an entity, state the title of the signing authorized representative]

Address of Owner's real property which is included in the proposed annexation area (include Tax ID No. or Nos. if known)

Signer's Name [please print or type]

Signer's Current Residence Address

2.

Owner's Name [please print or type]

Signature of Owner - [all Owners must sign] [if the Owner is an entity, state the title of the signing authorized representative]

Address of Owner's real property which is included in the proposed annexation area (include Tax ID No. or Nos. if known)

Signer's Name [please print or type]

Signer's Current Residence Address

3.

Owner's Name [please print or type]

Signature of Owner - [all Owners must sign] [if the Owner is an entity, state the title of the signing authorized representative]

Address of Owner's real property which is included in the proposed annexation area (include Tax ID No. or Nos. if known)

Signer's Name [please print or type]

Signer's Current Residence Address

**SCHEDEULE A TO LANDOWNER ANNEXATION PETITION
IDENTIFICATION OF PROPOSED ANNEXATION AREA**

The proposed annexation area is located in West Point City, Davis County, Utah, Tax Id. #(s) _____, and is generally bounded as follows:

_____ which area is depicted in the attachment to this Schedule "A" and is more particularly described as follows:

[Attach legal description of the proposed annexation area-
Including parcel Tax ID numbers whenever possible and attach
a map of the boundaries of the area proposed to be annexed]

CITY COUNCIL STAFF REPORT

Subject: Rezone of Property at 550 N 4500 W
Author: Bryn MacDonald
Department: Community Development
Date: November 19, 2024



Background

Blake Bastian, representing Elite Craft Homes, has applied to rezone approximately 4.2 acres of land located at 526 N 4500 West. The property is currently zoned A-40 Agricultural and R-2 Residential. The applicant is requesting a rezone to R-1 (Residential 2.2 units per acre) in order to develop the property into nine building lots.

On October 24, 2024, the Planning Commission held a public hearing and voted in favor of a rezone request. However, it was discovered the following day that the public notices incorrectly listed the hearing date as October 25, 2025. This oversight may have affected the opportunity for full public participation. To address this issue, a corrected notice with the accurate hearing date was posted and mailed out to all property owners within 300 feet of the subject property 10 days prior to the meeting as required by City Code. The Planning Commission held a new public hearing to provide an opportunity for public input based on the corrected notice.

Process

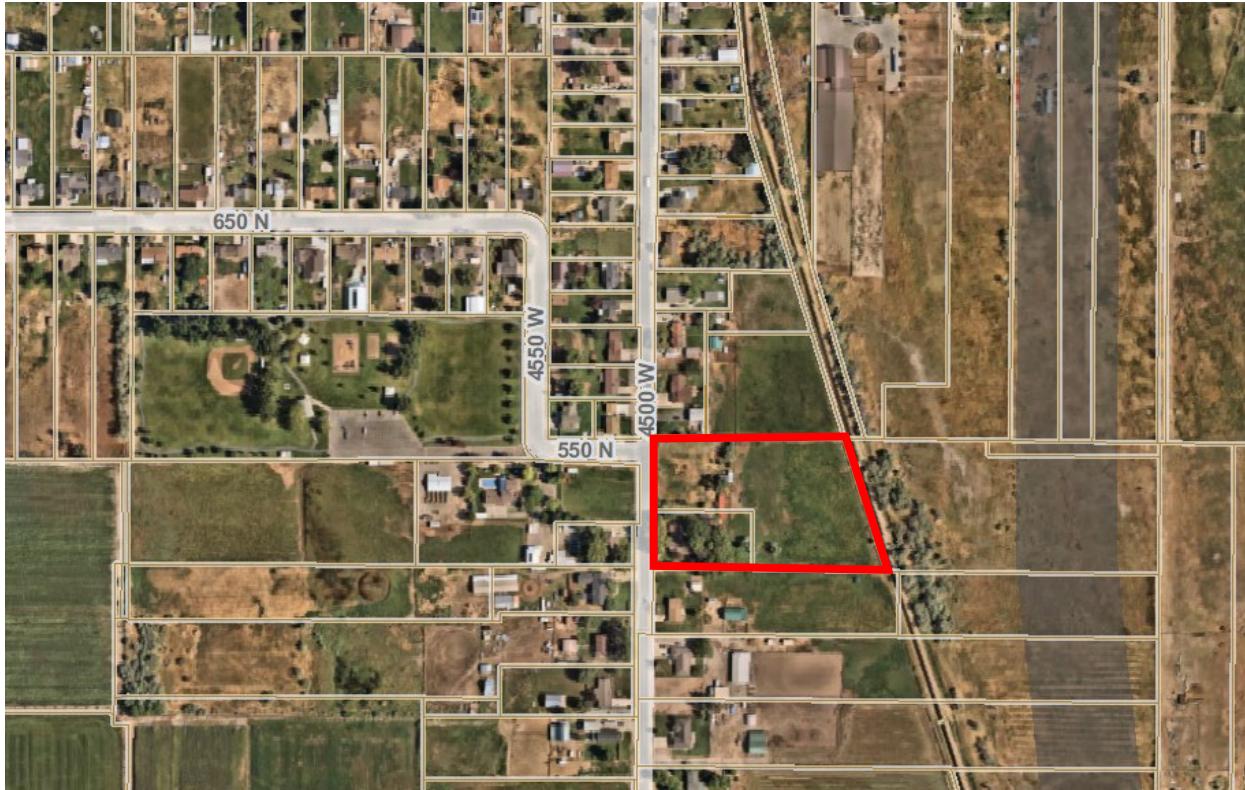
Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. Changes to zoning require a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council. The Planning Commission held a public hearing on November 14, 2024. There were several residents in attendance; six residents commented during the hearing. There were concerns raised regarding traffic on 4500 West, new homes causing issues next to agricultural properties, and potential problems with the irrigation canal. The Planning Commission recommended approval of the rezone with a vote of 4-1.

Analysis

The R-1 Residential zone allows for a density of up to 2.2 dwelling units per acre. For the 4.2-acre site, this would permit a maximum of 9 dwelling units, which aligns with the applicant's proposal. The minimum lot size in the R-1 zone is 12,000 square feet, and the proposed lots will comply with this requirement.

Some details of the proposed development will need to be reviewed during the preliminary subdivision phase, including ensuring proper access to both the north and south properties. These access requirements will be addressed to meet city standards and ensure connectivity for future development.

| R-1 Zone | Required | Proposed |
|------------------|----------------|----------------|
| Density | 2.2 units/acre | 2.2 units/acre |
| Minimum Lot size | 12,000 sq/ft | 12,000 sq/ft |



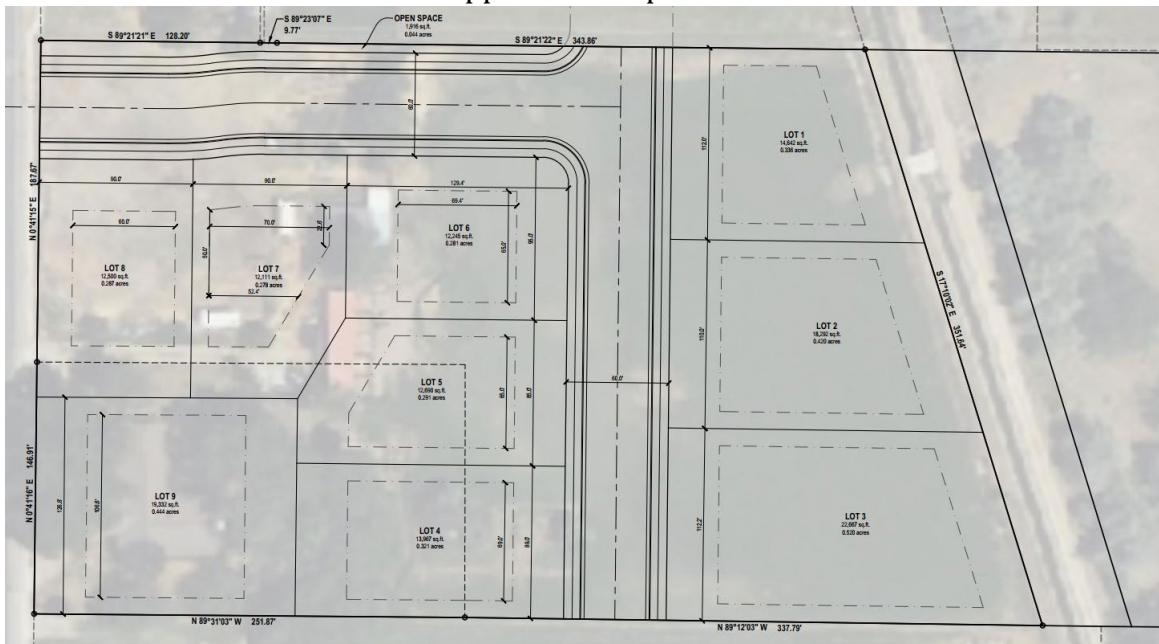
Current Zoning



General Plan



Applicants Proposal



Recommendation

This item is on for discussion only. No action is required at this time. The proposed R-1 request meets the vision of the General Plan. Since this is a legislative matter, it is essential for the City Council to determine whether the request will support and ensure the overall welfare of the community.

Attachments

Rezone Application

Concept Plan



Zoning Map Amendment Application

3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointcity.org

*227697159

The rezoning of property is considered legislative action. All applications submitted must be made in accordance with Section 17.00.090 in the official West Point City Land Use & Development Code. Zoning amendments must be initiated by one or more property owners affected by the amendment.

Note: If the application for a zoning change is denied by the City Council a new application for the same request affecting the same property shall not be eligible for reconsideration for one year after such denial.

| **For Office Use Only** | | |
|-------------------------|---------------|--------------------|
| Received Payment | | |
| AMOUNT PAID | DATE RECEIVED | INITIAL |
| \$ 250 | 10-3-24 | bm |
| | | |
| | \$250.00 | Rezone Application |

Applicant Information

| | | |
|---|--|---------------------------|
| Name: Blake Bastian | Email Address: blake@elitecrafthomes.com | Date: 9/30/2024 |
| Address: 49 N Main St Farmington UT 84025 | Phone Number: 801-690-1934 | |

Property Information

| | | |
|---|---|----------------------------------|
| Property Address: 526 N 4500 West Point | Parcel Numbers: 140-44-0098 and 140-44-0067 | |
| Current Zoning: R-2 and A-5 | Requested Zoned: R-1 | Total Acres: 4.2 Acres |

Legal Description(s) (May Attach Copy):

See Attached

Describe the purpose of the request:

To re-zone the front portion of the property from 4500 W back to the Hooper Irrigation canal. The property is currently zoned R-2 and A-5 and we are requesting to rezone this property to R-1.

NOTE: If the agent listed above is not the property owner, he/she must be authorized as the assigned "AGENT" by completing the *STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT* section below. This authorization only needs to be completed once, prior to concept approval.

I hereby certify that the requested application meets the standards of the West Point City Land Use & Development Code. I have read the West Point Zoning Amendment regulations and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and follows all requirements of West Point City's Municipal Code.

Applicant Signature

9/30/2024

Date

Affidavit

STATE OF UTAH)
COUNTY OF _____)

I/WE Carla N Cowley, BEING DULY SWORN, DEPOSE AND SAY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY IDENTIFIED IN APPLICATION AND THAT THE STATEMENTS HEREIN CONTAINED AND THE INFORMATION PROVIDED IDENTIFIED IN THE ATTACHED PLANS AND/OR OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE. I/WE ALSO ACKNOWLEDGE THAT I/WE HAVE RECEIVED WRITTEN INSTRUCTIONS REGARDING THE PROCESS FOR WHICH I AM APPLYING AND WEST POINT CITY STAFF HAVE INDICATED THEY ARE AVAILABLE TO ASSIST ME/US IN MAKING THIS APPLICATION.

Carla N Cowley

Signature of Property Owner

Signature of Property Owner

Subscribed and sworn to me this 3 day of Oct, 2024

Mechelle Roudny

Notary Public

Residing in: Davis County

My Commission Expires: 12/28/2024



Mechelle Roudny
Notary Public, State of Utah
Commission # 714549
My Commission Expires
12/28/2024

Agent Authorization

I/WE Carla N Cowley, BEING DULY SWORN, DEPOSE AND SAY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY IDENTIFIED IN APPLICATION AND I/WE AUTHORIZE AS MY/OUR AGENT(S) Blake Bastian TO REPRESENT ME/US REGARDING THIS APPLICATION AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN WEST POINT CITY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

Carla N Cowley

Signature of Property Owner

Signature of Property Owner

Subscribed and sworn to me this 3 day of Oct, 2024.

Mechelle Roudny

Notary Public

Residing in: Davis County

My Commission Expires: 12/28/2024



Mechelle Roudny
Notary Public, State of Utah
Commission # 714549
My Commission Expires
12/28/2024



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

Know what's below.
Call before you dig.

NOTES
PROPOSED ZONE R-1
1. 12,000 SQ.FT. MINIMUM
2. 85' MINIMUM LOT FRONTAGE
3. 100' MINIMUM AVERAGE LOT WIDTH
4. 30' FRONT SETBACK
5. 30' REAR SETBACK
6. 10' SIDE SETBACK
7. 20' SIDE CORNER SETBACK
AVERAGE LOT WIDTH = 101.08'



THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

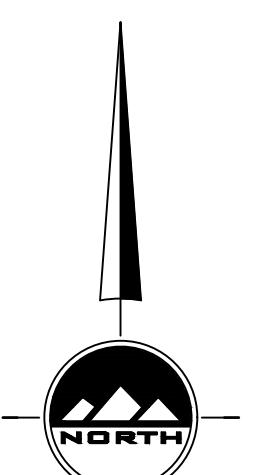
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

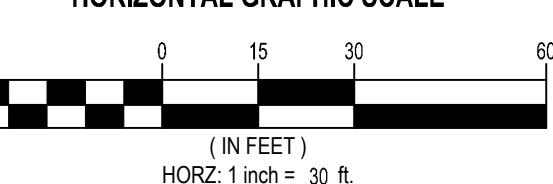
COWLEY PROPERTY

526 NORTH 4500 WEST STREET
WEST POINT, UTAH



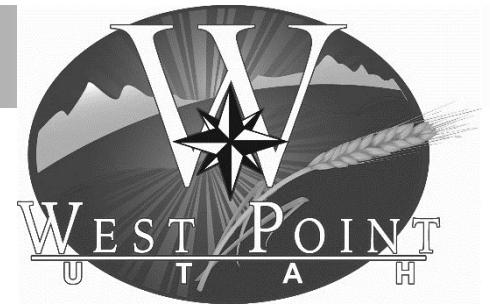
CONCEPT PLAN

PROJECT NUMBER 13486 PRINT DATE 9/20/24
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER



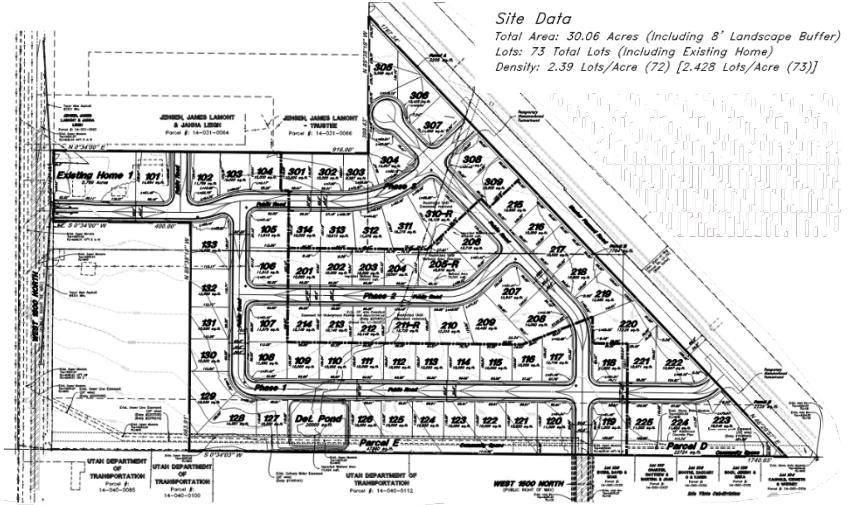
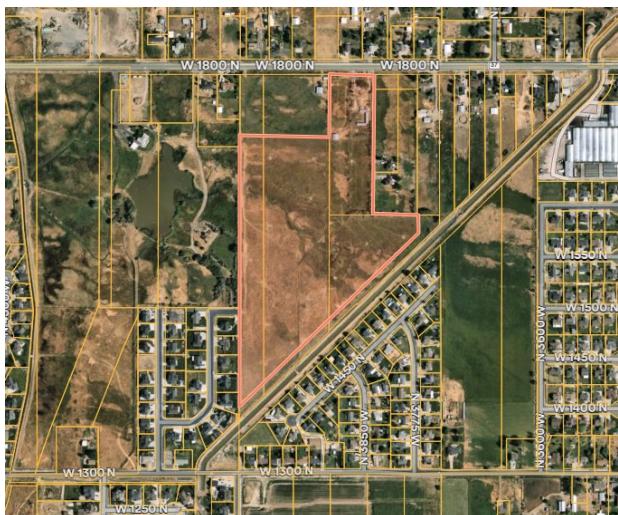
CITY COUNCIL STAFF REPORT

Subject: Amended Development Agreement – 3763 West 1800 North
Author: Bryn MacDonald
Department: Community Development
Date: November 19, 2024



Background

David Pitcher has applied to amend the development agreement for a subdivision known as Smith Ranches located at approximately 3763 West 1800 North. The development agreement and rezone for the property were approved on August 20, 2024. The applicant would now like to change two of the requirements of the agreement. The City Council had a discussion during their meeting on October 15, 2024. The Council tabled the item to allow for additional information and discussion.



Process

Development agreements are administrative decisions. The development agreement does not require a public hearing or recommendation from the Planning Commission before an amendment can be made by the City Council.

Analysis

During the City Council meeting on August 20, 2024, the Council had concerns about ground water in the area. The applicant agreed to add a section to the development agreement regarding basements. The language currently is as follows:

- 4.1 Basements. The lowest finished floor elevation of all homes shall be 12-inches or greater above the back of curb.

The request is to change the language to allow basements. During the meeting on October 15, 2024, there was several variations of the text proposed. The applicant is proposing the following revised text:

4.1. Basements. The maximum basement depth allowed will be 24 inches measured between the top back of the curb and the footing.

The city code has different requirements for basements and land drains depending in which drainage zone the subject property is located. The subject property is located in zone B. The requirements for Zone B are as follows:

- Basements allowed if a land drain is present. These are areas where the water table is high for most of the year. If a land drain is not present in zone B, then the maximum basement depth allowed will be 24 inches measured between the top back of the curb and the top of the footing.
- Foundation drains are required in zone B. Foundation drains may be either a perimeter drain or a single point drain connected to the gravel under the floor slab.
- A sump pump basin and all necessary plumbing and electrical, according to the standard details, shall be constructed in all residential dwellings in zone B.

The applicant is also asking to revise the architectural requirements. The development currently requires a 3-foot wainscot of brick or stone on the sides of each home. The current text is below:

Sides of the home to have a three-foot wainscot of brick or stone and the remainder to be fiber cement board or stucco.

The applicant is requesting to reduce the requirement for wainscoting. During the meeting on October 15, 2024, the City Council discussed still requiring a three-foot return of wainscot on the sides of each home. The developer has proposed the following text:

*Sides of the home to have a three-foot wainscot of brick or stone **extending to the rear of the home three feet from the front corner.***

There was another amendment brought up by the developer during the meeting regarding the detention basin. The developer was working with UDOT to share their detention pond; however, UDOT has since determined that they will be unable to share detention, so the developer will need to maintain the detention pond on site as shown on the current plans.

Recommendation

The City Council needs to determine if they agree with the changes to the development agreement being proposed by the developer.

Attachments

Resolution

Draft Amended Development Agreement

RESOLUTION NO. 11-19-2024A

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BETWEEN WEST POINT CITY AND CLEAR CREEK DEVELOPMENT FOR THE DEVELOPMENT OF PROPERTY LOCATED AT 3763 W 1800 N

WHEREAS, David Pitcher, is an authorized agent of Clear Creek Development, who owns the real property located at approximately 3763 W 1800 N and identified as Davis County parcel identification numbers: 14-031-0096, 14-031-0097, 14-031-0024, and 14-031-0082; and

WHEREAS, West Point City has entered into a development agreement with Clear Creek Development; and

WHEREAS, Clear Creek Development would like to amend some provisions of the approved development agreement; and

WHEREAS, West Point City and Clear Creek Development have jointly prepared the amended agreement, attached hereto; and

WHEREAS, the West Point City Council has reviewed said agreement and finds it acceptable to the City.

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

1. The Development Agreement Amendment, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 19th day of November, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN
WEST POINT CITY AND OPHIR MOUNTAIN LAND LLC
(3763 W 1800 N)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “**Agreement**”) is made and entered into this ~~20th~~19th of ~~August~~November, 2024 between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as “**City**”), and Ophir Mountain Land LLC, (hereinafter referred to as “**Master Developer**”). City and Master Developer collectively referred to as the “**Parties**” and separately as “**Party**.”

RECITALS

WHEREAS, the City has considered an application for a zone change from the present zoning of A-40 (Agricultural) to R-2 (Residential) for certain property located at approximately 3763 W 1800 N and contained by the following tax identification numbers: 14-031-0096, 14-031-0097, 14-031-0024, and 14-031-0082 (hereinafter the “**Subject Area**”); and

WHEREAS, the overall Subject Area consists of approximately 32.87 acres; and WHEREAS, the overall Subject Area is described in legal descriptions in more detail in “**Exhibit A**” attached hereto; and

WHEREAS, Master Developer is the current owner of the Subject Area and has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of West Point City’s General Plan, and is depicted in more detail on “**Exhibit B**” attached hereto (the “**Concept Plan**”); and

WHEREAS, City believes that entering into the Agreement with Master Developer is in the best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

**ARTICLE I
DEFINITIONS**

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

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

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

1.3 “**Master Developer**” shall mean Ophir Mountain Land LLC. Except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Master Developer or any successor in interest to the Master Developer’s interest hereunder. In

the interest of advancing the development of the Subject Property, however, any responsibility under this Agreement may be completed by any Project Developer so that the completing Project Developer may proceed with their Project on their respective parcel.

1.4 “Master Developer’ Undertakings” shall have the meaning set forth in Article IV.

1.5 “Project” means a separate phase or area of the Subject Property to be developed by a Project Developer pursuant to the terms of this Agreement.

1.6 “Project Developer” means the developer of a separate phase or area of the Subject Property that has received assumed the rights and obligation of Master Developer under this Agreement with respect to a Project.

1.7 “Subject Area” shall mean the 32.87 acres as legally described in Exhibit A.

ARTICLE II CONDITIONS PRECEDENT

2.1 The zoning of the Subject Area consistent with the Concept Plan is a condition precedent to Master Developer’ Undertakings in Article IV. The zoning of the Subject Area shall reflect the general concept and schematic layout of the Concept Plan, which means 32.87 acres of R-2 zoning.

2.2 With respect to all zoning designations, Master Developer agrees to design and construct superior quality structures and to comply with all landscaping provisions of the West Point City Ordinances and specific setback, landscaping requirements of Article IV of this agreement.

2.3 This Agreement shall not take effect until City has approved this Agreement pursuant to an ordinance of the West Point City Council.

ARTICLE III CITY’S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Article II, the City shall accept an application for a subdivision of the Subject Area from the Developer. The subdivision reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

ARTICLE IV MASTER DEVELOPER’ UNDERTAKINGS

Conditioned upon City’s performance of its undertakings set forth in Article III, and provided Master Developer has not terminated this Agreement pursuant to Section 8.8, Master Developer agrees to the following:

4.1 Master Developer shall have the right to develop up to 72 single family lots on the property, not to exceed a gross density of 2.39 dwelling units per acre.

4.2 Master Developer acknowledges that the development of 72 single family lots requires the subdivision application comply with all City ordinances and the terms of this agreement. The City's entry into this agreement does not guarantee that the Developer will be able to construct all 72 single family lots.

4.3 HOA and CCRs. Master Developer shall record Covenants, Conditions and Restrictions providing for the following:

4.3.1 The creation of a home owners' association with bylaws to enforce the CCRs and maintain and any common areas of the applicable subdivision.

4.3.2 The following restrictions on single-family homes built in the subdivision:

- i. Front facades to be at least 40% brick, rock or stone, with the remainder of the front façade to be fiber cement board or stucco.
- ii. Sides of the home to have a three-foot wainscot of brick or stone extending to the rear of the home three feet from the front corner(s) and the remainder to be fiber cement board or stucco.
- iii. Minimum square footage of 1,400 sq. ft. on main level for rambler style homes.
- iv. Minimum square footage of 1,900 sq. ft. above grade for two story style homes.
- v. Minimum square footage of 1,750 sq. ft. for one story, slab on grade style homes.
- vi. All homes must have a minimum 4-12 pitched roof.
- vii. All homes will have a minimum 2 car garage.
- viii. No vinyl siding will be allowed.

4.4 Landscaping. Master Developer shall be responsible for the required eight-foot landscape buffer and fence along the future 4000 W master planned road. This shall include paying a fee-in-lieu for the improvements, to be installed by the city in the future when the road is constructed. The landscaping plan shall be approved as part of the subdivision application process and shall meet all code requirements. The HOA shall be responsible for the maintenance of the landscape buffer both before and after the landscaping is installed.

4.5 Utility Easement. Master Developer shall dedicate the 42.5 feet easement on the west side of the subject property to the City. Once the property is dedicated to the City, then it will be maintained by the City.

4.6 Wetlands. If wetlands on the property are deemed non-jurisdictional or can be mitigated then lot 205 can become a building lot. If the wetlands are jurisdictional or cannot be mitigated, then the HOA will maintain the wetland area.

4.7 Detention. Master Developer shall landscape the detention pond with sod and sprinklers and shall install two benches.

4.8 Basements. ~~The lowest finished floor elevation of all homes shall be 12 inches or greater above the back of curb. The maximum basement depth allowed will be 24 inches measured from the top back of the curb and the top of the footing.~~

4.9 Easement. There is an existing Bureau of Reclamation easement and pipe on the property. Master Developer shall work with Weber Basin Water Conservancy District and the Bureau of Reclamation to relocate the pipe and remove the easement. Until the easement is removed, lots 211 and 310 cannot be built on. These lots should be maintained by the HOA until they can be built on. If the easement cannot be removed, then the lots should be landscaped and maintained by the HOA.

4.10 Amendments. Master Developer agrees to limit development of the Subject Area to the residential and open space uses provided for herein. If other uses are desired, Master Developer agrees to seek an amendment of this Agreement providing for such additional uses.

4.11 Conflicts. Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

5.1 Issuance of Permits - Master Developer. Master Developer, or the applicable Project Developer, shall have the sole responsibility for obtaining all necessary building permits in connection with Master Developer' Undertakings pertaining to the applicable Project and shall make application for such permits directly to West Point City and other appropriate agencies having authority to issue such permits in connection with the performance of Master Developer' Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Master Developer or applicable Project Developer shall, in good faith, reasonably pursue completion of the applicable Project or Projects. Each phase or completed portion of a Project must independently meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto, such that it will stand alone, if no further work takes place on the Project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Master Developer and their contractor, representatives of City shall have the right to access the Subject Area without charges or fees during the period of performance of the Master Developer' Undertakings.

5.4 Federal and State Requirements. If any portion of the Property is located in areas with sensitive lands that are regulated by state and federal laws, development of that portion of the Property shall comply with all such regulations, which pertain to issues including but not limited to wetlands, sensitive lands, flood plains, and high-water tables.

5.5 Basements. Basements may be permitted in the Subject Area subject to West Point City Code section 15.16.010.

ARTICLE VI REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot be reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieve Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default is pursued, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If Master Developer or the applicable Project Developer fails to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities within the applicable Project cease and desist, that all work therein be stopped, also known as a “Stop Work” order.

6.2 Enforced Delay Beyond Parties’ Control. For the purpose of any other provisions of this Agreement, neither City nor Master Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party’s performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties;

provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Master Developer. In the event of a default by a Project Developer, Master Developer may elect, in their discretion, to cure the default of such Project Developer, provided, Master Developer's cure period shall be extended by thirty (30) days.

ARTICLE VII GENERAL PROVISIONS

8.1 Successors and Assigns of Master Developer. This Agreement shall be binding upon Master Developer and its successors and assigns, and where the term "Master Developer" is used in this Agreement it shall mean and include the successors and assigns of Master Developer. The City shall not unreasonably withhold or delay its consent to any assignment or change in Master Developer (successor or assign of Master Developer) of the Subject Area.

8.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the “Notices”) must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Master Developer: Ophir Mountain Land LLC
David Pitcher
4474 N Heather Meadows Dr
Morgan, UT 84050

To City: WEST POINT CITY CORPORATION
3200 West 300 North
West Point, Utah 84015

Upon at least ten (10) days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of transmission.

8.3 Third Party Beneficiaries. Any claims of third-party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Master Developer.

8.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

8.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Master Developer or Project Developer affected by the amendment.

8.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

8.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

8.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

8.8.1 With regard to Master Developer' Undertakings, performance of the Master Developer' Undertakings as set forth herein.

8.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon Master Developer's request (or the request of Master Developer' assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

8.9 Recordation. This Agreement shall be recorded upon approval and execution of this Agreement by the Master Developer and the City's granting of the zoning approvals contemplated in Article II.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

WEST POINT CITY CORPORATION

BRIAN VINCENT, Mayor

ATTEST:

CASEY ARNOLD, City Recorder

Ophir Mountain Land LLC, a Utah
limited liability company

Kent Hoggan, Operations Manager

EXHIBIT A

Legal Description of Property

Meadow Lands Subdivision

Residential ReZone Area description

Commencing at a West Quarter corner of Section 29, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence 870.42 feet South 89°38'18" East along the Section line; and 50.00 feet South 00°34'00" West to the South Right of Way line of 1800 North Street being the POINT OF BEGINNING; and running thence South 00°34'00" West 916.00 feet; thence South 89°38'18" East 440.67 feet to a Fence line; thence South 00°04'38" East 57.03 feet to the Layton Canal; thence South 46°29'57" West 745.72 feet along the Layton Canal; thence North 43°30'03" West 4.00 feet along the Layton Canal; thence South 46°29'57" West 1,076.05 feet along the Layton Canal to the West Section Line; thence North 00°34'03" East 1,832.51 feet along the West Section line to a point 400 feet perpendicularly distant South of said South right of way line; thence South 89°38'18" East 663.91 feet along said perpendicularly distant line; thence North 00°34'00" East 400.00 feet to said South right of way line; thence South 89°38'18" East 206.52 feet along said South right of way line to the POINT OF BEGINNING.

Containing 32.8726 acres, more or less.

EXHIBIT B

Concept Plan



Smith Ranches
A Concept Plan for
A part of the West 1/4 of Section 29, T5N, R2W, SLB&M, U.S. Survey

July 2024

Smith Ranches
A Concept Plan for
West 1/4 of Section 29, T5N, R2W, SLE
West Point City, Davis County, Utah
July, 2001

FLOOD PLANE INFORMATION: The flood plane information is located on the right side of the map. It includes the following details:

PROPOSED UTILITY NOTE

Subber Sauer - \$1,500-15
 (Interest accrued quarterly in arrears)
 Submitter Water - \$1,500-15
 Seven Dials - \$1,500 to 2,500 as needed
 Subject to Submitter Sauer

Total Area: 30.08 Acres (including 8' Landscaping Buffer)
Lot #: 25 Total Lots (including Existing Homes)
Density: 2.58 Lots/Ha (26.428 Lots/Acre) (TBD)

NOTE:
1. The eastern boundary (Parcels D & E) for the
west side of the property will be dedicated to
the city.
2. Parcels A-C are to be a Landscape Buffer
Covenanted and maintained by the Owners
Association.

Concept

| Concept Sketch | GREAT BASIN INC ENGINEERING | | |
|--|--|--|--|
| Smith Ranches 1000 10th Street West Point, Davis County, Utah 4 part of Section 22, Twp. 22W, SBLBM, U.S. Survey |  GREAT BASIN INC ENGINEERING <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIL (801)394-4515 SLC (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p> | | |

CITY COUNCIL STAFF REPORT

Subject: General Plan Update
Author: Bryn MacDonald
Department: Community Development
Date: November 19, 2024



Background

In the winter of 2022, West Point City received a Transportation and Land use Connection (TLC) grant from the Wasatch Front Regional Council to assist in updating the city's General Plan. The General Plan is a vital document that guides future development and ensures a consistent vision for growth. On March 7, 2023, the City Council contracted with Downtown Redevelopment Services to assist with these updates.

The proposed revisions to the general plan include elements such as a new general plan map, an updated text document that includes goals and strategies, and small area plans for the property behind Smith's Marketplace, as well as a main street concept south of City Hall. The small area plans were recently completed and will be added as an appendix to the General Plan after review and approval by the Planning Commission and City Council. The consultant also created a "citizen's guide" to the general plan, that will be approved at the same time as the larger document.

Process

The changes to the General Plan are a legislative decision. In such matters, both the Planning Commission and City Council have considerable discretion, as long as they can show that their actions will enhance or safeguard the community's overall well-being. Updating the General Plan requires a public hearing and a recommendation from the Planning Commission before the City Council can make a final decision.

The Planning Commission discussed the General Plan on April 11th, April 25th, May 9th, May 20th, and June 11th, 2024. The PC held a public hearing on August 8th, with further discussions on August 22nd and September 12, 2024. The Planning Commission made a final decision and recommended approval of the General Plan, including an amended land use map, on September 26, 2024. The Planning Commission also included recommendations for several areas they would like to consider for future industrial uses.

The City Council will now have the opportunity to review and discuss the general plan. At some point the City Council must hold a public hearing and can approve, deny, or modify the General Plan that was recommended by the Planning Commission.

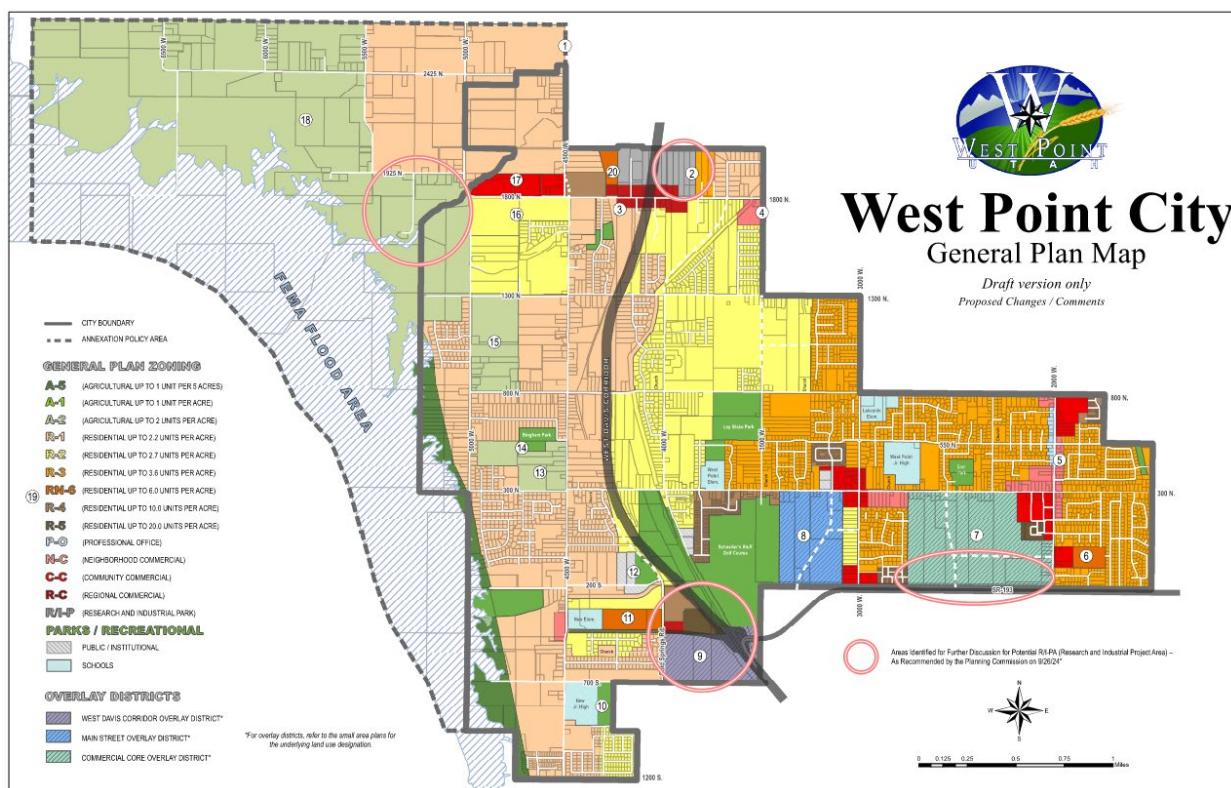
Analysis

The proposed West Point General Plan outlines the city's goals and strategies for growth, development, housing, and transportation. The amended land use map visually represents the planned land use to ensure alignment with these objectives.

General Plan Document: The West Point General Plan Document outlines several important elements regarding the city's growth and future plans, organized into essential sections.

- **Introduction:** Provides a historical and geographical overview of West Point City.
- **Community Profile:** Includes demographic data, population growth, age distribution, education levels, and racial/ethnic makeup.
- **Housing:** Discusses housing types, ownership vs. rental statistics, housing affordability, and future needs.
- **Economic Development:** Addresses strategies for economic growth.
- **Land Use:** Outlines land use planning and zoning.
- **Transportation:** Focuses on transportation infrastructure and planning.
- **Public Engagement:** Summarizes community involvement in the planning process.
- **Implementation Framework:** Details steps for executing the plan's strategies.

General Plan Map: The West Point General Plan Map designates future land use that aligns with the city's vision for growth and strategies as mentioned in the document. These updates are shown on the map that have been discussed by the Planning Commission. A separate reference document is also provided to give a short description regarding each of the proposed changes.



A couple new land use designations are being proposed as part of the general plan and land use map. The first is the R-4 zone. This was previously proposed as the RN-6 zone. Staff has adjusted the current R-4 to be R-5, and the current R-5 will now be R-6. This creates consistency with the names throughout the residential zones. The new R-4 zone allows up to 6 units per acre. This zone is only being proposed on select properties in the City.

The other designation being proposed is the A-2 zone. The intent of this zone is to allow larger lots and low density that can't be increased through a PRUD. While the Planning Commission had much discussion about this proposed zone, there was no consensus on exactly what the A-2 zone would be or

what type of uses would be allowed. It was placed on several areas of the map, notably a large portion of the western annexation area. This area has previously been shown as R-1 on the general plan.

Staff has had further discussions about the A-2 zone and recognized some significant concerns with this new designation. While it has been discussed conceptually, details are lacking on what the purpose of this new zone is. Additionally, creating a zone for larger lots and assigning it to a significant amount of land is contrary to the direction and goals of the Governor and State Legislature. Their direction is to provide more opportunities for starter homes and generate more home ownership. Staff is concerned that the A-2 zone would bring unwanted attention from legislators who could use us as a “bad example” in their future housing discussions. Staff is also hesitant to move forward without having the zone more clearly defined and understanding its purpose. It seems that much of what has been discussed for the A-2 zone could be accomplished with the existing R-1 zone.

In order to create consistency and eliminate confusion for property owners in the annexation area who have historically planned for R-1 on their property, **staff recommends removing the new A-2 designation at this time.** In order to ensure the best quality and results, we would benefit from more time to refine and finalize the purpose of the A-2 zone, and if it is even necessary. Eliminating the A-2 zone would allow those properties to be changed back to R-1 for the time being. If the City Council and Planning Commission would like to have further discussions about a new lower density zone, that could be done in the future and the map could be amended.

Recommendation

This item is on for discussion only. No action is required.

Attachments

Draft Land Use Map with comments [pg. 35](#)

Draft General Plan Document [pg. 61](#)



West Point City General Plan

REVISION NOTES - September 2024

- 1) **North Annexation Area:** Addition of the annexation area boundary that was not shown on previous plan.
- 2) **3900 W 1800 N:** Extending the R-1/I/P (Research & Industrial Park) zone (previously R-3) east to align with the future access point that UDOT (Utah Department of Transportation) will allow off 1800 N.
- 3) **4200 W 1800 N:** Changing the C-C (Community Commercial) designation to R-C (Regional Commercial) commercial designation due to the proximity of the future West Davis interchange.
- 4) **3525 W 1800 N:** Adding the N-C (Neighborhood Commercial) zone to the area to reflect the current use (Flint Nursery & Dance Studio) that was previously shown as R-2 (up to 2.7 units/acre).
- 5) **550 N 2000 W:** East side of 2000 West change the designation from P-O (Professional Office) to N-C (Neighborhood Commercial) zone.
- 6) **100 S 950 N:** Changing R-3 (up to 3.6 units/acre) to new RN-6 (up to 6 units/acre) Zone behind the new Big-O Tires location.
- 7) **2300 W 50 N:** Addition of the Commercial Core overlay district.
- 8) **3250 W 50 N:** Addition of the Main Street overlay district.
- 9) **SR-193 & Cold Springs Road:** Addition of the West Davis Corridor overlay district.
- 10) **800 N 4500 W:** Future Park location behind the New Jr. High School.
- 11) **4250 W SR-193:** Craythorn Homestead 6-10 from R-4 (up to 10.0 units/acre) to RN-6 (up to 6 units/acre) Zone to reflect the recently rezoned property of 4.7 units/acre.
- 12) **4100 W 200 N:** Future Park location next to the future site of the public works building.
- 13) **4700 W 400 N:** Property south of Bingham Park from R-1 (up to 2.2 units/acre) to A-2 Zone (up to 2.0 units/acre).
- 14) **Bingham Park:** Show the future expansion to the south of Bingham Park.
- 15) **1100 N 5000 W:** Changing property designation from R-1 (up to 2.2 units/acre) to A-2 (up to 2.0 units/acre).
- 16) **4700 W 1800 N (South Side):** Removed the previously designated areas as future schools.
- 17) **4700 W 1800 N (North Side):** Change R-1 (up to 2.2 units/acre) zone to C-C (Community Commercial) from approximately 4700 W to 4500 W along 1800 N.
- 18) **Future Annexation Area:** Change this area from R-1 (up to 2.2 units/acre) to A-2 (up to 2.0 units/acre) zone.
- 19) **Legend Update:** Modify the wording on the legend for each zone to say "up to" before each allowable density. Reclassify the R-4 (Residential) zone to allow up to 10 units per/acre (previously 8 units/acre). Replace the A-40 (Agricultural) zone to the A-1 (Agricultural) zone while keeping the same density of 1 unit/acre. Creation of the new A-2 (Agricultural) that allows up to 2 units/acre and the RN-6 (Residential/Neighborhood) zone that allows up to 6 units per acres. Removed the grey "Public/Institutional" designations for churches but kept the label identification on the map. Add new labels for schools and updated FEMA flood area.
- 20) **4100 W 1800 N (North Side):** Change this area from R-4 (up to 10.0 units/acre) to RN-6 (up to 6.0 units/acre) zone.

CITY COUNCIL STAFF REPORT

Subject: Reserved Water Purchase
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

The Whitesides Place Subdivision is located just east of West Point Jr. High at 2600 W 300 N. The construction of the roads in the subdivision is complete and they are ready to record the plat in preparation for construction of the homes. Just like all developments, the developers are required to submit water shares to the City. However, this property is unique and has what is called "reserved water" available on their property.

Several years ago, Weber Basin purchased the water shares on several properties in the area to prevent the water from being sold to other areas such as Park City, who were aggressively purchasing water for their own needs and leaving other areas without water. Weber Basin purchased the water and allowed the property owner to lease the water for farming. They also made a provision that if the property were to be developed the property owner could purchase the water back. This water is termed "reserved water".

When a property owner purchases reserved water it is transferred to the City as part of our contracted water with Weber Basin and delivered through our culinary water system. Weber Basin will also transfer water to the Davis and Weber Canal Co. to deliver secondary water to the development.

To transfer the water to the City, an agreement must be approved that will increase the amount of water that we have contracted with Weber Basin. The contract is attached to this report and must be approved by the City Council.

Analysis

The attached agreement is summarized as follows:

- The current contract is for 700 acre-ft
- The District will increase the contract by 19.35 acre-ft
- The price per acre-ft is \$4,200
- The first year of O&M fees must be paid up front at \$339.71 per acre-ft

The City's new contract will be for 719.35 acre-ft and this additional water will be used to meet the culinary water needs of the new subdivision. The total cost of the water will be \$81,270, which will be paid by the developer. The money for the purchase has been placed in the escrow account to ensure that the money is available.

The initial operation and maintenance fee will be \$6,573.39 and will be paid by the City. The City will recover these costs through the monthly user fees charged to the residents on their utility bill.

Recommendation

Staff recommends approval of the agreement by resolution.

Significant Impacts

None

Attachments

Agreement

Resolution

RESOLUTION NO. 11-19-2024D

**A RESOLUTION APPROVING A
PETITION FOR PURCHASE OF TREATED WATER
BETWEEN THE WEBER BASIN WATER
CONSERVANCY DISTRICT, AND WEST POINT CITY**

WHEREAS, West Point City (“City”) approved a residential subdivision known as Whitesides Place located at 2600 W 300 N; and

WHEREAS, The City ordinance requires the developer to submit water shares to the City to provide the water needs for the development; and

WHEREAS, the Weber Basin Water Conservancy District (“District”) has reserved water available for the subject subdivision and has made it available for purchase by the developer; and

WHEREAS, the District requires an agreement between the District and the City for the delivery of said water; and

WHEREAS, the City Council has reviewed said agreement and finds it acceptable and in good order.

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

1. The City Council hereby accepts the Agreement, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said Agreement.

PASSED AND ADOPTED this 19th Day of November, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**PETITION FOR PURCHASE AND ALLOTMENT OF TREATED WATER
BETWEEN THE WEBER BASIN WATER CONSERVANCY DISTRICT
AND WEST POINT CITY
FOR THE TREATMENT AND DELIVERY OF WATER**

THIS CONTRACT (this "Contract"), made this ____ day of _____, 20 24, between the WEBER BASIN WATER CONSERVANCY DISTRICT, organized under the laws of the State of Utah, with its principal place of business at Davis County, Utah (the "Conservancy District") and WEST POINT CITY, a municipal corporation of the State of Utah (the "City"):

RECITALS

WHEREAS, the Conservancy District was, among other things, organized to provide for the conservation and development of the water and land resources within its boundaries and for the greatest beneficial use of water therein, and to help provide municipalities with an adequate supply of water for the domestic use of their citizens; and

WHEREAS, the Conservancy District has constructed water treatment plants and distribution pipelines for the purpose of wholesaling treated municipal water to its customers, and

WHEREAS, the Conservancy District and the City have previously entered into water supply contracts for allotments of water for municipal use (the "Existing Contracts"), as summarized below:

| ACRE-FEET | CONTRACT DATE | DISTRICT APPROVED |
|------------------|----------------------|--------------------------|
| 25 | April 12, 1977 | May 27, 1977 |
| 25 | July 20, 1978 | February 23, 1979 |
| 150 | September 20, 1979 | April 24, 1980 |
| 150 | February 11, 1984 | March 29, 1985 |
| 50 | February 11, 1986 | March 28, 1986 |
| 150 | February 20, 1990 | March 30, 1990 |
| 75 | February 5, 2002 | February 22, 2002 |
| 75 | October 15, 2002 | November 14, 2002 |

Total 700 acre-feet per year; and

WHEREAS, pursuant to an Agreement for Water Supply between the City and the Conservancy District dated December 07, 2004, the City has opted to purchase the right to use 19.35 acre-feet per year of an untreated water supply (the "Purchased Water") from the Conservancy District as contemplated in that certain Trilateral Agreement between the City, the Conservancy District and Davis and Weber Counties Canal Company (the "Canal Company"), and

WHEREAS, the City desires now to enter into a contract with the Conservancy District to purchase, treat, and deliver 19.35 acre-feet of the Purchased Water to the City, and

WHEREAS, this Contract is for an allotment of water in excess of and in addition to the Existing Contracts;

NOW, THEREFORE, in consideration of the mutual and dependent stipulations and covenants herein contained, it is hereby agreed by and between the parties hereto as follows:

1. SALE OF WATER. The District, for the price of \$4,200 per acre-foot, hereby sells to the Purchaser 19.35 acre-feet of Reserved Water and agrees to deliver the same in the manner and at the place hereinafter provided, and the Purchaser hereby purchases from the District, the right to use in each calendar year for a period of forty (40) years, commencing with the year 2025, 19.35 acre-feet of Reserved Water.

2. OBLIGATION OF PURCHASER TO PAY FOR WATER. The Conservancy District will sell to the City and the City agrees to purchase from the Conservancy District the perpetual right to use in each calendar year as hereinafter specified, treated water for municipal purposes in the amount of 19.35 acre-feet per year, at the place(s) described in paragraph 8 below. Payment shall be made in an annual amount as follows:

a. Subject to adjustment, as provided below, payment to the Conservancy District for water contracted for pursuant to this Petition shall be made in the initial annual amount of \$339.71 per acre-foot, comprised of the following components:

(i) \$44.00 per acre-foot representing the Conservancy District's capital cost for repair and replacement of aging facilities and infrastructure; and

(ii) \$180.69 per acre-foot (the "Initial OM&R Rate") representing the estimated operation, repair, treatment, pumping, replacement and maintenance charges of the Conservancy District with respect to the subject water; provided, however, that:

(A) The Initial OM&R Rate reflects the Conservancy District's estimated costs of operation, repair, treatment, pumping, replacement and maintenance for the calendar year 2025. The Initial OM&R Rate shall be adjusted at any time or from time to time to reflect any changes in the Conservancy District's costs of operation, repair, treatment, pumping, replacement and maintenance in subsequent calendar years. The estimated amount of such increase shall be determined each year by the Board of Trustees of the Conservancy District. If such estimate is more or less than the actual cost thereof, an appropriate adjustment, as determined by the Conservancy District's Board of Trustees in its sole and absolute discretion, will be made in the annual amount for the year following the year for which the estimate was made; and

(iii) \$70.02 per acre-foot representing the Conservancy District's capital cost for new or additional infrastructure to develop said water source; and

(iv) \$45.00 per acre-foot, representing the current cost of assessments by the Canal Company on the stock representing the Purchased Water, which amount may be adjusted from time to time as determined by the Canal Company.

b. The first payment of the amounts so fixed shall be paid by the Purchaser to the District concurrently with the presentation of this agreement to the District, and shall be in

payment for water available for use by Purchaser in the 2025 calendar year. Succeeding annual payments shall be made by the Purchaser to the District on or before January 1 of each year thereafter. The Purchaser shall be bound by the rules and regulations of the District's Board of Trustees. Nothing contained herein shall be construed to exempt the Purchaser from paying the charges assessed by the District.

c. An operation and maintenance charge notice, containing a statement of estimated cost of operation and maintenance to be paid by the City shall be furnished to the City annually on or before March 1 of the year preceding the year to which the notice is applicable.

d. Whenever in the opinion of the Board of Trustees of the Conservancy District the funds so advanced will be inadequate to operate and maintain the works of the Conservancy District a supplemental operation and maintenance charge notice may be given at any time stating therein the fair proportionate amount of the City's share of the additional funds required and the City shall advance such additional amount on or before the date specified in the supplemental notice.

3. SECURITY FOR PAYMENTS TO THE CONSERVANCY DISTRICT. The City shall sell the right to use water at rates sufficient to enable it to make the annual payments as provided in paragraph 1 hereof, and the City hereby grants to the Conservancy District a first lien upon the proceeds of such sales to secure the payments specified in said paragraph. If the proceeds of water sales are not adequate to pay the annual amounts due the Conservancy District under paragraph 1 hereof, the City shall annually levy such taxes and assessments as are provided by law upon the property within the boundaries of the City as may be required to meet such deficit.

4. REFUSAL OF WATER IN CASE OF DEFAULT. No water shall be delivered through the Conservancy District works to or for the City if it is in arrears in the payment of operation and maintenance charges or other charges due the Conservancy District. The provisions of this paragraph are not exclusive and shall not in any manner prevent the Conservancy District from exercising any other remedy given by this Contract or by law to enforce the collection of any payments due under the terms of this Contract.

5. PENALTY FOR DELINQUENCY. Every installment or charge required to be paid to the Conservancy District under this Contract which shall remain unpaid after its due date shall bear interest from date of delinquency at the existing prime interest rate as of January 1 of each year.

6. OPERATION AND MAINTENANCE OF CITY FACILITIES. The City shall operate and maintain, without cost to the Conservancy District, all of its facilities necessary to take and utilize its water, including the water purchased under this Contract.

7. BENEFICIAL USE OF WATER. The basis, the measure, and limit of the right of the City to the use of the Conservancy District water shall rest perpetually in the beneficial application thereof and the City agrees to put such water to beneficial use in accordance with law.

8. DELIVERY OF DISTRICT WATER. Water furnished under this Contract shall be delivered and measured to the City at one or more of the locations set forth in the Existing Contracts. The City shall construct, at its own expense, any facilities necessary to deliver water to its customers, including without limitation any costs to connect to existing facilities. The Conservancy District will

not charge the City any fee to connect such facilities to existing facilities, but such connections must be approved by the Conservancy District and constructed according to the Conservancy District's design requirements. The Conservancy District shall have responsibility of operation and maintenance of the meter vault through and including the billing meter. The City shall have responsibility of maintenance of the piping and equipment downstream of the meter. Such water delivered shall meet minimum standards for municipal water established by the Utah Division of Drinking Water, and the United States Environmental Protection Agency. It shall not be the responsibility of the Conservancy District to provide facilities to convey water from such point of delivery to the place of use unless otherwise agreed in writing by the Conservancy District and the City. The Conservancy District does not guarantee pressures and is not responsible for fluctuations in pressure, whether or not caused by the failure of devices regulating pressure. The City shall provide sufficient storage, at its own expense, to maintain a near constant rate of flow from the Conservancy District. The City shall take and use water under this and all other contracts between the City and the Conservancy District in accordance with normal annual demand patterns not to exceed a summer daily peaking factor of 2.0, which is determined by the maximum daily flow rate divided by the average daily flow rate. The average daily flow rate is the total annual contracted water under this and all other contracts between the City and the Conservancy District divided by 365. If such demand pattern is exceeded, a capacity surcharge will be added to the cost of treatment and delivery. The surcharge will be calculated at 20% of the Conservancy District's then current water rate per acre foot multiplied by the difference between the actual daily summer peaking factor and the allowed daily summer peaking factor of 2.0. For example, if the actual daily summer peaking factor is 2.4, and the then current water rate is \$1,739.32, the surcharge will be \$139.15 per acre foot (.20 x \$1,739.32 x [2.4 – 2.0]). The surcharge shall be applied against all water contracted by the City, including under the Existing Contracts, this Contract and any future contract for Purchased Water.

9. CROSS-CONNECTION CONTROL PROGRAM. The City shall be responsible to conduct and enforce an ongoing cross-connection control program throughout the City. This is required so as to ensure good quality water is delivered to the City residences, as well as to other Conservancy District customers. The program must comply with State regulations.

10. WATER SHORTAGE. In the event there is a shortage of the Conservancy District's or Canal Company's water supply caused by drought, inaccuracy in distribution not resulting from negligence, hostile diversion, prior or superior claims, or other causes not within the control of the Conservancy District, no liability shall accrue against the Conservancy District or any of their respective officers, trustees, agents or employees, for any damage, direct or indirect, arising therefrom, and the payments to the Conservancy District provided for under a Petition shall not be reduced because of any such shortage or damage. During periods of water shortage, allocations of treated municipal water shall have first priority. In the event of a shortage of treated municipal water, deliveries of water allotted pursuant to a Petition shall be reduced in the proportion that the number of acre-feet of such shortage, as determined by the Conservancy District, bears to the total number of acre-feet of treated municipal water allocated throughout the Conservancy District.

11. WATER EFFICIENCY STANDARDS. The Purchaser shall adopt and/or support the adoption of ordinances, resolutions or other appropriate language that demonstrates an ability to meet, as determined by the District in its sole discretion, the applicable conservation goals defined by the State and/or District. The Water Efficiency Standards required under this paragraph shall be

applicable to all water delivered to the City, both for Existing Contracts and for the Purchased Water delivered under this Petition. The following guidelines should be considered by Purchaser in order to limit the use of water hereby allotted to the volumes outlined:

1. Irrigation Design

1. WaterSense labeled irrigation controllers should be utilized for the irrigation of landscaping.
2. Irrigation should be designed to achieve the highest water efficiency for the designated plant materials. Drip irrigation, or bubblers, should be used except in lawn areas.
3. Irrigation valves should irrigate landscaping with similar site, slope, soil conditions, and plant materials with similar needs. Drip irrigation and overhead sprinklers should be placed on separate irrigation valves.

2. Landscape Design

1. Single-Family Residential

1. Turf grass should be limited to the greater of 37% of the total lot size or 250 square feet, but in no case shall exceed 4,000 square feet.
2. Drip Irrigation should be limited to 15% of the total lot size, but in no case shall exceed 1,650 square feet.

2. Commercial, Industrial, Institutional and Multi-Family

1. Turf grass should be limited to no more than 15% of the total irrigable area. Community approved and District accepted "designated recreation areas" shall be evaluated on their own merits.
2. Turf grass shall not be placed in parking landscapes.

3. All Development

1. Turf grass should not be placed in:
 1. Areas with widths less than 8-feet
 2. Slopes greater than 25%

12. SALE OF DISTRICT WATER LIMITED. The City agrees not to sell the use of District water purchased under this Contract to any person outside the boundaries of the City, as now or hereafter fixed, either on a permanent or temporary basis, without the advance consent in writing of the Conservancy District.

13. ACCOUNTING AND WATER SUPPLY RECORDS. The City shall maintain a standard set of books (a) to account for money received and expended as provided by law and (b) to keep and furnish suitable records of water supply and the disposition thereof.

14. ASSIGNMENT LIMITED - SUCCESSORS AND ASSIGNS OBLIGATED. The provisions of this Contract shall apply to and bind the successors and assigns of the parties hereto, but no assignment or transfer of this Contract or any part thereof or interest therein shall be valid until approved by the Board of Trustees of the Conservancy District.

15. WATER CONSERVANCY ACT OF UTAH. This Contract, and any amendments thereto, shall be subject to the Water Conservancy District Act of Utah, Title 17B, Chapter 2a, Part 10, Utah

Code, 1953, as amended, and the rules and regulations of the Board of Trustees of the Conservancy District, as the same has been and may be supplemented or amended.

16. COMPLIANCE WITH FEDERAL AND STATE REGULATIONS ON POLLUTION. The City agrees that it will comply fully with all applicable Federal laws, orders and regulations, and the laws of the State of Utah, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water, or water courses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts, or other pollutants.

17. NOTICES. Any notice or other communications required to be given to either of the parties hereto shall be personally delivered to such party or mailed to such party by registered or certified mail, return receipt requested, postage prepaid, at the address indicated below:

Notices to City:

West Point City
3200 West 300 North
West Point, Utah 84015

Notices to Conservancy District:

Weber Basin Water Conservancy District
2837 East Highway 193
Layton, Utah 84040

Either party may change the place of address aforesaid by written notice to the other party. Notice shall be deemed to have been given upon the date of delivery.

18. INTEGRATION. This Contract sets forth the entire understanding of the parties with respect to the subject matter hereof, and all prior negotiations, correspondence, proposals, discussions, understandings, representations, inducements and agreements, whether oral or written and whether made by a party hereto or by any one acting on behalf of a party, shall be deemed to be merged in and superseded by this Contract and shall be of no further force or effect. There are no representations, warranties, or agreements, whether express or implied, or oral or written, with respect to the subject matter hereof, except as set forth herein, and no party has relied upon any representation, promise, assurance, covenant, omission or agreement not included in the terms hereof in making the decision to enter into this Contract. This Contract may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements among or between the parties.

19. AMENDMENTS. This Contract may not be modified, amended or changed by any oral agreement, either express or implied. No amendment, modification or change in this Contract shall be valid or binding unless reduced to writing and signed by all of the parties. The provisions of this and the immediately preceding sentence themselves may not be amended or modified, either orally or by conduct, either express or implied, and it is the declared intention of the parties that no provisions of this Contract, including said two sentences, shall be modifiable in any way or manner whatsoever other than through a written document signed by all of the parties.

20. INTERPRETATION. The provisions of this Contract shall be governed by and construed in accordance with the laws of the State of Utah. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Contract. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this Contract or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Contract and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.

21. NO THIRD-PARTY BENEFICIARIES. Nothing in this Contract shall be interpreted or construed to confer any right or remedy upon, or any duty, standard of care, liability or inference of liability to or with reference to, any person other than the parties and their respective successors and permitted assigns.

22. WAIVER. No failure or delay in exercising any right, power or privilege under this Contract shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of a right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.

23. FURTHER ACTS. The parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of this Contract.

24. EXPENSES OF ENFORCEMENT. In any proceeding to enforce, interpret, rescind or terminate this Contract or in pursuing any remedy provided hereunder or by applicable law, the prevailing party shall be entitled to recover from the other party all costs and expenses, including a reasonable attorney's fee, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding. For purposes of hereof, the term "prevailing party" shall include, without limitation, a party who agrees to dismiss an action or proceeding upon the other's payment of the sums allegedly due or performance of the covenants allegedly breached, or who obtains substantially the relief sought. The provisions set forth in this paragraph shall survive the merger of these provisions into any judgment.

25. EFFECTIVE DATE. This Contract shall become effective upon approval hereof by the District, as indicated by its endorsement herein below.

26. REUSE. The reuse of water delivered pursuant to this contract shall not be allowed without permission of the District. The waste, seepage, or return flow from water delivered pursuant to this Contract shall belong to the United States or the Weber Basin Water Conservancy District for the use and benefit of the District.

27. AUTHORIZED EXECUTION. The individuals signing below each represent and warrant (i) that they are authorized to execute this instrument for and on behalf of the party for whom they are signing; (ii) that such party shall be bound in all respects hereby; and (iii) that such execution presents no conflict with any other agreement of such party.

IN WITNESS WHEREOF, the parties hereto have signed their names the day and year first above written.

WEST POINT CITY

By: _____,

Title: _____

ATTEST:

(SEAL)

Approved: _____

WEBER BASIN WATER
CONSERVANCY DISTRICT

Angie Osguthorpe, Chair

ATTEST:

Scott W. Paxman, General Manager/CEO

(SEAL)

CITY COUNCIL STAFF REPORT

Subject: Jr. High Secondary Water Line
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

The new Jr. High and the proposed park adjacent to the school will require secondary water. This area is at the far south end of the secondary water system and they will be required to run new secondary water lines in 700 S to provide the water to the area. The Davis School District and the City will be required to pay for the installation of the line.

Staff met with the Davis and Weber Canal Co. to discuss the need for the waterline and to express our concern that we are being asked to fix an existing problem in the area. D&W agreed to pay their share of the new pipelines. An agreement has been prepared that outlines the cost of each party.

Analysis

The attached agreement is summarized as follows:

- The shared line will be in 700 S from 4000 W to 4250 W
- The cost for installation will be \$266,673.57
- The cost will be shared as follows:
 - Davis School District 33.3%
 - West Point City 33.3%
 - Davis and Weber Canal Co. 33.3%

The School District's contractor will do the work and the parties will pay the District for their respective portion of the project. In addition to the shared pipe, additional pipes will be installed along the school property and the City's future park property. We will pay for the portion through the park.

If the Council is ok with the agreement, then it must be approved by resolution

Recommendation

Staff recommends approval of the resolution

Significant Impacts

None

Attachments

Agreement
Resolution

RESOLUTION NO. 11-19-2024E

**A RESOLUTION APPROVING AN
AGREEMENT FOR COST SHARING FOR THE
INSTALLATION OF A SECONDARY WATER LINE
BETWEEN THE DAVIS DISTRICT, WEST POINT CITY,
AND THE DAVIS AND WEBER COUNTIES CANAL CO.**

WHEREAS, West Point City (“City”) plans to build a park adjacent to the new Jr. High at 4500 W 700 S ; and

WHEREAS, Secondary water service will be required and new pipelines need to be installed in 700 S to provide the service; and

WHEREAS, The City, the Davis School District, and the Davis and Weber Counties Canal Co. have agreed to split the cost of installation three ways; and

WHEREAS, an agreement has been prepared that outlines the costs of each party; and

WHEREAS, the City Council has reviewed said agreement and finds it acceptable and in good order.

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

1. The City Council hereby accepts the Agreement, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said easement.

PASSED AND ADOPTED this 19th Day of November, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

COST SHARING AGREEMENT
BETWEEN
DAVIS AND WEBER COUNTIES CANAL COMPANY,
DAVIS SCHOOL DISTRICT,
AND
WEST POINT CITY

THIS COOPERATIVE AGREEMENT (“**Agreement**”) is between the City of West Point, Utah, a body politic and political subdivision of the State of Utah (“**West Point**” or “**City**”), the Davis School District, a body politic and political subdivision of the State of Utah (“**District**”), and the Davis and Weber Counties Canal Company (DWCCC), a private corporation located in Sunset, Davis County, Utah. The District, City, and DWCCC may be referred to herein collectively as the “**Parties**” or individually as a “**Party**,” all as governed by the context in which such words are used.

RECITALS:

A. The District and West Point City have partnered to construct a recreation center connected to the new junior high school located at 801 S 4500 W, West Point, Utah. The recreation center will consist of expanded indoor gym space and outdoor playfields that will be used by the District during school hours and by the City during off school hours. The recreation center will primarily be used to operate the City Youth Recreation Program.

B. West Point will purchase approximately ten (10) acres of ground from the District immediately adjacent to the school for a park. The 10 acre parcel will be improved with an irrigation system and turf grass. The City is in the process of acquiring water shares to meet the outdoor irrigation needs for the 10 acre parcel and intends to have that water delivered to the parcel through the DWCCC pressurized secondary water system.

C. The District will install landscaping and irrigation in various locations around the school building. The District will also install additional sports fields on their property that will have an irrigation system and turf grass. The District is in the process of acquiring water shares to meet the outdoor irrigation needs for their property and intends to have that water delivered through the DWCCC pressurized secondary water system.

D. DWCCC owns and operates a secondary water system that services portions of West Point City and the City and DWCCC have an existing contract that requires all new construction within the boundaries of the City to have a connection to the DWCCC system (“**Connection Contract**”). DWCCC also has service agreements with the City and the District for the provision of water services using its secondary water system (the “**Service Agreements**”). The new junior high and the 10 acre park parcel are within the boundaries of West Point City. However, the location is at the extreme limits of DWCCC’s system which has a single pipe that supplies the water to the area. The Parties desire to have a second DWCCC pipe to provide redundant service to the properties. A second feed would benefit the District, the City, and other surrounding property

owners. The Parties intend to prepare payback agreement that will require other property owners to pay their proportionate share.

E. The Parties have discussed the need to install a new DWCCC pipeline along 700 South from 4000 W to 4250 W to provide redundant service and the Parties are willing to share the costs of the offsite secondary water pipeline, as depicted on the attached construction plans (Exhibit A) (the “Project”).

NOW, THEREFORE, in consideration of the mutual promises, covenants, stipulations, and agreement herein contained in this Agreement, the Parties hereby agree as follows:

SECTION 1 PARTIES RESPONSIBILITIES

1. Recitals. The above recitals are incorporated herein and made a part of this Agreement.
2. Cost Sharing. The Parties agree to share all Costs associated with the construction and installation of the Project according to the following percentages:

| | |
|---|-------|
| Davis School District: | 33.3% |
| West Point City: | 33.3% |
| Davis and Weber Counties Canal Company: | 33.3% |

“Costs” shall include all actual, direct costs for engineering, design, permitting, bidding, construction, construction management, and all other costs incurred that are necessary for the completion of the Project.

The DSD Contractor’s bid dated August 15, 2024 is \$266,673.57 (Exhibit B; half of total installation on 700 South). However, the cost sharing shall be based upon the actual incurred Costs.

3. Design, permitting, bidding, and construction management. The District agrees to provide the design, permitting, bidding, and construction for the installation of the Project in accordance with scope attached at Exhibit A and pursuant to DWCCC’s standards and specifications. The District performed a competitive selection process for construction management and general contractor services for the Project. The District shall, and shall cause its contractors to, comply with all material local, state, and federal laws and regulations relating to the Project and shall complete the project in a good and workmanlike manner and in accordance with industry standards.
4. Approvals. DWCCC agrees to review the design plans and provide timely feedback. Once all comments are resolved to DWCCC’s satisfaction, DWCCC shall approve the plans and allow construction to proceed. DWCCC shall have the right to inspect and give direction during the construction of the Project.

5. Payment. The District shall send a detailed invoice to each Party for their proportionate share upon completion of the Project. Each Party shall pay the District within 30 days of receipt of the invoice.
6. Ownership. During the construction of the Project and for one year after completion, during which a warranty period applies, the District shall own and be liable for the Project, except that DWCCC shall perform any maintenance which is not covered by the warranty. Upon completion of the construction of the pipeline DWCC will commence operations by supplying water into the pipeline in accordance with the Service Agreements. After the one-year warranty period following completion of construction, DWCCC will assume ownership of the Project and shall provide ongoing maintenance for the pipeline according to their standard policies and procedures, and per the Connection Agreement with the City.

SECTION 2 **MISCELLANEOUS PROVISIONS**

1. Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all other prior agreements, understandings, statements, representations, and warranties, oral or written, express or implied, by and among the Parties and their respective affiliates, representatives, and agents in respect of the subject matter hereof.
2. Succession and Assignment. The Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and permitted assigns. No Party may assign any right under or interest in this Agreement without the knowledge and prior written consent of the other Party.
3. Warranty of Authority. The individuals executing this Agreement on behalf of the Parties hereby warrant that they have the requisite authority to execute this Agreement on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.
4. Indemnification. In the event of any successful claim for losses, liabilities, damages, or costs being made by a third party against all or any of the Parties (“Third Party Claim”), the Party whose act or omission caused the Third Party Claim shall indemnify each and every other Party against any liability, costs, claims, demands, assessments, judgements, and legal and accounting fees arising out of such Third Party Claim.
5. Governing Law; Jurisdiction. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than

the State of Utah. The Parties submit to the jurisdiction of the Second Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this instrument and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Parties waive any defense of inconvenient forum to the maintenance of any action or proceeding so brought and waives any bond, surety, or other security that might be required of the Parties with respect thereto.

6. Interpretation. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.
7. Waiver. No failure or delay in exercising any right, power or privilege under this Agreement, whether intentional or not, shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of a right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.
8. Termination; Term of Agreement. This Agreement shall terminate upon completion of the construction of the Project and the one-year warranty period. The Parties may mutually agree in writing to terminate this Agreement. If any party to this agreement elects for termination, the agreement as a whole shall be terminated and a new agreement between the remaining Parties shall be required.
9. Effective Date. The effective date of this Agreement is the date that this Agreement is signed by all Parties.
10. Counterparts; Digital Signatures; Electronically Transmitted Signatures. This Agreement may be executed in counterparts, each of which will be deemed an original but all counterparts together will constitute one agreement. If the Parties digitally sign this Amendment No. 1 or electronically transmit signatures by email, such signatures will have the same force and effect as original signatures.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first set forth above.

DAVIS SCHOOL DISTRICT:

By: _____

Print Name _____
President Board of Education

Dated: _____

By: _____

Print Name _____
Business Administrator

Dated: _____

Attest

Print Name _____

Title _____

Dated: _____

WEST POINT CITY:

By: _____

Brian Vincent
Mayor

Dated: _____

Attest

Casey Arnold

City Recorder

Dated: _____

DAVIS AND WEBER COUNTIES CANAL COMPANY

By: Scott Paxman

Print Name Scott Paxman
Board President

Dated: 9/19/2024

Attest

Kayleen Meikle

Print Name Kayleen Meikle

Title Corp. Sec.

Dated: 9-19-24



940 North 1250 West
Centerville, Utah 84014
Phone: (801) 951-7000
Fax: (801) 951-7100

PROPOSED CHANGE EXPENSE

| Project: DSD West Point JHS #18 | X | Billable | PCE # | 049-2 |
|--|---|------------|--------------|--------------|
| Job No: 704 | | Internal | PCE Date: | 8/15/2024 |
| Reference: ASI #004 & 12" Secondary Water on 700 S | | | Ref. Date: | 5/21/2024 |
| Desc: | Proposal from Ensign plans dated February 5, 2024 & received May 21, 2024 | | | |
| | | | | |
| | | | | |
| | | | | |
| SUBCONTRACTOR PROPOSALS | | | | |
| COMT # | SUBCONTRACTOR NAME | JCI/CC/SCO | J/C CODE (S) | AMOUNT |
| | | | | |
| | Strong Excavation 700 S 12" Secondary Water W/ Export | | | \$502,790.44 |
| | | | | |
| | | | | |
| | | | | |
| Total from continuation sheet (attached if necessary): | | | | |
| Subcontractor Total: \$502,790.44 | | | | |

| COST OF WORK BY OWN FORCES | | | | | |
|--|-----|--------------|------------|----------|-----------|
| DESCRIPTION OF WORK | JCI | CODE (L/M/E) | QTY UNIT | PRICE | AMOUNT |
| Project Engineering | | 01.854 | 2 hr | \$ 65.00 | \$ 130.00 |
| | | | | | |
| Total from continuation sheet (attached if necessary): | | | | | |
| Total Cost of Work By Own Forces: | | | | | \$ 130.00 |

| AMOUNT TOTALS | | | | | |
|-------------------------------------|--|------------------|----|----------|--------------|
| Subcontractor Total: \$ 502,790.44 | | | | | |
| Work by Own Forces Total: \$ 130.00 | | | | | |
| OH&P on Subs: 5% 25,139.52 | | | | | |
| OH&P on Own Work: 5% 6.50 | | | | | |
| ITEM ESTIMATE J/C CODE 01.600M | | Bond | 1% | 5,280.66 | |
| ITEM PRICE J/C CODE 01.600M | | Total OH&P/Bond: | | | \$ 30,426.69 |

| | | |
|--|---|--|
| | TOTAL AMOUNT OF THIS PROPOSAL \$ 533,347.13 | |
| | WORK DAYS REQUIRED TO COMPLETE CHANGE IN SCOPE: 45 | |

THIS PROPOSAL MAY BE WITHDRAWN OR MODIFIED BY US IF NOT APPROVED WITHIN THIRTY (30) DAYS.

| | |
|------------------------------|--------------|
| Approved by: | Approved By: |
| <hr/> | |
| Date | Date |
| Shaded areas for office use. | |
| Date Entered: | |

DSD 12" Secondary 700 south street



STRONG EXCAVATION

1485 WEST HILLFIELD RD LAYTON UT 84041 SUIT #202

Contact: CHASE STRONG

Phone: 801 981 9288

Fax:

Quote To: JD Forbush

Job Name: DSD 12" 700s

3/28/24

Phone: 801-951-7000

Date of Plans:

Fax:

Revision Date:

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------|---|----------|------|------------|------------|
| 1 | Saw Cut | 5,082.00 | LF | 0.78 | 3,963.96 |
| 10 | Silt Fence | 2,733.00 | LF | 3.15 | 8,608.95 |
| 20 | Remove Existing Asphalt | 6,300.00 | SF | 2.60 | 16,380.00 |
| 25 | Pot Holeing | 6.00 | EA | 417.03 | 2,502.18 |
| 30 | Tie into Existing Secondary | 2.00 | EA | 5,913.68 | 11,827.36 |
| 40 | 12" C-900 | 2,693.00 | LF | 122.25 | 329,219.25 |
| 55 | Joints and Valves Installed w/ Megalugs | 10.00 | EA | 257.34 | 2,573.40 |
| 58 | 4" Secondary Drain | 1.00 | EA | 4,472.86 | 4,472.86 |
| 59 | Air Vac | 1.00 | EA | 5,583.13 | 5,583.13 |
| 60 | Thrust Blocks | 4.00 | EA | 472.83 | 1,891.32 |
| 70 | Valve Box Collars | 7.00 | EA | 890.29 | 6,232.03 |
| 80 | Mobilization | 1.00 | LS | 5,341.17 | 5,341.17 |
| 90 | Traffic Control | 1.00 | LS | 35,304.37 | 35,304.37 |
| 100 | Testing Compaction and Pressure Testing | 1.00 | LS | 8,902.88 | 8,902.88 |
| 105 | Survey | 1.00 | LS | 2,782.15 | 2,782.15 |
| 110 | Asphalt Secondary Trench Patch | 6,300.00 | SF | 6.18 | 38,934.00 |
| 120 | Swppps | 1.00 | LS | 18,271.43 | 18,271.43 |

GRAND TOTAL \$502,790.44

NOTES:

The following costs are not included and assumed to be paid by others:

- * Governmental or regulatory permits and fees
- * Builders risk/property insurance
- * Design & engineering fees
- * Cost of 3rd party testing & inspection
- * Hazardous material abatement
- * Soil remediation or unforeseen site conditions
- * Construction document reproduction (plans & specifications)
- * Prevailing wage rates and premium time (overtime, night work) are not included
- * Cost of bonds (available at additional cost, if required, add 1% to the project total)
- * Traffic control, unless specifically included above
- * Shoring or excavation retention, unless specifically included above
- * This proposal is based on the cost of fuel, oil, cement, steel and PVC on bid day. Any increase in prices will be passed through to the owner.

Page 1 of 2

- * Final Bill to be based on actual job quantities installed. We will take measurements following completions of the project items.
- * EXCLUDES: Removing frost, frozen materials and/or snow.
- * EXCLUDES: Protection of subgrade and/or road base from rain, snow and/or freezing temperatures.
- * EXCLUDES: Protecting excavation and/or stockpiles from freezing.
- * EXCLUDES: Backfilling with imported materials because onsite materials are frozen.
- * If the proposal is not accepted within 30 days of the date on the estimate, we reserve the right to adjust our pricing.
- * This proposal is strictly limited to the scope of work outlined above and defined by this estimate.

CITY COUNCIL STAFF REPORT

Subject: Warranty – Harvest Fields Phases 2 & 8
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

The Harvest Fields Subdivision is located at 1200 S 4500 W. The developer has completed all the required improvements in phases 2 and 8, with exception of the sidewalk and slurry seal, and is now asking that the subdivision be placed on a one-year warranty.

Analysis

The subdivision has been inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

As we are catching up on prior work done by the previous inspector, we realized that Phase 2 should have been placed under warranty earlier. All items were completed before May of this year. We are recommending that phase 2 be back dated to May.

Recommendation

It is recommended that the City Council place the Harvest Fields Subdivision Phases 2 and 8 on a one-year warranty. It is also recommended that the start date for Phase 2 be back-dated to May 1, 2024.

Significant Impacts

None

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Warranty – Harvest Fields Phase 3
Author: Boyd Davis
Department: Engineering
Meeting Date: November 19, 2024



Background

The Harvest Fields Subdivision is located at 1200 S 4500 W. Phase 3 was placed on warranty on December 20, 2022 and has completed the required one-year warranty period. The developer is requesting that it be removed from warranty.

Analysis

An inspection of the improvements in the Subdivision was done in anticipation of the end of the warranty period. A punch list of items that needed to be repaired/replaced before the end of the warranty period was given to the developer. All the items listed on the punch list have been completed.

There is one remaining item, which is the seal coat on the road. It will be done with Phase 2 and additional money was added to the escrow account in Phase 2 to complete the seal coat. All other items have been completed and are in good condition. Phase 3 also includes the park and pickle ball courts which have been done for some time and are used regularly. The developer did a good job with the landscaping and improvements in the park and it is a great amenity in the neighborhood.

Recommendation

Staff recommends that the Harvest Fields Phase 3 be removed from warranty.

Significant Impacts

None

Attachments

None



west point.

g e n e r a l
p l a n

UPDATE 2024

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| 05 |  Community Context & Character Strategies |
| 06 |  Land Use Strategies |
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| 08 |  Economic Development Strategies |
| 09 |  Transportation Strategies |
| 10 |  Infrastructure & Public Facilities Strategies |
| 11 |  Parks & Recreation Strategies |
| 12 |  Risk & Resiliency Strategies |
| 13 |  Implementation Framework |
| 14 |  Appendix |



Introduction.

01



Community Context

West Point City is located in northwest Davis County, situated between Salt Lake City and Ogden, Utah. West Point is nestled on the eastern shore of the Great Salt Lake and as a result, features a network of wetland areas that are heavily used by migrating birds.

As of 2023, the City covers approximately 7.3 square miles of land, and is landlocked by Clinton City (north), Clearfield City (east) and Syracuse City (south).

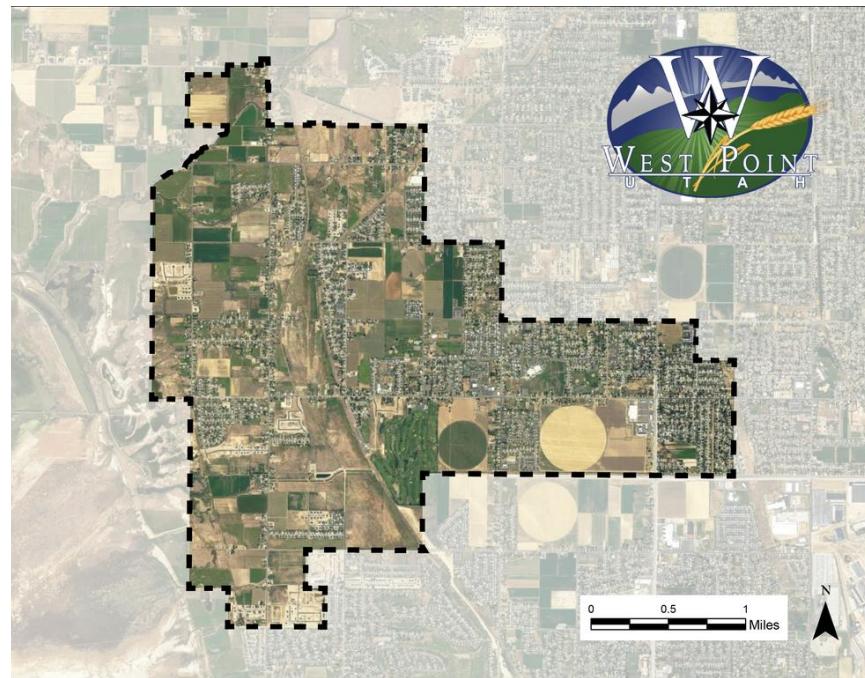


Figure 1 – West Point, UT Geographic Area Map

History

The City was first settled in March of 1867 by James Hale. This community established by Mormon pioneers were primarily farmers with agriculture being one of the most important industries for much of the early years of West Point. Originally the area was known unofficially as South Hooper and later as Muskrat Springs before the municipality was renamed to West Point in 1910.

Some say the City was named after the military academy in New York, while others say it was named after its location as being one of the more western portions of land within Davis County, before reaching the Great Salt Lake. In 1935, the City grew to enough population density to be considered for incorporation within the State of Utah.

West Point Today

There are various cultural and recreational opportunities within a short distance from West Point. The opportunities include the Hill Aerospace Museum (7 miles), Ogden Union Station Museums (11 miles), Fort Douglas (37 miles), and Pioneer Village (16 miles) to name a few. There are also several recreational parks within close proximity. These include Antelope Island (18 miles), Lagoon Amusement Park (15 miles) and Thurston Peak (32 miles) to name a few. Additionally, the City hosts numerous events, programs and celebrations throughout the year. Some of these include youth sport leagues, the annual Easter Egg Hunt, Miss West Point Pageant, July 4th Party at the Point, Movies at the park, Day of Service, Lighting Ceremony and monthly Senior Lunches.





Community Profile.



02



Population

The population of West Point increased by 15.27% from 9,511 in 2010 to 10,963 in 2020. In contrast, Davis County experienced an 18.34% increase, Utah experienced an 18.3% increase, and the U.S. experienced a 7.53% increase. If the City's historical growth rate, the average growth rate over the last four censuses, continues to increase at a similar rate, the estimated population will reach 39,036 by 2050.

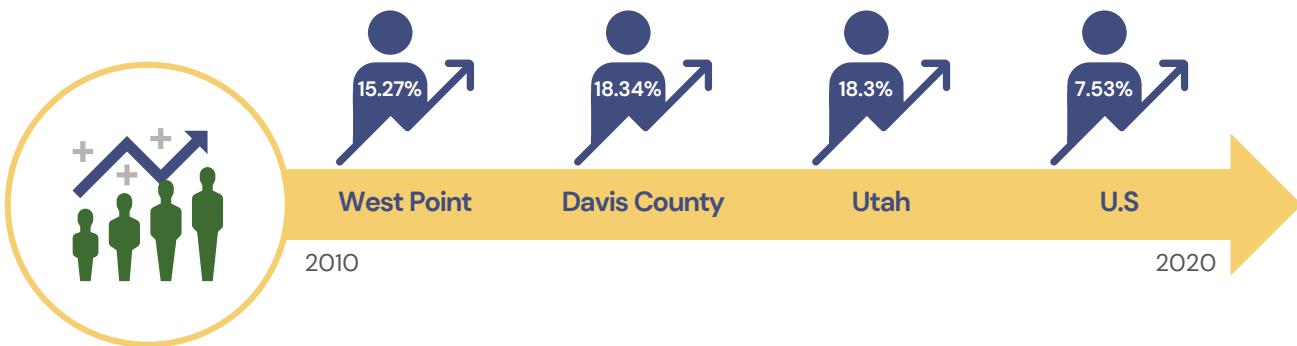


Fig. 02 – Population Comparison Graphic

The City's population is 51.5% male and 48.5% female. The sex distribution features a slight majority of men, but this distribution is still considered typical as it closely matches the county and state ratios.

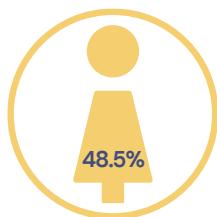


Fig. 03 – Gender Distribution Infographic

The median age in West Point is 33.3 years old. This is slightly higher than the county and state which have median ages of 32.3 and 31.8, respectively but is lower than the national median age of 38.8 years.

The 2021 age distribution shows the largest cohort of residents are between the ages of 35 and 44 years old, constituting 15.28% of the population.

The second largest cohort falls between 45 and 54 years, constituting 13.02%, and the third largest cohort are residents between 15 and 19 years old with 11.88%.

Residents 25 to 34 years old follow closely behind with 11.12%. The current percentages are reflected historically within the community.

The 25 to 44 year old age cohort has been the largest cohort each of the previous 5 years and the 45 to 54 year old age cohort has been in the top three largest cohorts in each of the previous five years.

Only 20% of the population is older than 54 years. If this trend continues, the City is likely to see continued population growth into the future.

Median Age (ACS 2021)

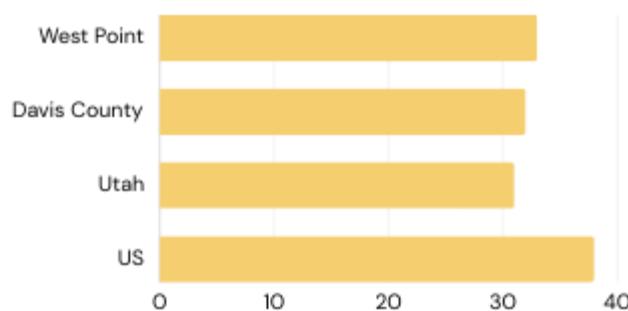


Fig. 04 – Median Age Comparison Chart



The age distribution of the ACS 2021 population estimate is as follows:

| AGE DISTRIBUTION (ACS 2021) | | |
|-----------------------------|--------|---------|
| Age Group | Amount | Percent |
| Under 5 Years | 572 | 5.22 % |
| 5 to 9 Years | 687 | 6.27 % |
| 10 to 14 Years | 1,022 | 9.32 % |
| 15 to 19 Years | 1,302 | 11.88 % |
| 20 to 24 Years | 811 | 7.40 % |
| 25 to 34 Years | 1,219 | 11.12 % |
| 35 to 44 Years | 1,675 | 15.28 % |
| 45 to 54 Years | 1,427 | 13.02 % |
| 55 to 59 Years | 787 | 7.18 % |
| 60 to 64 Years | 664 | 6.06 % |
| 65 to 74 Years | 509 | 4.64 % |
| 75 to 84 Years | 163 | 1.49 % |
| 85 Years and Over | 125 | 1.14 % |

Figure 5 – Age Distribution Table

Age Distribution (ACS 2021)

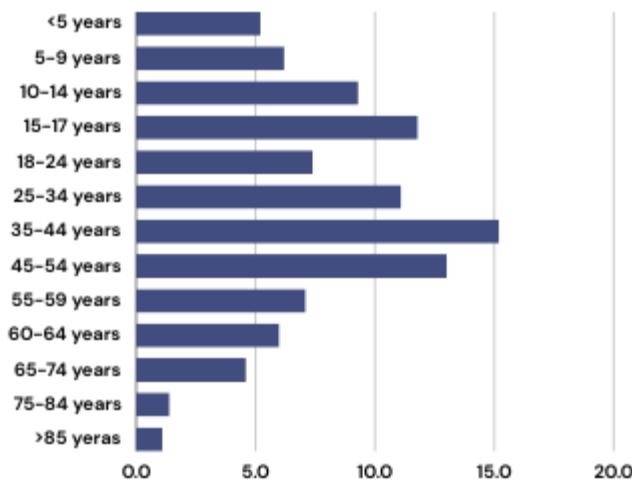


Fig. 6 – Age Distribution or Pyramid Table





Education

Data below characterize the population by the highest level of education that has been attained, except for the final two rows which show the population having attained that degree or higher.

Residents of West Point who have attained a high school degree or higher constitute 96.4% of the population over the age of 25 years. This is higher than the county, state, and nation, which have 95.9%, 93.2%, and 89.4%, respectively. Only 28% of West Point Residents have attained a Bachelor's degree or higher, which is lower than the county, state, and nation with 37.9%, 36.8% and 35%, respectively.

Educational Attainment (ACS 2021)

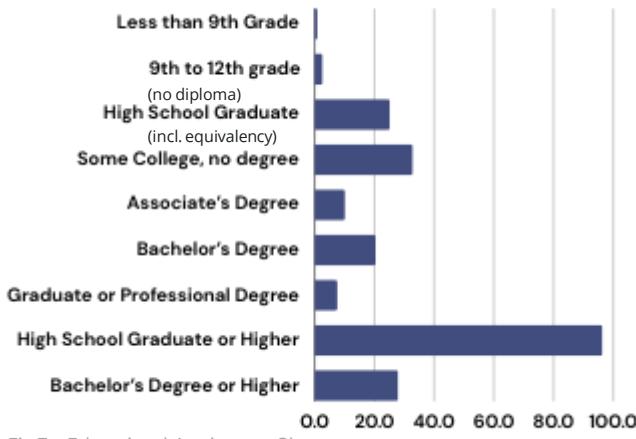


Fig. 7 – Educational Attainment Chart

The figures below represent the educational attainment within West Point (as also seen in the table above) and offers a comparison between West Point and the county, state and nation regarding individuals who have attained a high school degree or higher and those that attained a bachelor's degree or higher.

| | West Point | Davis County | Utah | U.S. | U.S. |
|---|------------|--------------|--------|--------|--------|
| Less than 9th Grade | 0.9 % | 1.3 % | 2.7 % | 4.8 % | 4.8 % |
| 9th to 12th grade (no diploma) | 2.7 % | 2.8 % | 4.1 % | 5.9 % | 5.9 % |
| High School Graduate (includes equivalency) | 25.2 % | 20.9 % | 22.1 % | 26.3 % | 26.3 % |
| Some College, no degree | 32.9 % | 26.8 % | 24.7 % | 19.3 % | 19.3 % |
| Associate's Degree | 10.2 % | 10.3 % | 9.5 % | 8.8 % | 8.8 % |
| Bachelor's Degree | 20.4 % | 24.4 % | 24.1 % | 21.2 % | 21.2 % |
| Graduate or Professional Degree | 7.6 % | 13.5 % | 12.7 % | 13.8 % | 13.8 % |
| High School Graduate or Higher | 96.4 % | 95.9 % | 93.2 % | 89.4 % | 89.4 % |
| Bachelor's Degree or Higher | 28.0 % | 37.9 % | 36.8 % | 35.0 % | 35.0 % |

Fig. 8 – Educational Attainment Table

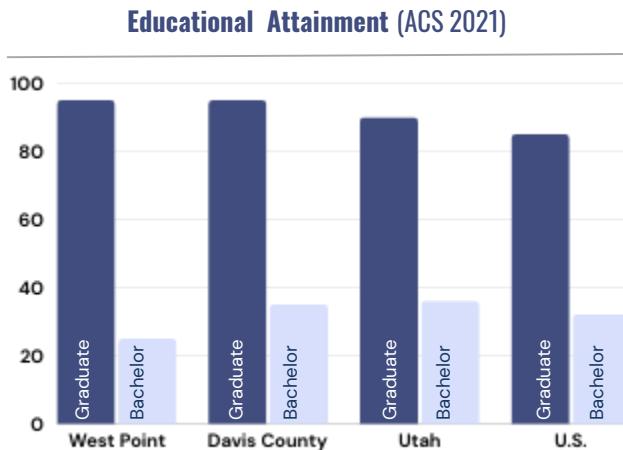


Fig. 8 – Education Attainment Brekdown





Racial and Ethnic Make-Up Distribution

West Point's population is 86.8% White, 7.0% identified as two or more races, and 2.4% identified as some other race. Individuals identified as Asian made up 1.9% of the population. These are followed by American Indian and Alaska Native with 0.8% of the population, Black or African American with 0.7% of the population, and Native Hawaiian and Other Pacific Islander with 0.4% of the population.

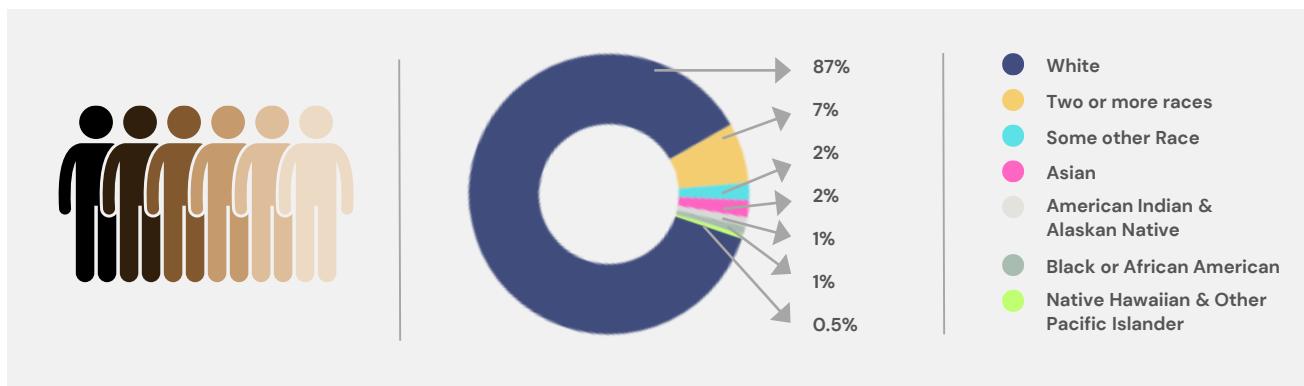


Fig.10 – Ethnicity Characteristics Present Within West point – Source: US Census Bureau

Housing

The average household size in West Point is 3.48 individuals. This is higher than the average household size of Davis County (3.2), Utah (2.99), and the United States (2.54). The larger average household size is likely the result of younger families with children residing within West Point.

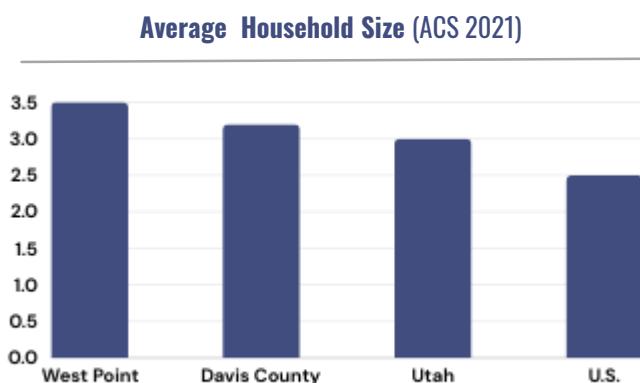


Fig. 11 – Average Household Size Comparison Chart

There are 3,153 total housing units within West Point. No residential vacancies were reported in the 2021 American Community Survey so therefore, there are 3,153 occupied units. Of the occupied units, 88.9%, or 2,802 units, are owner-occupied and 11.1%, or 351 units, are renter-occupied.

West Point has a higher percentage of owner-occupied properties than Davis County. Home ownership may be more common in the City as a result of the City having a higher median household income than the County.

West Point Housing Tenure (ACS 2021)

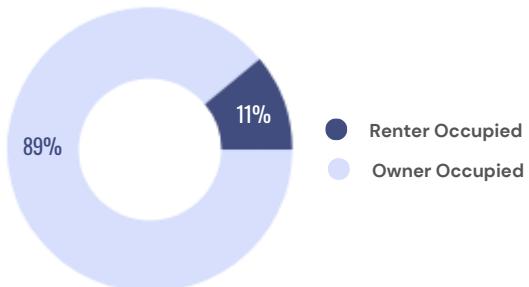


Fig. 12 – West Point Housing Tenure Graphic

Davis County Housing Tenure (ACS 2021)

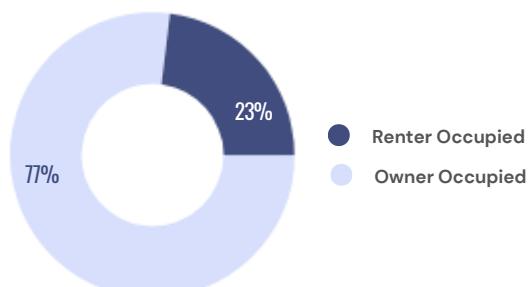


Fig. 13 – Davis County Housing Tenure Graphic



Of the total housing units, 36% contain five or more bedrooms. Three-bedroom units and four-bedroom units are the next most common house sizes with 29% and 27% of units respectively. Given the larger average household size, it is reasonable that larger housing units would be more common. There are no one-bedroom units reported within West Point, demonstrating a need for diversification in housing typologies.

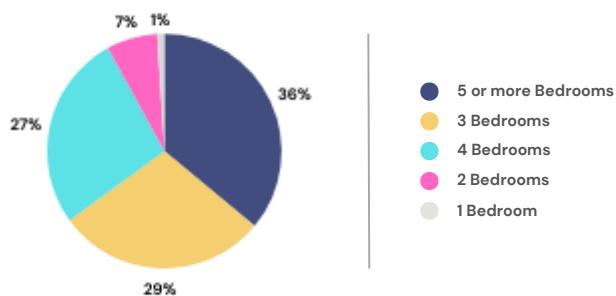


Fig. 15 – Housing Characteristics Chart

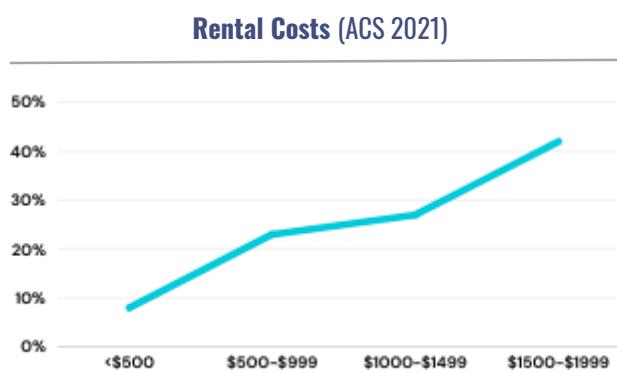


Fig. 14 – Average Rental Chart

During the same timeframe, from 2011 to 2021, the median value of owner-occupied housing units increased 54% from \$217,000 to \$335,100.

The graph below shows the value of owner-occupied housing units in 2021. The average home sale price in West Point is \$600,000, well above the median value of \$335,100.

From 2011 to 2021, the ACS-reported median rent increased 20.1% from \$1,028 to \$1,235. The graph below shows rental costs for occupied units in 2021. The most common cost range for rental units was between \$1,500 and \$1,999 with 41.6% of units falling within this range. According to the Zillow Rental Manager, the median rental costs in West Point City is \$1,900. The cost of rental falls outside the standard 30% housing cost, demonstrating a burdened lifestyle or hardship for residents.

Median Value of Owner Occupied Housing Units (ACS 2021)

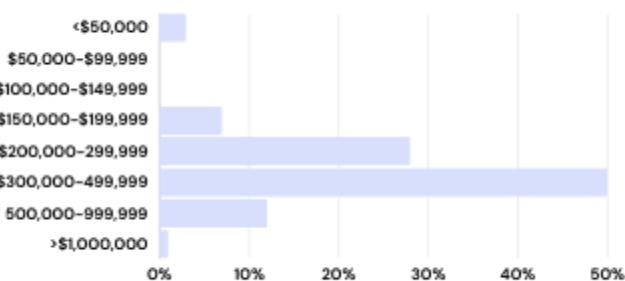


Fig. 16 – Median Vale – Owner Occupied Residences – Chart





There are 2331 housing units with a mortgage within West Point and 471 units without a mortgage. For houses with a mortgage, 29.39% of owners paid between \$1,500 and \$1,999 per month in selected monthly owner costs and the median selected monthly owner costs were \$1,689. For units without a mortgage, 41.83% of owners paid between \$400 and \$599 in selected monthly owner costs and the median selected monthly owner costs were \$452.

The Selected Monthly Owner Costs for housing units, both with and without a mortgage, are shown below:

| SELECTED MONTH OWNER COSTS FOR HOUSES WITH A MORTGAGE (ACS 2021) | | |
|--|--------|---------|
| | Amount | Percent |
| Less than \$500 | 50 | 2.15 % |
| \$599 to \$999 | 275 | 11.80 % |
| \$1,000 to \$1,499 | 555 | 23.81 % |
| \$1,500 to \$1,999 | 685 | 29.39 % |
| \$2,000 to \$2,400 | 500 | 21.45 % |
| \$2,500 to \$2,9999 | 101 | 4.33 % |
| \$3,000 or More | 165 | 7.08 % |

Fig 17 –SMOC with a Mortgage Table

| SELECTED MONTH OWNER COSTS FOR HOUSES WITHOUT A MORTGAGE (ACS 2021) | | |
|---|--------|---------|
| | Amount | Percent |
| Less than \$250 | 17 | 3.61 % |
| \$250 to \$399 | 151 | 32.06 % |
| \$400 to \$599 | 197 | 41.83 % |
| \$600 to \$799 | 84 | 17.83 % |
| \$800 to \$999 | 11 | 2.34 % |
| \$1,000 or More | 11 | 2.34 % |

Fig 18 – SMOC without a Mortgage Table

Housing costs appear to be a burden for residents within West Point because the rental rates and selected monthly owner costs fall outside the standard 30% housing costs when compared to the per capita income of \$35,489, demonstrating a burdened lifestyle or hardship for residents.

Life Cycle Approach to Balanced Housing

Housing needs should be tailored to accommodate individuals at different stages of life, including singles, young couples, retirees, senior citizens, and those in need of assisted living facilities. This approach fosters a sense of community and allows families to live in proximity to one another.



Fig 19 – Aging in Place Housing Cycle Graphic



Current Affordable Housing Availability and Needs

West Point is facing a pressing need for more affordable housing units, particularly for moderate-income households. This need is underscored by data revealing limited units available within affordability thresholds. The shortage of affordable housing units is especially pronounced for households earning less than 80% of the Area Median Income (AMI).

Multi-Family Rental Affordability

Rental affordability is a critical consideration in addressing housing affordability challenges. West Point is home to a 108-unit multi-family rental complex, offering various unit types with different rental rates. Comprehensive tables in Appendix A detail how housing units in West Point align with income categories, shedding light on a significant shortage of affordable housing options for households earning less than \$100,000 annually. Notably, multi-family rental units that are affordable to those below 50% of AMI are currently unavailable in West Point.

Tables in Appendix A provide a consolidated overview of housing units available within various affordability thresholds and the projected demand for these units in 2023. It becomes evident that there is a substantial shortage of housing units for those earning less than 80% of AMI. This emphasizes the urgent need for additional affordable housing options in West Point to address the diverse housing needs of the community effectively. These data underscore the current and future challenges and opportunities associated with housing in West Point, highlighting the critical importance of addressing affordability issues to ensure that the housing market can cater to the diverse needs of the local population.



Housing Anticipated Changes:

- The need for diverse housing options will increase as population increases
- Affordable housing will need to be integrated into the housing supply
- Utilities and other infrastructure needs will need to be taken into consideration as the need for housing increases

A full analysis of West Point's housing conditions and forecasts can be found in Appendix A.



Economic Conditions

The median household income in West Point is \$103,975. This is above median household income in Davis County (\$93,182), Utah (\$79,449) and the United States (\$69,717).

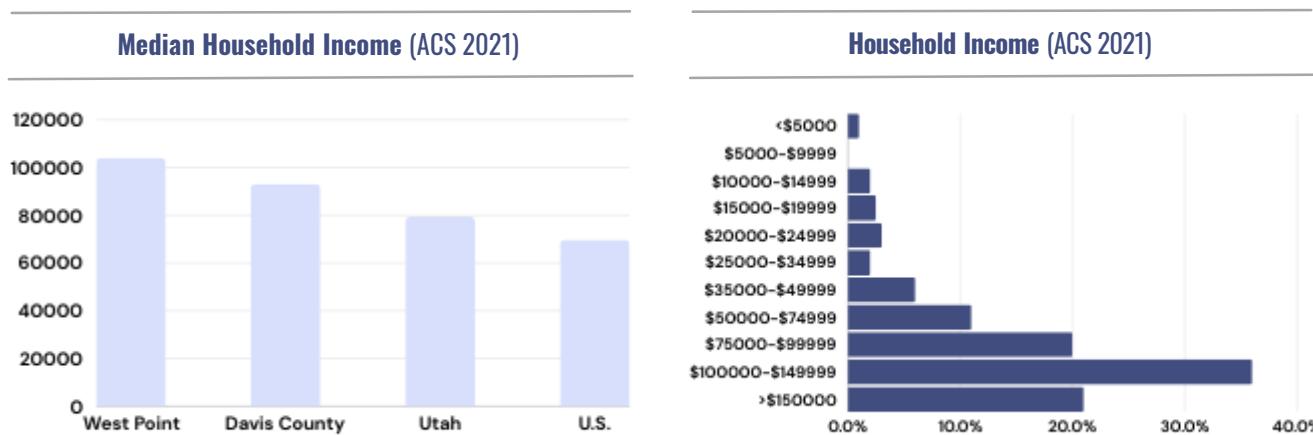


Fig. 20 – Household Income Comparison Chart

Fig. 21 – West Point Household Income Table

Of the 6,242 residents over the age of 16 in the labor force in West Point, 21.12 % work in Educational services, and healthcare and social assistance. The second most common industry is Public administration with 14.71 % of the labor force being employed within the industry, followed by Manufacturing with 11.95% of the labor force. The least common industry is Agriculture with just 0.14% of the labor force. With only 28% of the population attaining a Bachelor's degree or higher, it is expected to see manufacturing as a top employer industry for the community.

| INDUSTRY BY OCCUPATION FOR CIVILIAN EMPLOYEES 16 YEARS AND OVER (ACS 2021) | | | | |
|--|------------|----------|--------------|----------|
| | West Point | | Davis County | |
| | Amount | % cohort | Amount | % cohort |
| Agriculture, forestry, fishing and hunting, and mining | 9 | 0.14 % | 862 | 0.48 % |
| Construction | 475 | 7.61 % | 12,652 | 7.07 % |
| Manufacturing | 746 | 11.95 % | 21,134 | 11.80 % |
| Wholesale trade | 103 | 1.6 % | 3,131 | 1.75 % |
| Retail trade | 627 | 10.04 % | 20,401 | 11.40 % |
| Transportation and warehousing, and utilities | 298 | 4.77 % | 10,586 | 5.91 % |
| Information | 42 | 0.67 % | 1,978 | 1.10 % |
| Finance and insurance, and real estate and rental and leasing | 247 | 3.96 % | 11,513 | 6.43 % |
| Professional, scientific, and management, and administrative and waste management services | 654 | 10.48 % | 22,590 | 12.62 % |
| Educational services, and health care and social assistance | 1318 | 21.12 % | 39,507 | 22.07 % |
| Arts, entertainment, and recreation, and accommodation and food services | 512 | 8.20 % | 11,654 | 6.51 % |
| Other services, except public administration | 293 | 4.69 % | 8,371 | 4.68 % |
| Public administration | 918 | 14.71 % | 14,652 | 8.18 % |

Fig 22 – West Point Occupation By Profession Table



Total annual expenditures in West Point equaled \$22,473.08 in 2021. Housing expenditures accounted for 31.4% of that total. Transportation was the next largest group of expenditures with 17.1% of the total, followed by Personal insurance and pensions with 13.1% of the total.

| CONSUMER ANNUAL EXPENDITURES SUMMARY 2021 | | |
|---|-------------|---------|
| | Amount | Percent |
| Food | \$ 2,841.40 | 12.6 % |
| Housing | \$ 7,060.51 | 31.4 % |
| Apparel and Services | \$ 652.85 | 2.9 % |
| Transportation | \$ 3,832.18 | 17.1 % |
| Healthcare | \$ 1,741.64 | 7.7 % |
| Entertainment | \$ 1,164.49 | 5.2 % |
| Personal Care Products and Services | \$ 264.69 | 1.2 % |
| Reading | \$ 29.77 | .1 % |
| Education | \$ 552.65 | 2.5 % |
| Tobacco Products and Smoking Supplies | \$ 95.02 | .4 % |
| Housing expenditures accounted for \$7,060.51, or 31.4% of the total annual expenditures in 2021. | | |
| Cash Contributions | \$ 719.59 | 3.2 % |
| Personal Insurance and Pensions | \$ 3,533.08 | 13.1 % |
| HOUSING EXPENDITURES 2021 | | |
| | Amount | Percent |
| Household Operations | \$ 604.20 | 8.6 % |
| Housekeeping Services | \$ 54.62 | 0.8 % |
| Household Furnishings and Equipment | \$ 762.36 | 10.8 % |
| Furniture | \$ 189.87 | 2.7 % |
| Major Appliances | \$ 119.26 | 1.7 % |
| Small Appliances | \$ 15.54 | 0.2 % |
| Miscellaneous Household Equipment | \$ 353.03 | 5.0 % |

Transportation expenditures accounted for \$3,832.18, or 17.1% of the total annual expenditures in 2021.

| TRANSPORTATION EXPENDITURES 2021 | | |
|----------------------------------|-------------|---------|
| | Amount | Percent |
| Vehicle Purchases (net outlay) | \$ 1,612.63 | 42.1 % |
| Gasoline and Motor Oil | \$ 721.96 | 18.8 % |
| Other Vehicle Expenses | \$ 1,202.42 | 31.4 % |
| Public and Other Transportation | \$ 292.09 | 7.6 % |

Fig. 25 - Household Transportation Expenditures by Household

Economic Conditions Anticipated Changes

- Growth and diversification of retail or commercial employment opportunities
- Creation of new economic nodes or corridors
- Increases in household expenditures to match a transitioning community.

Transportation

The majority of employees 16 years and older within the labor force commuted to work by driving alone. Employees who drove alone make up 82% of the labor force. Carpooling was the next most common method of commuting with 8% of the labor force commuting by this method. The full distribution of commuting habits is shown in the graph below. Other means of transportation are not shown within the graph as it made up 0.2% of the commuting methods. The average commute time for employees 16 years and older is 23.4 minutes.

Commuting Habits

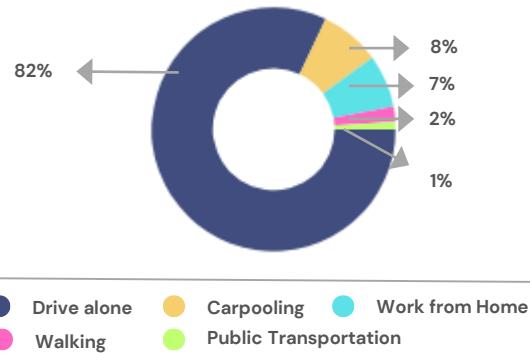


Fig. 26 - Commuting Habits for West Point

Transportation Anticipated Changes

- Expansion of the transportation network will be necessary to accommodate population growth
- Alternative transportation methods should be considered in future expansion

Existing Conditions.



03



Current Land Use

Land use within the community consists of a variety of land use types. Residential land uses include R-1, R-2, R-3, R-4 and R-5, each with differing unit densities permitted per acre. Agricultural land uses include A-40 and A-5 which allow 1 unit per acre and 1 unit per 5 acres respectively. Commercial land uses include N-C (neighborhood), C-C (Community) and R-C (Regional), with commercial uses in each serving a different geographic population type. Other land uses identified on the General Plan Map include P-O (professional office), R/I=P (Research and Industrial Park), Parks/Recreational, and Public/Institutional.

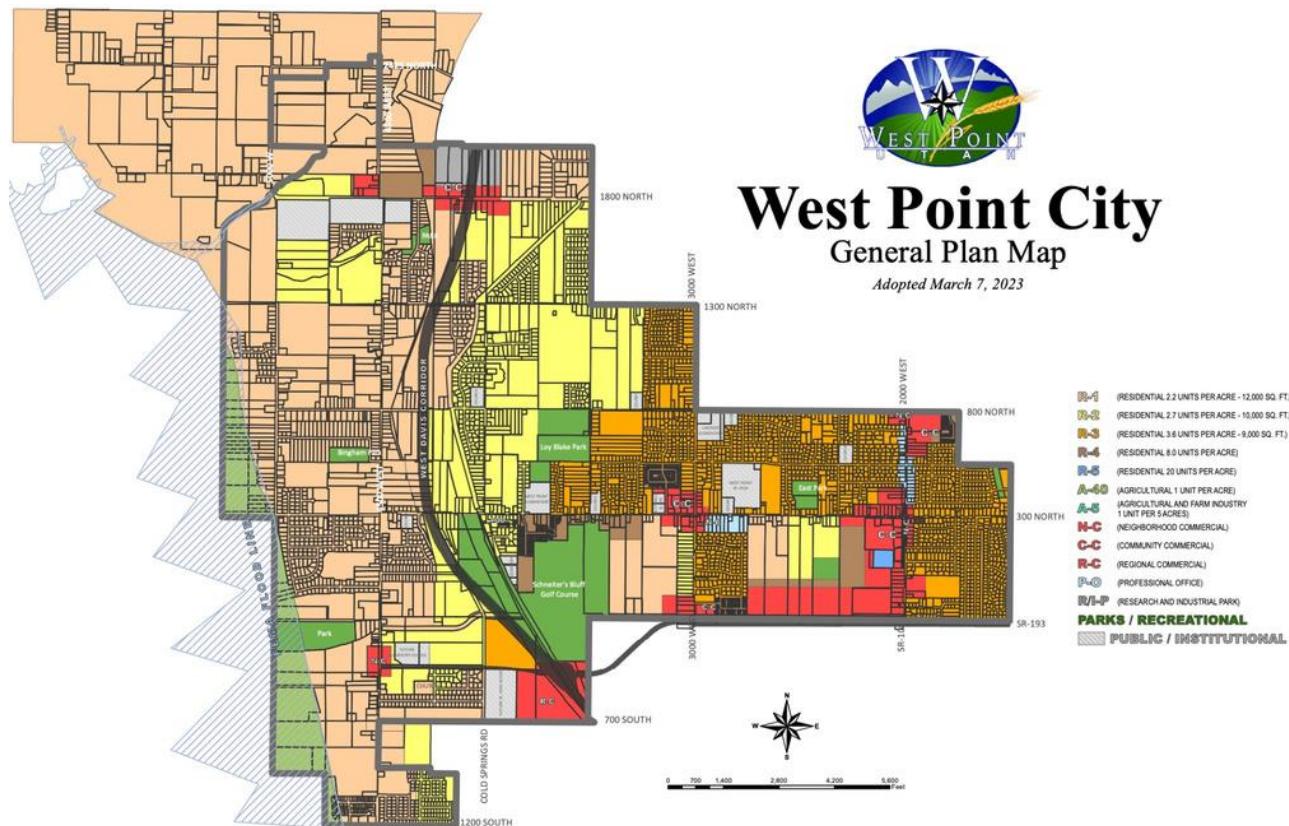


Fig. 27 – Existing General Plan Land Use Map

Land Use Anticipated Changes

- Population within the City is going to grow both in terms of numbers, as well as different varieties of individuals or groups.
- Growth is expected to be exponential due to pressures from surrounding communities.
- Commercial diversification is occurring throughout the City
- The Land Use map will need to be updated to accommodate the above-mentioned growth.





Development Patterns

Although the City was founded in the mid-1800s, the overall community does not possess a centralized historic district or overall historic architectural feel.

Much of the community is zoned for agricultural uses and therefore a large portion of the land within the West Point City boundary is open space with few to no buildings.

There are clusters of commercial structures at the intersections of 3000 W and 300 N, SR 108 and 300 N, and 3000 W and SR 193. Commercial buildings found at these intersections all look to be of modern construction materials. Many are made of brick and other materials.

Development is commonly laid out in a strip development or shopping plazas. Common tenants found at these locations include a church, pharmacy, physical therapy office, bank, shopping plaza, restaurants, and medical professional facilities.

There are also a variety of housing types currently found within the community. There are several locations of multi-family apartments and townhomes within the City. These developments have a modern aesthetic and provide residents with different amenities. Single-family detached housing development is the dominant housing typology throughout West Point. Other traditional single- and two-family residences are found in neighborhoods throughout the City.

Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” (Utah Code §10-9a-403(2)(c)). The statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas.

These protected areas are a section of land that has a protected, vested use of agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community legislative body acts as an advisory board that reviews requests from private property owners that want to establish a protected area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20-year period, the land and use are protected from rezoning, eminent domain, nuisance claims, and state development.

At the time of the development of this plan, West Point City is not aware of any parcels that have been designated with special protections within the City. However, should annexation occur, these areas will need to be addressed.





Public Lands

The majority of lands within West Point City are held privately with the exception of municipal facilities, roadway ROW, or recreational facilities.

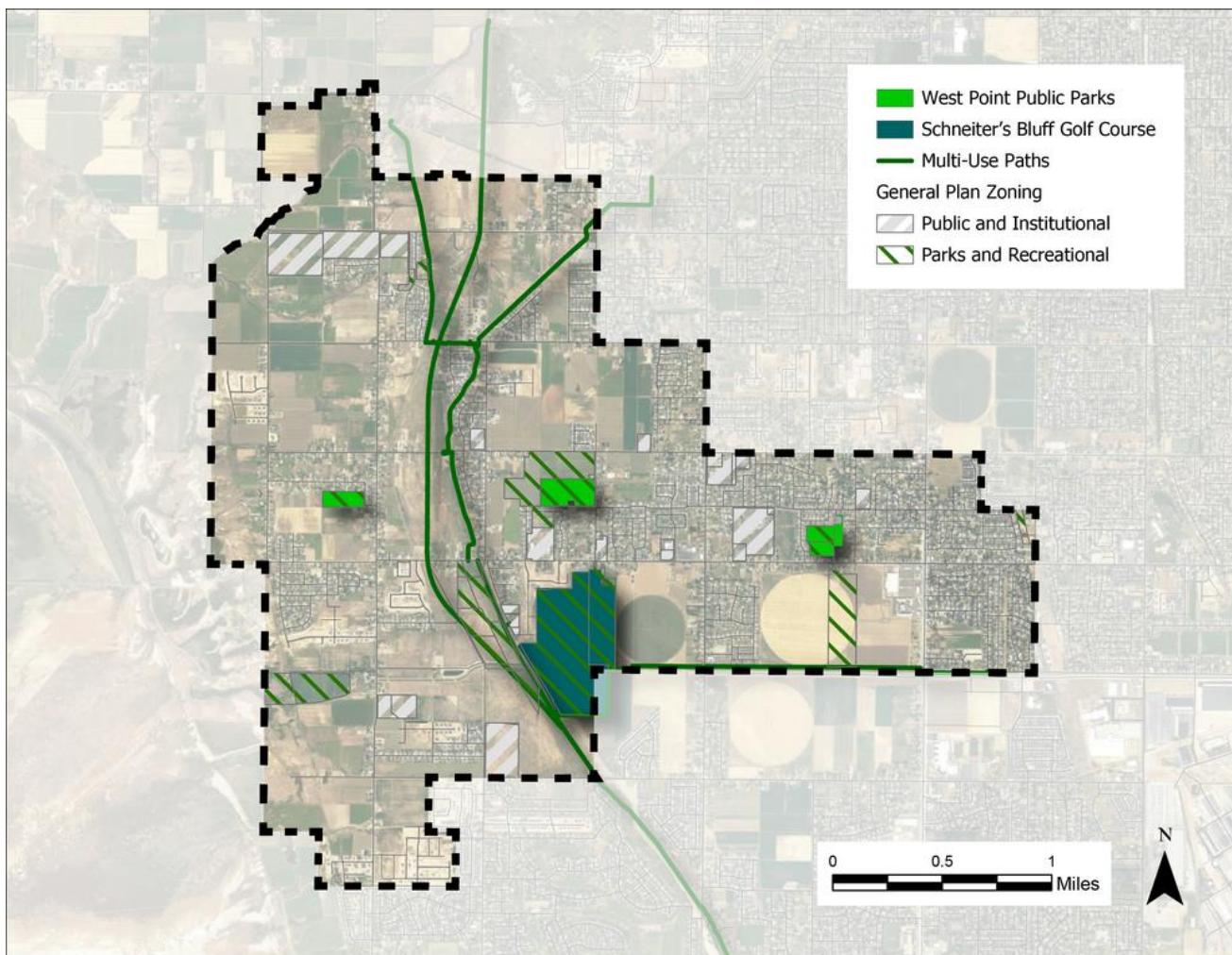


Fig. 28 – Public Lands Map

Annexation

Development and expansion have been a major part of the City over the last decade as the community has grown. Much of the development has been within residential subdivisions in the eastern portion of the City. As the City continues to grow, future development may include commercial and business park areas as well as residential, likely extending into annexation areas on the Western end of the City. As the City nears build-out in the existing incorporated areas, land to the west and north of the current boundaries provide opportunities for annexation and continued growth.

Annexed areas may also include open space and natural resource areas which should be preserved. To account for this growth, an annexation policy has been created.

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. New annexation areas should be areas where municipal services can efficiently be provided and should not be in geographically isolated areas where providing services would be costly or difficult. Areas identified on the annexation map meet this criteria where services and/or facilities could be constructed if/when development occurs within the annexed area.



When the proposal is related to a specific development or an undeveloped land area, the City and developer enter into agreements where the development is required to provide supporting site-specific infrastructure and services unrelated to citywide systems, but which solely serve the development.

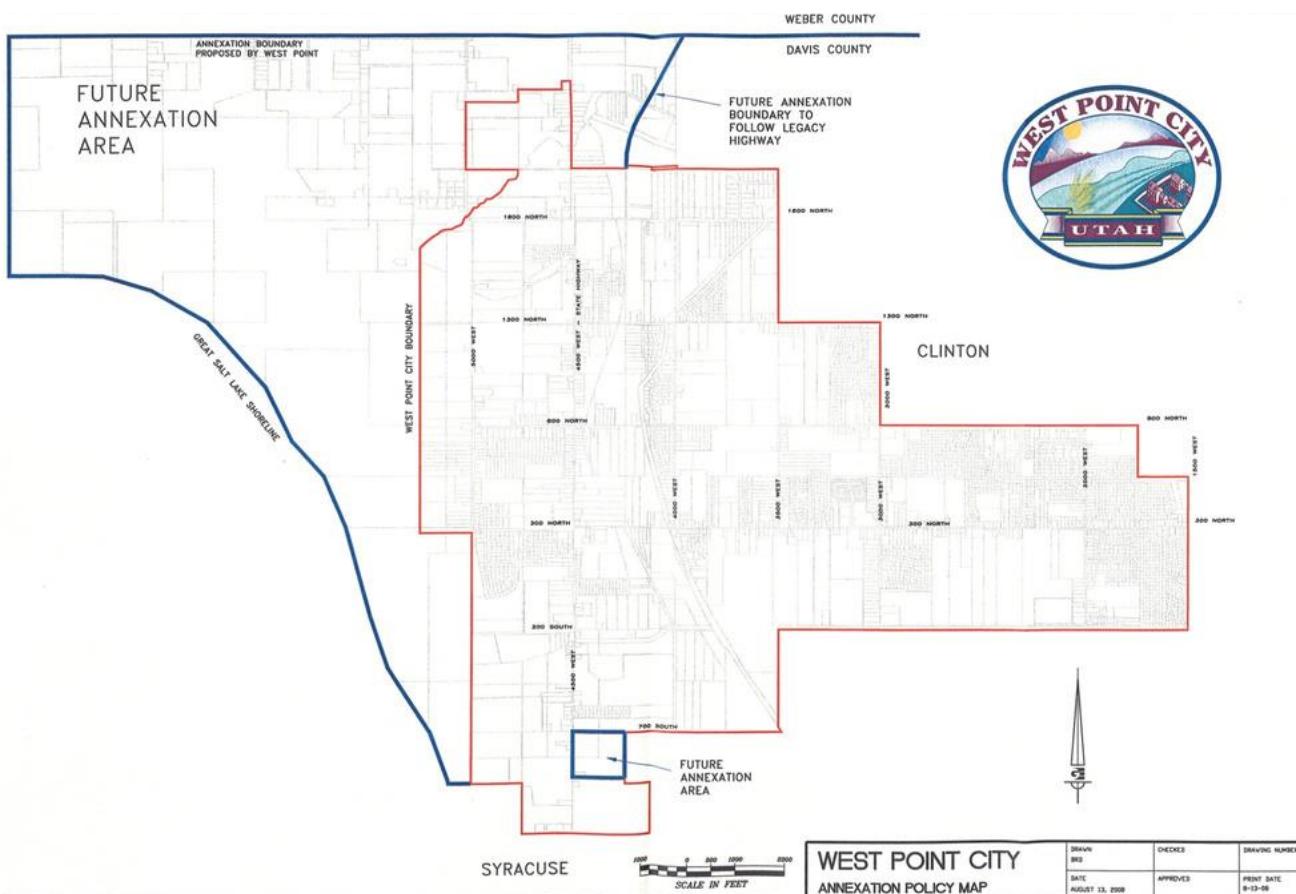


Fig. 29 - Annexation Map

Annexation Criteria

Annexation petitions to the city should meet the following criteria before being considered by the City.

- Meet the criteria outlined in Utah State Code 10-2-401(1)(a).
- The land to be annexed must be located within the areas identified on the West Point Annexation Policy Map.
- Meets the character of the community related to residential, commercial, industrial, or civic land uses of the community.
- Considers future needs of the community related to residential and economic growth, as well as other resources.



Existing Conditions

Future Land Use Type Designations

Land use designations are intended to promote sound land use decisions throughout the community. The pattern of land uses—location, mix, and density—are critical components of any area.

Future Land Use Map

The General Plan's Land Use Map illustrates the community's preferences for the future distribution of land uses within the City. The land use designation for a property, as shown on the map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the master plan. The map lays the foundation for making changes to zoning in the future, but it is not a mandatory zoning change or amendment to the zoning map.

A degree of flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezoning requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the General Plan Land Use Map.

The Land Use Map is to be interpreted such that each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated.

Land use designations help promote sound planning by:

- Planning enough land for residential, commercial, industrial, and civic uses;
- Locating uses appropriately to enhance community character;
- Preserving important natural resources, and
- Enabling West Point to efficiently ensure adequate public services are provided for residents.

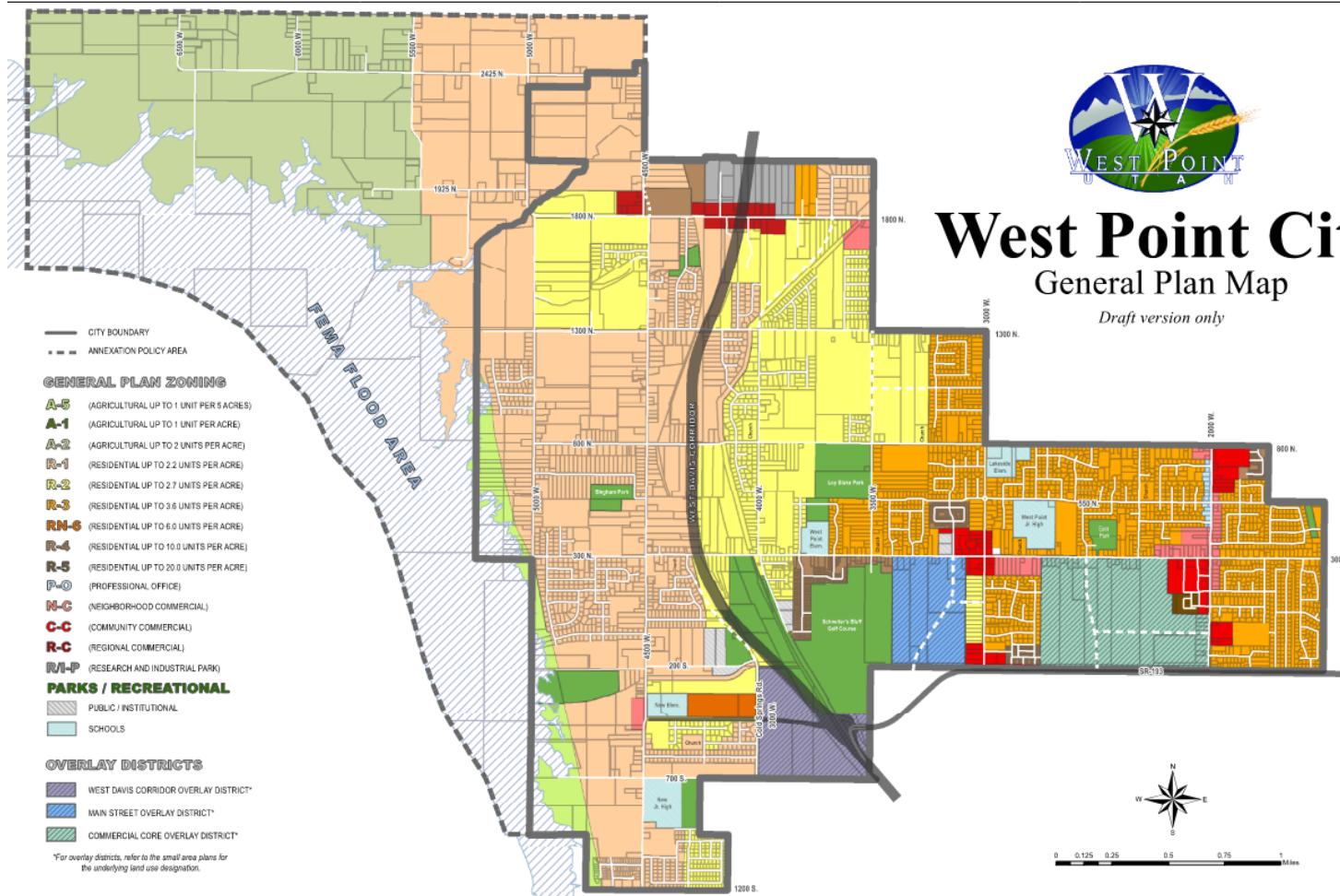


Fig 30 – New General Plan Land Use Map



The following table details the purpose of each district listed in the 2024 General Plan land use map.

| Zoning District | Allowable Uses / Density | Purpose of the Zoning District |
|-----------------|------------------------------|---|
| A-5 | Up to 1 DU per 5 acres | To promote and preserve agriculture and farming, to maintain and preserve large areas of open space, and keep greater numbers of farm animals. |
| A-1 | Up to 1 DU per acre | To provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping. |
| A-2 | Up to 2 DU per acre | To provide large single family lots to promote agriculture and farm animal keeping. |
| R-1 | Up to 2.2 DU per acre | To provide low density single-family neighborhoods. |
| R-2 | Up to 2.7 DU per acre | To provide medium density single-family neighborhoods. |
| R-3 | Up to 3.6 DU per acre | To provide medium density single-family neighborhoods on smaller lot sizes. |
| RN-6 | Up to 6.0 DU per acre | To provide medium density detached or attached dwelling units (i.e., townhomes, patio homes, condos, etc.) while providing usable and accessible open space. |
| R-4 | Up to 10.0 DU per acre | To provide high density detached or attached dwelling units (i.e., townhomes, patio homes, condos, etc.) while providing usable and accessible open space. |
| R-5 | Up to 20.0 DU per acre | To provide medium to high density detached or attached dwelling units (i.e., townhomes, patio homes, condos, multifamily buildings, etc.) while providing on-site amenities, and usable/accessible open space. |
| P-O | Professional Office | To provide an area for offices and institutions in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zone. The P-O zone also provides for the conversion of single-family homes to office uses in certain locations on major streets. |
| N-C | Neighborhood commercial | To provide commercial services to neighborhoods with basic trade and personal services which occur regularly or frequently. |
| C-C | Community commercial | To provide a range of commercial uses greater than that of the neighborhood commercial but at a lower intensity than a regional commercial zone. |
| R-C | Regional Commercial | To provide an area in which a full range of commercial and professional uses may locate that attract customers from a larger service area. |
| R/I-P | Research and industrial park | To create an attractive environment for offices, research facilities, and an environmentally appropriate assembly of uses to include appropriate amenities supporting employee activity. This is to be accomplished with a number of design components including attractive buildings, meandering walks, and landscaping. |



Transportation

Transportation Overview

The current West Point street system consists of state, city and privately owned roads. State Routes 193, 110, 108 and 37 and the West Davis Corridor (currently under construction) all run through the city boundaries. West Point City is located west of I-15, a major freeway facility. The residents of West Point use their vehicles as their main method of transportation. The average commuting time for residents is 23.4 minutes. When commuting to work, the majority of residents drive alone (82%). Carpooling is the next most common method of commuting (8%), followed by working from home (7%), walking (2%), and transit (0.6%).

Existing Roadway Network Conditions

It is essential to analyze the existing roadway network to identify and implement changes that create a safer and more efficient transportation system. Crucial to understanding existing roadway conditions is understanding their roadway functional classification and anticipated uses.

The functional classification of a roadway indicates the road's role within the transportation system, which in turn helps determine when increased travel demand or change in the road's use could lead to negative impacts on its intended function in terms of speed, capacity, and relationship to existing and future land use (FHWA, 2013).

The four major classifications of West Point roadways are arterials, major collectors, minor collectors, and local streets:

Arterial (State Highway)

An arterial roadway has high mobility and little access. Arterials have typical ROW widths between 80 and 100 feet and typically have between five to seven travel lanes. All arterial roadways in West Point are state owned highways.

Major Collector

A collector roadway provides both mobility and access. Collectors connect local and arterial roadways. Major Collectors have typical ROW widths of 66 feet and typically have a three-lane cross-section.

Minor Collector

A collector roadway provides both mobility and access. Collectors connect local and arterial roadways. Major Collectors have typical ROW widths of 66 feet and typically have a two-lane cross-section.

Local

A local roadway provides full access to adjacent land uses but allows for little mobility. Local roads have typical ROW widths of 60 feet and have two travel lanes, though private roads can be less. The local roads classification includes local and private roadways.

Fig. 32 – Land Use Classification Explanation Graphic



Existing Conditions

The current functional classification map for West Point is shown in the figure below.

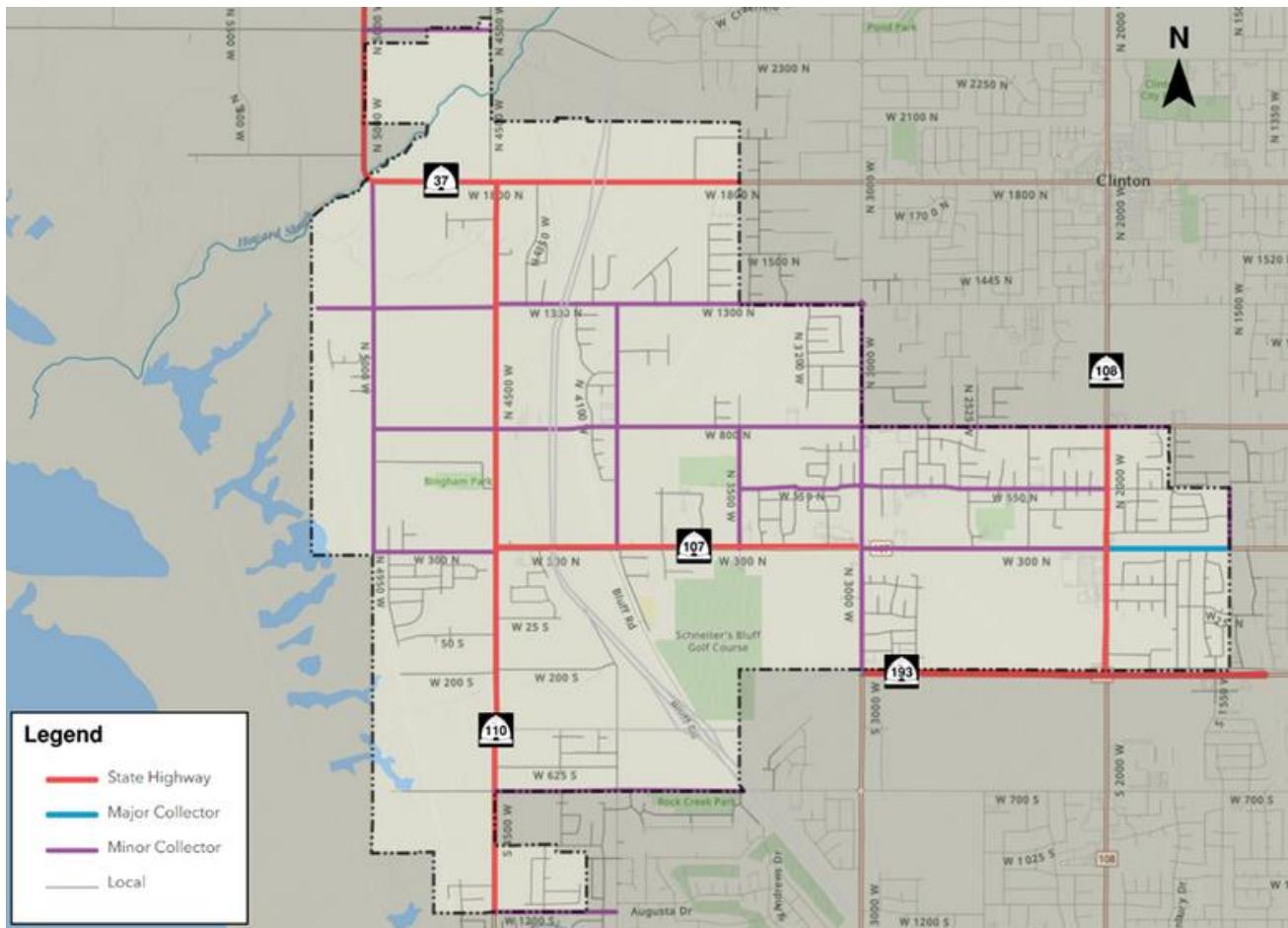


Fig. 33 – West Point Roadway Classification Map

Level of Service analyses were conducted in 2022 in the West Davis Transportation Master Plan, it was determined all roadways in the community are currently operating at a Level C (acceptable) or better. As land development and resulting population growth occurs in West Point, however, roadway and intersection improvements will be needed.

Existing Roadway Network Conditions

As West Point City continues to grow, development will contribute to a variety of traffic-related impacts. West Point City, in coordination with regional and state entities, plans to widen existing roadways and construct new roadways where needed to meet future traffic demand.



WFRC Roadway Projects

The Wasatch Front Regional Council (WFRC) outlines the following roadway improvements in their 2023 WFRC regional transportation plan for West Point City:

- **West Davis Corridor Extension** – A new

construction project of a UDOT expressway from 1800 North in West Point to the County Line is expected to be constructed between 2033 and 2042

- **5000 West** – An

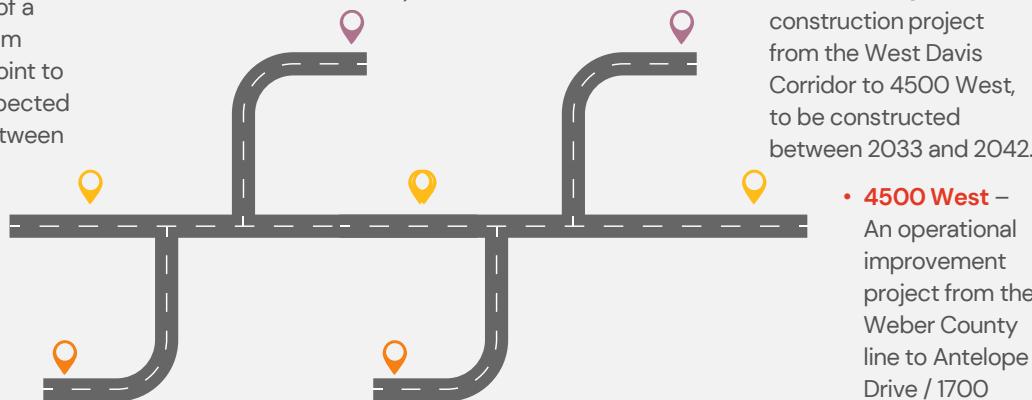
operational improvement project from 1800 North to the Weber County line.

- **300 North** – An operational improvement project

from 4500 West to 2000 West to be constructed between 2041 and 2050. (Although this is on the WFRC long range plan as a Phase 3 project, WFRC and Davis County recently funded an improvement project for this corridor that will happen in the next couple of years. Therefore – this project may be removed or recategorized to a Phase 1 project).

- **West Point Main Street** –

300 North to SR-193 is currently unfunded.



- **SR-193 4500 W Extension (Recently Constructed)** – A new construction project from the West Davis Corridor to 4500 West, to be constructed between 2033 and 2042.

- **4500 West** –

An operational improvement project from the Weber County line to Antelope Drive / 1700 South, to be constructed between 2041 and 2050.

- **1800 North** – A widening project

(2 lanes to 5 lanes) from the West Davis Corridor to 2000 West to be constructed between 2041 and 2050.

The Figure below shows the WFRC roadway projects planned in West Point city boundaries.

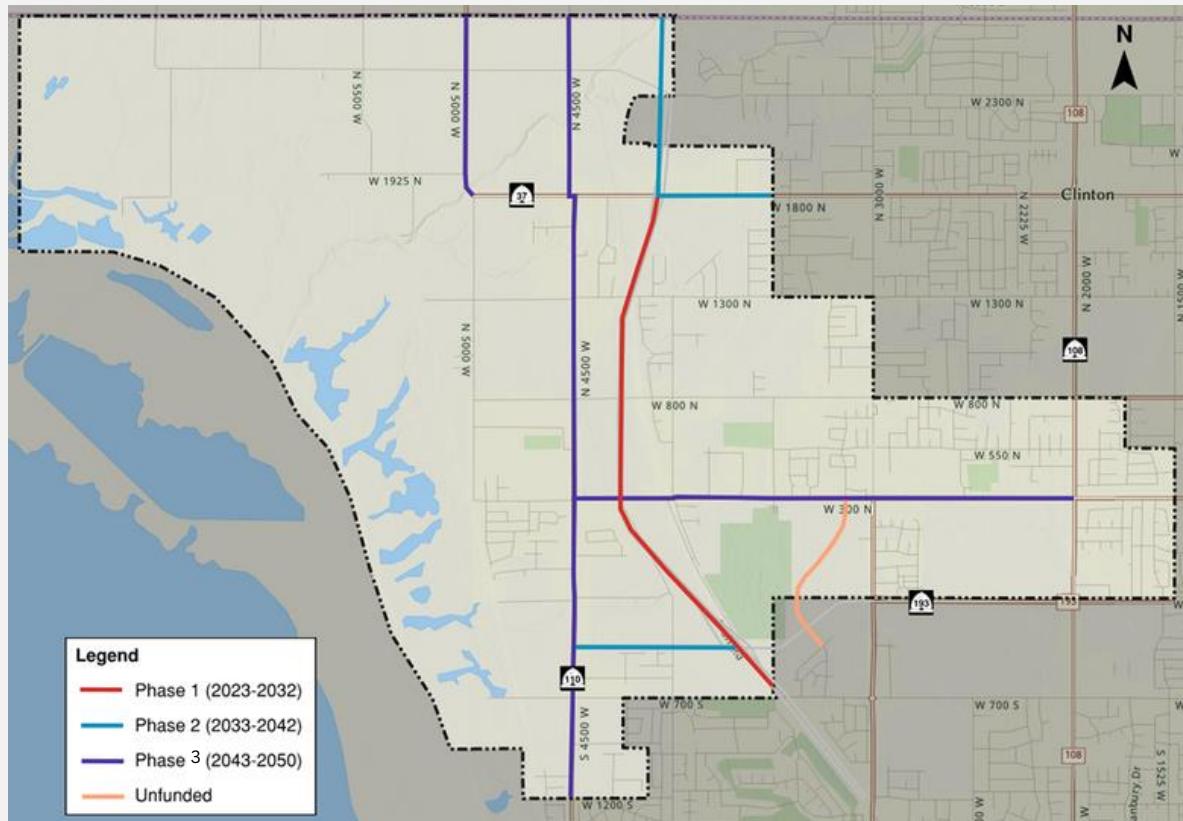


Fig. 34 – WFRC Roadway Improvement Phasing map



Existing Conditions

The figure below shows the future functional classification map of West Point, which takes into account the WFRC planned projects as well as improvements identified in the City's transportation master plan.

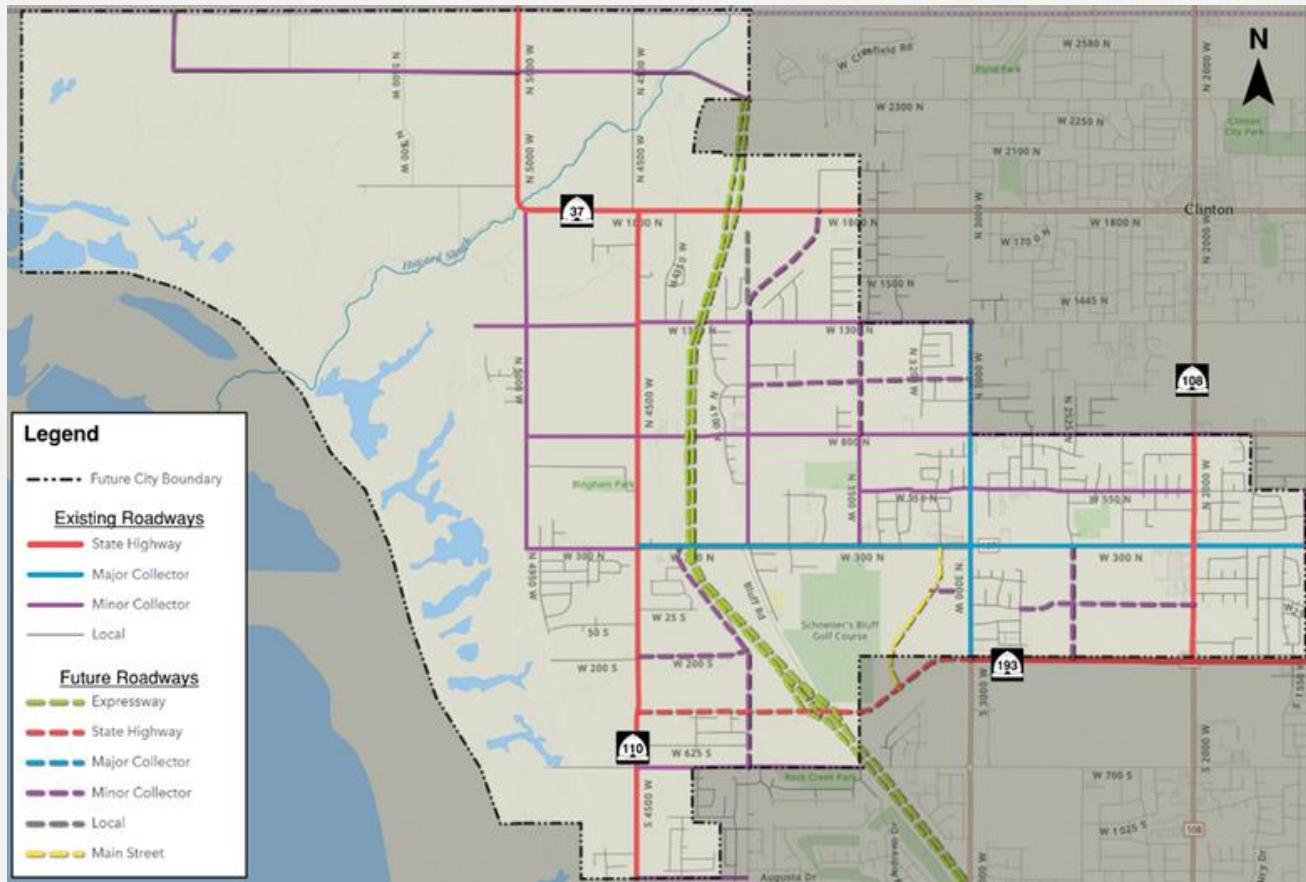


Fig. 35 – Existing and Future Roadways Map

Future traffic impacts require the following considerations:

- As new growth occurs, the need to update transportation assets will become necessary to avoid additional traffic congestion.
- New and expanding developments are required to complete a Traffic Impact Study (TIS).
- West Point may consider grants and other forms of transportation funding as they become available to maintain and construct roads within the City boundaries.
- It is recommended that West Point City adopt an ordinance or policy outlining when traffic calming is appropriate using the resources in the West Point Transportation Master Plan.
- Developments should follow best practices outlined in WFRC's Utah Street Connectivity Guide to maximize connectivity indices, minimizing block lengths, reducing cul-de-sacs, providing street, sidewalk, and path stubs for future connections, and other techniques.
- Plan an adequate internal street network with collectors spaced at intervals as required by the transportation master plan.
- Practice proper access management as found in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan.



Active Transportation

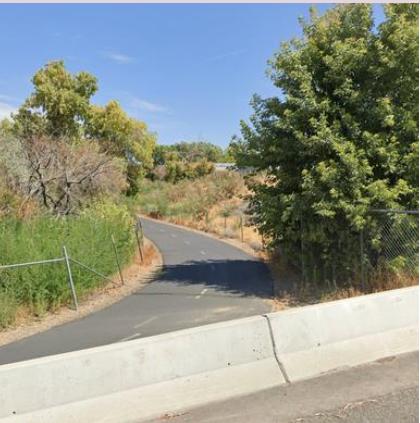
Active transportation includes any form of non-motorized transportation, such as walking or biking. An essential part of the transportation network is to provide a connected network of biking and walking options. Creating a walkable and bikeable community has multiple benefits including less pollution, less traffic and has many health benefits to the residents. A complete active transportation network consists of fully connected sidewalks, shared-use paths and bike lanes. Special attention should be given to ensure connections to transit hubs, schools, high-density housing, and city gathering places.

The intent of the trail system is to connect neighborhoods and give residents the option of walking to activity centers, thus providing a walkable community and adequate exercise opportunities. A trail system should be established based upon the natural drainages and canals when possible. Providing an east to west shared-use path would improve network connectivity.

The City is to update and maintain a plan to install sidewalks at locations missing throughout the city, with an emphasis on locations of high pedestrian traffic, proximity to schools, public facilities, and commercial zones.

The proposed Minor Collector cross section allows for the addition of bicycle lanes. Bicycle facilities are an essential part of a connected transportation network and should be implemented when feasible.

Existing active transportation facilities include:

| Emigrant Trail | SR-193 Trail | 2000 West Bike Lane |
|--|--|--|
| <p>Emigration Trail is a north/south running shared use path that begins in Syracuse and ends at 1300 N in West Point.</p>  | <p>The SR-193 trail is a shared use path that runs from the Emigration Trail to the Denver & Rio Grande Western Rail Trail.</p>  | <p>The 2-mile bike lane runs along 2000 West from 300 N to Antelope Dr. in Syracuse.</p>  |



The WFRC regional transportation plan lists the following active transportation projects in the long-range plan for West Point City:

- **Emigrant Trail Shared Use Path**

Improvements to the shared use pathway following the alignment of the West Davis Corridor to 1800 North, construction expected to begin between 2023 and 2032.

- **Emigrant Trail Shared Use Path**

A shared use pathway from 1800 North to the Weber County line, planned to be built between 2023 and 2032.

- **2000 West Shared Use Path**

A shared use pathway from 300 North to the Weber County line, planned to be built between 2023 and 2032.

- **3000 West Bike Lane**

A bike lane from 1700 South to the Weber County Line, planned to be built between 2043 and 2050.

- **300 North Bike Lane**

A bike lane from 2000 West to Clearfield Canal Trail, planned to be built between 2043 and 2050.

- **4000 West**

A shared lane project along 4000 West from 200 South to 920 South, is currently unfunded.

- **Great Salt Lake Shoreline Trail Shared Use Path**

A shared use path from 4000 West to St Andrews Drive, is currently unfunded.

- **Emigrant Trail Extension**

A shared use pathway from 1300 North to 5500 West, construction expected to begin between 2043 and 2050.

- **Layout Canal**

A shared use path to be built from 1300 North to Midland Drive in Roy, planned to be built between 2043 and 2050.

- **SR-37 Bike Lane**

A bike lane from 4000 South and 5100 West to 1800 North and 3000 West, is currently unfunded.

Figure 36 below shows the WFRC active transportation projects planned in West Point city boundaries.

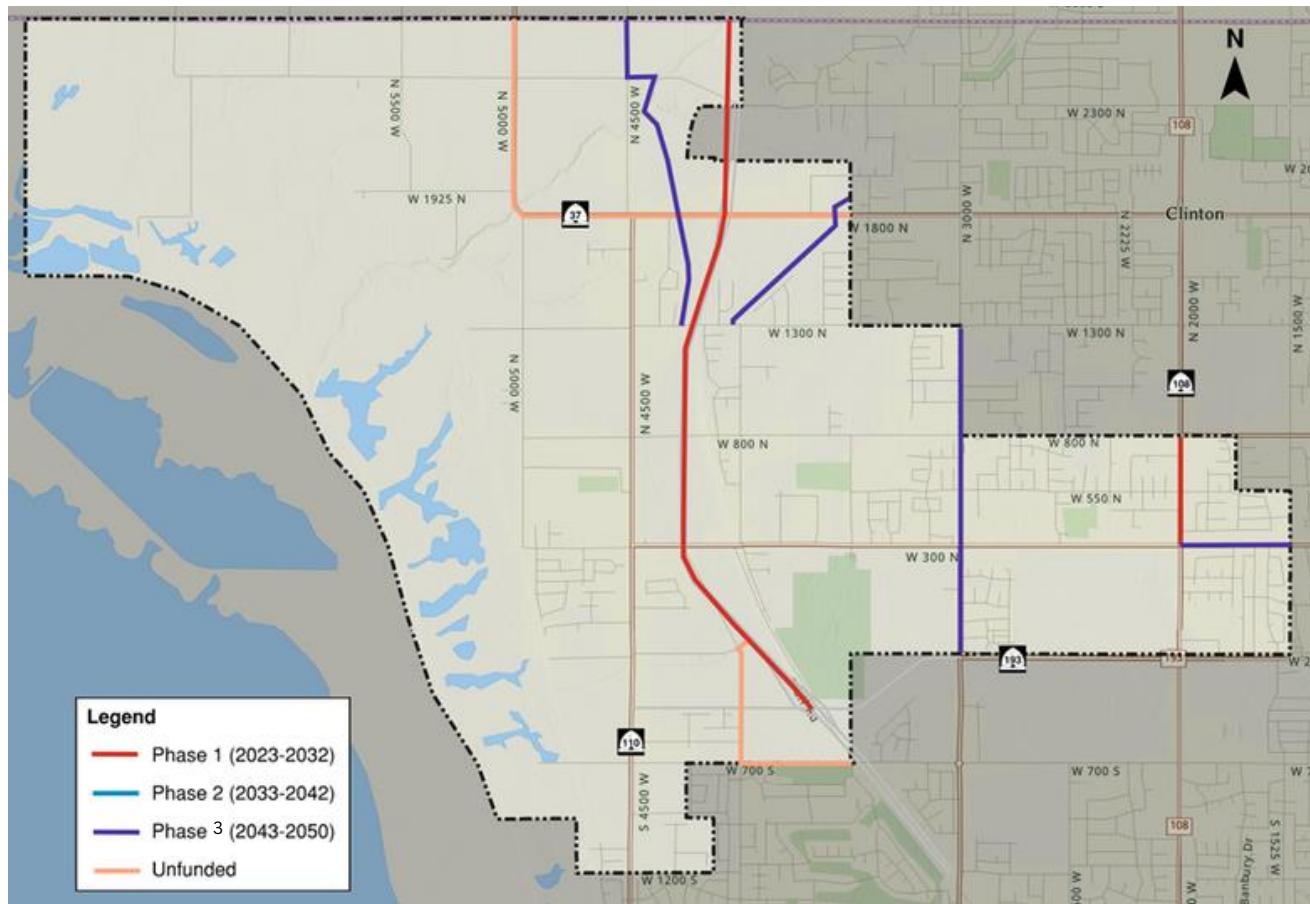


Fig 36 – Future Active Transportation Phasing Map



Transit Service

Public transit typically includes buses, light rail, and shuttle routes. Currently UTA bus Route 626 is the only bus route that services West Point City. Route 626 runs from the Clearfield FrontRunner Station, passes through West Point City on 2000 West, and ends at 5500 South and 3500 West in Hooper.

The Wasatch Front Regional Council (WFRC) 2023 regional transportation plan does not have any future transit improvements listed in their plan.

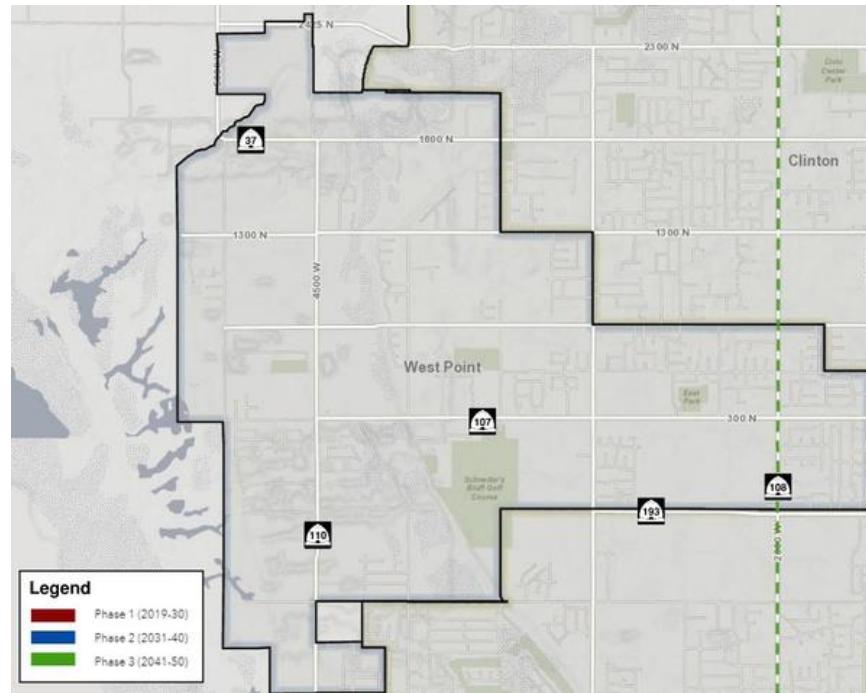


Fig. 37 – WFRC RTP Projects Map (2019-2050)

With the construction of new major transportation corridors such as the West Davis Corridor and SR-193 extension, there may be opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system. Additional transit routes may also serve the mixed-use development planned along the new city center boulevard.

On the topic of active transportation, the proposed Minor Collector cross section allows for the addition of bicycle lanes.

Bicycle facilities are an essential part of a connected transportation network and should be implemented when feasible.

Incomplete roadway segments (i.e. missing shoulders) pose a serious hazard to bicyclists, therefore roadways should be complete along the entire length of the bicycle lane. Figure 36 on the right shows the WFRC active transportation projects planned in West Point city boundaries.

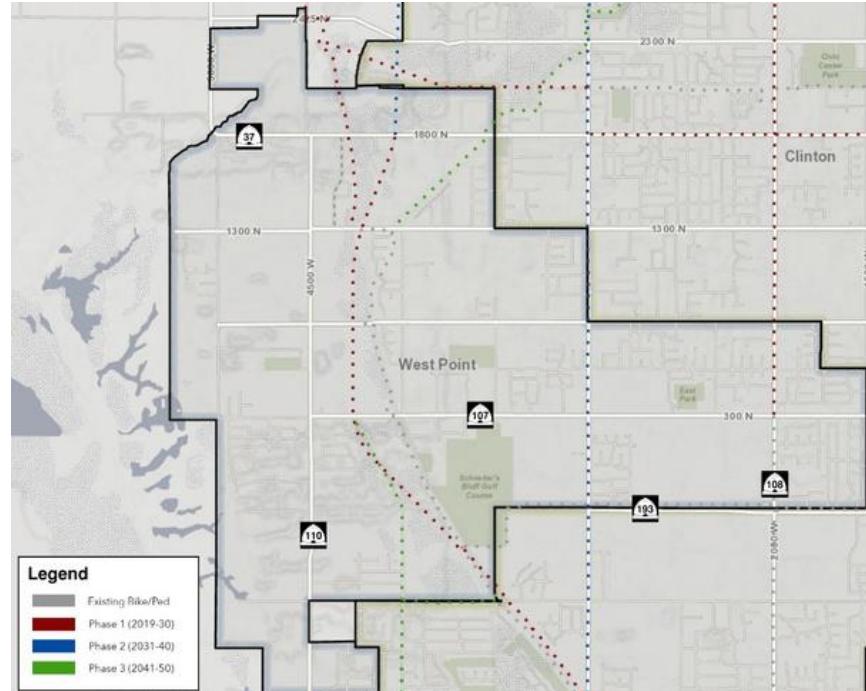


Fig. 38 – WFRC Active Transportation Projects



Access Management

Access management is the practice of coordinating the location, number, spacing, and design of access points to minimize site access conflicts and maximize the traffic capacity and safety of a roadway. Uncoordinated growth along major travel corridors often results in strip development and a proliferation of access points. Numerous access points along major travel corridors create unnecessary conflicts between turning and through traffic leading to traffic delays and accidents.

It is proven that proper access management will increase roadway capacity, reduce crashes, and create a more efficient roadway network for motorists. In areas where there is a large potential for land development, such as West Point City, it is essential for the City to balance property access and the functional integrity of the roadway facility. Access Management Standards for each roadway functional classification can be viewed in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan.



Streetscaping

Streetscaping includes the strategic planning and placement of items such as street furniture, lighting, art, trees, landscaping, and other treatments along streets and intersections to enhance functionality, aesthetics, and overall quality of the space. Streetscaping increases pedestrian safety by enhancing walkability and calming traffic. Streetscaping efforts should be emphasized in areas designated by the City as public gathering spaces such as plazas, parks, and other community gathering places. Streetscaping methods may also be incorporated into traffic-calming measures as the City deems appropriate.



Traffic Calming

Traffic calming refers to a set of measures and strategies implemented in urban areas and residential neighborhoods to slow down or reduce the speed of vehicles and make the streets safer for pedestrians and other road users. Benefits of implementing traffic calming measures include improved safety by reducing risks for vulnerable road users such as pedestrians, cyclists, and children. Quality of life is enhanced and active transportation is encouraged with slower vehicle speeds. It is recommended that the city adopt an ordinance or policy outlining when traffic calming is appropriate and to determine which traffic calming measures are acceptable.





Infrastructure & Public Facilities

Culinary Water

The City has rights to two wells within the City and water from the wells can be used as a backup to the water obtained from the Weber Basin. As a result, a Drinking Water Source Protection Plan and a Source Protection Ordinance have been established by the City to protect these wells. This well water can be pumped directly into the West Point City Water System if needed. Secondary water is also available throughout the City (approximately 95% access rate) from the Davis and Weber Counties Canal Company. Two 1 million gallon water storage tanks are also owned by the City. These tanks provide water for fire suppression, equalization storage, and emergencies.

West Point City is serviced by two water systems. The first is the West Point Water Service (east half of the City) and the second is the Hooper Water Improvement District (west half of the City). The majority of residents currently live within the West Point Water Service area. Most of this water is supplied from the Weber Basin Water Conservancy District. The map below shows the division of water system infrastructure in West Point City.

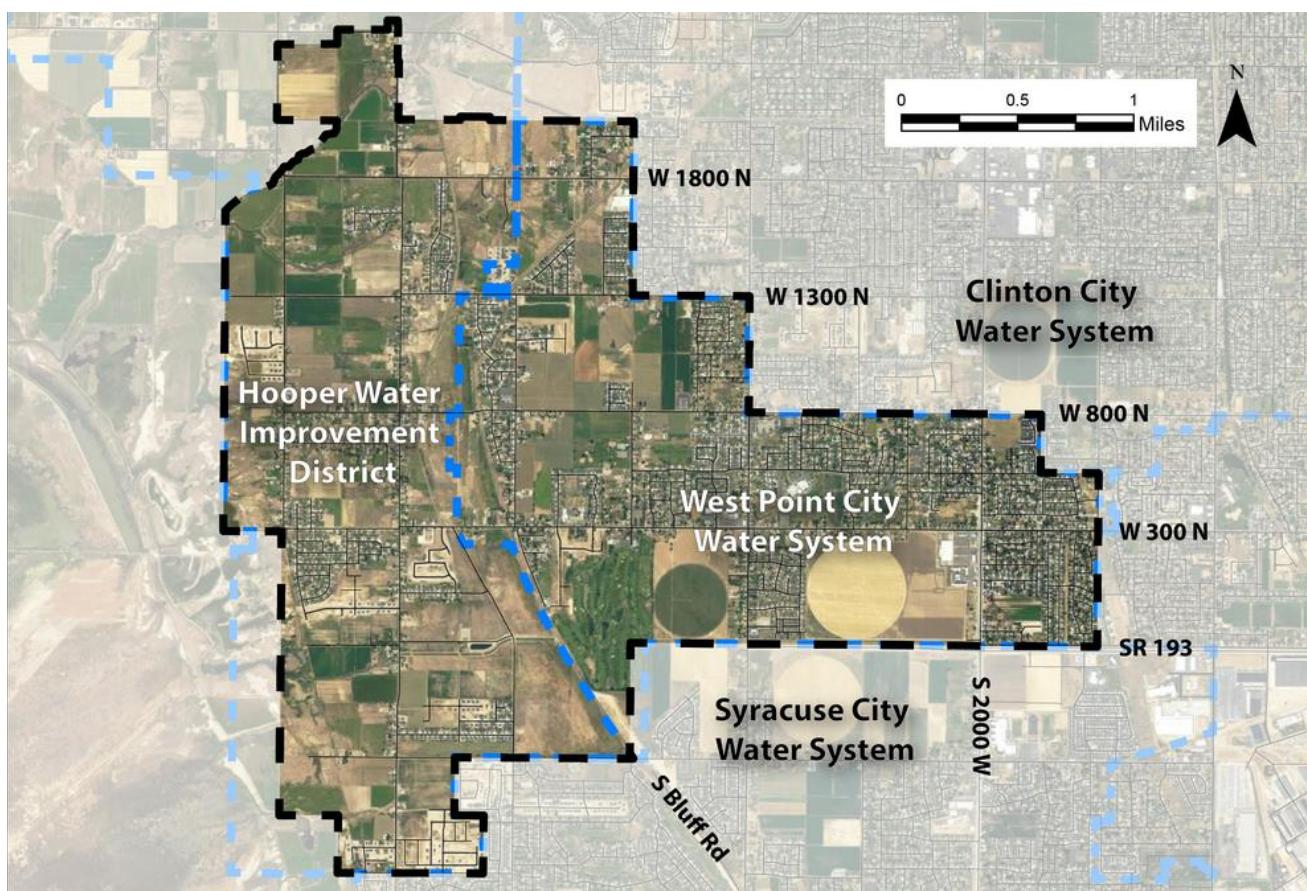


Fig. 39 – Culinary Water Access Map



Existing Conditions

The map below shows the existing culinary water line locations within the existing city limits. The map below also highlights areas of the west side of West Point inside the future annexation area that have relatively poor access to culinary water infrastructure.

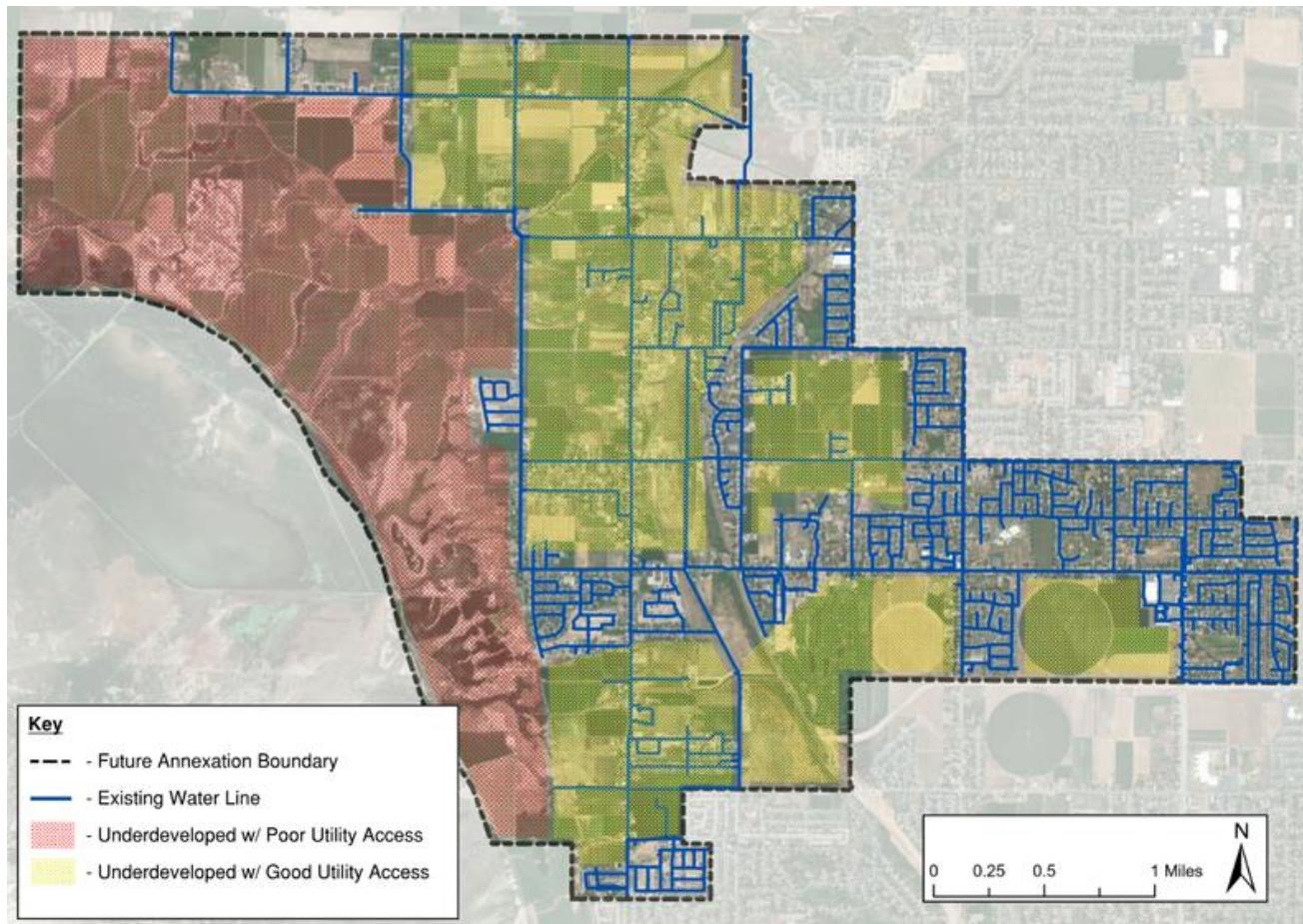


Fig. 40 – West Point Priority Development Area Map – Based on Access to Culinary Water

As the City continues to grow and expand, the amount of water consumed will increase. To account for this growth and ensure the long term water needs will be met, the City has an ordinance requiring new construction to provide water shares to the City. These shares are converted from agricultural water to municipal water as a result of an ongoing contract between the City and Weber Basin Water Conservancy District. Land without these shares will not be allowed to develop, ensuring adequate water supply into the future.

Water Use and Preservation

Senate Bill SB 110, passed in 2022, requires most municipalities to develop a water use and preservation element that is integrated with the land use planning and development (Utah Code 10-9a-403). West Point City recognizes that being a growth area located in a desert region creates the need for extreme sensitivity and long-range planning regarding the use, conservation, and protection of its limited water supply. The Division of Water Resources has a water conservation goal of a 20% reduction from the 2015 baseline by 2030, and West Point City can help achieve this goal by understanding and applying the following water conservation principles. West Point City currently requires that no new turfgrass be planted in park strips or areas with a width of eight feet or less, demonstrating a first step towards sustainability.



Effect of permitted development on water demand and infrastructure

Permitted development can lead to substantial increases in water demand and strain on existing infrastructure. Addressing these challenges requires comprehensive planning, investment in infrastructure, and the adoption of sustainable practices to ensure the long-term availability of water resources in such a sensitive environment. It can no longer be assumed there will be adequate water supply for current and future development.

Reducing water demand and per capita consumption for existing and future development



Sustainable development can be accomplished through the communal efforts of all citizens, businesses, and the city and involve a combination of technological, behavioral, and policy-driven strategies.

Technological Measures

- Using WaterSense-labeled smart irrigation controllers, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. Controllers are equipped with automatic rain delay or rain shutoff capabilities and have memory retention capability to retain preprogrammed irrigation schedules.
- Installing low-flow and water-efficient fixtures and appliances to reduce water usage without compromising functionality.

Behavioral Changes

Significant water use reductions can be achieved through basic conservation measures such as:

- Conducting public education campaigns to raise awareness about the importance of water conservation and practical steps individuals can take to reduce their water use, such as those mentioned in this document.
- Encouraging users of large amounts of water for landscaping and other exterior purposes to use “secondary” irrigation water rather than culinary water.
- Promoting xeriscaping, which involves using native and drought-tolerant plants that require minimal irrigation.
- Grouping plants with similar water needs in hydrozones.
- Planting water-conserving plants that are adapted to the West-Point area climate zone.
- Landscaping stormwater detention/retention basins without lawn unless used as part of an active recreation area



Policy and Regulatory Measures

To encourage the use of waterwise plants and landscape principles, the state is incentivizing the use of waterwise plants and landscape principles through its Landscape Conversion Incentive Program. West Point City currently does not qualify for the Landscape Conversion Incentive Program, and first must adopt qualifying water-efficient landscape ordinances for new residential developments. After qualifying, residents of the City will then become eligible for rebates. It is therefore recommended that West Point work with the State's Landscape Conversion Incentive Program to adopt the necessary ordinances to become eligible. At minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips or areas less than eight feet in width in new development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Opportunities to modify operations to eliminate or reduce conditions that waste water

Therefore, it is recommended that the city adopt a detailed landscape standard for all new development that takes into account the water conservation strategies mentioned above and considers principles of sustainable landscaping such as:

- Reduction or limitation of the use of lawn or turf;
- Promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
- Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
- Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
- Reduction of yard waste; and
- Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated

It is also recommended that the City adopt water conservation measures for its own facilities, including:

- Xeriscape landscape design reduction in the amount of turf grass areas requiring irrigation
- Installation of water saving plumbing fixtures
- Use of secondary water for major irrigated areas
- Use of irrigation control systems responsive to weather conditions, that reduce water runoff.

The City would also need to adopt the necessary water-efficient landscape ordinances to become eligible for the State's Landscape Conversion Incentive Program. The City should continue to act on the Implementation, Monitoring and Evaluation Plan from the West Point Water Conservation Plan, which includes a public information campaign to promote a reduction in water consumption.





Wastewater

West Point City is serviced with a wastewater collection system operated jointly by North Davis Sewer District (NDSD) and West Point City. The NDSD operates the trunk lines through West Point City while West Point City operates the connecting city sewer lines. The map below shows the existing sewer line locations within the existing city limits. The map below also highlights areas of the west side of West Point inside the future annexation area that have relatively poor access to wastewater infrastructure.

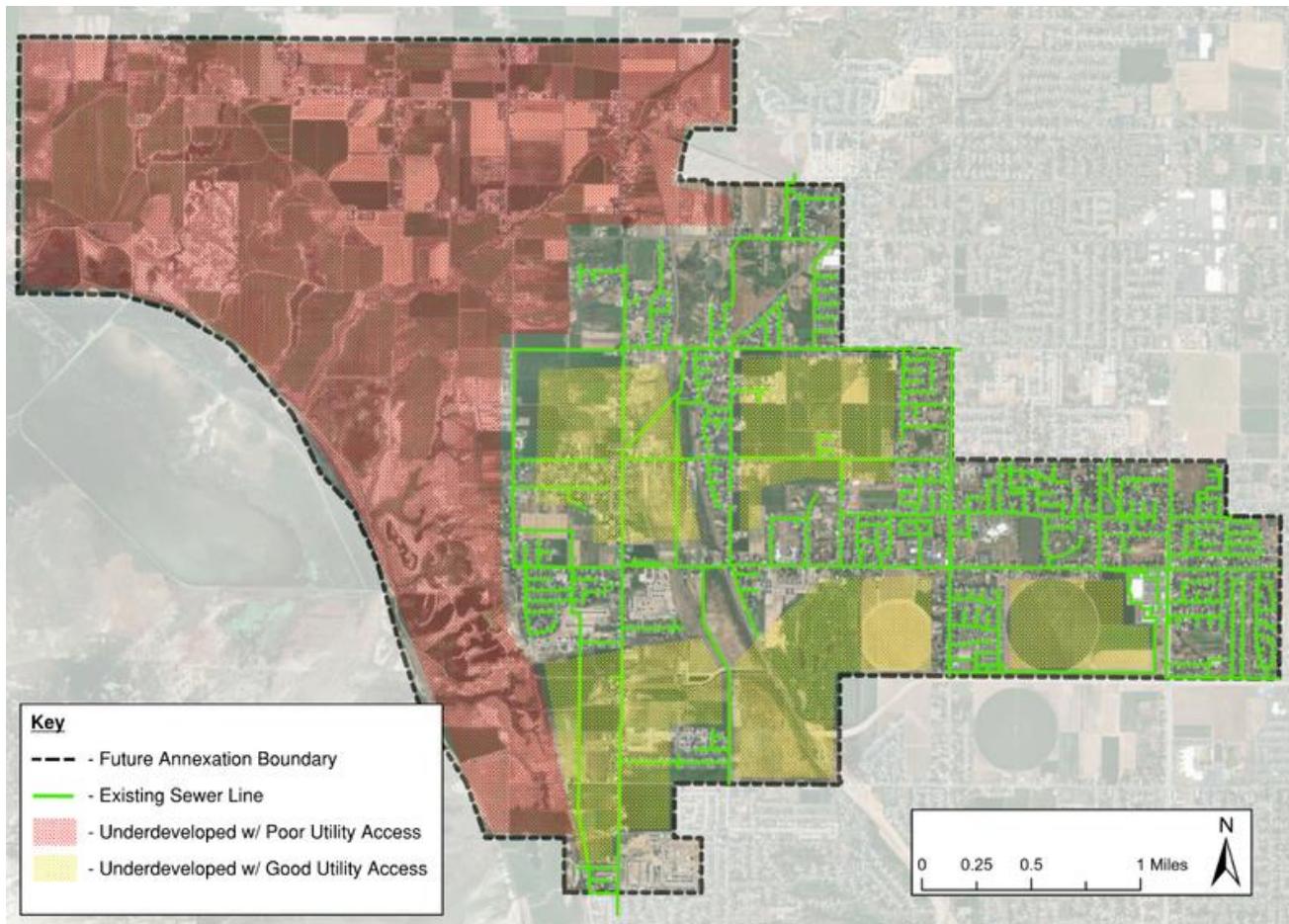


Fig. 41 – West Point Buildability Map Based on Access to Wastewater

Needed improvements have also been identified and budgeted for in a sewer Capital Improvements Plan (CIP). The City has implemented a preventative maintenance program to ensure that the system is properly maintained and that any issues are proactively addressed. The system appears to be correctly sized to handle current and future development for the near future and there have not been reports of overflows or backups occurring.

There are, however, currently areas within city limits of West Point, as well as in unincorporated areas of Davis County, that are not serviceable with the existing gravity fed sewer system (approximately 2100 acres). As the City continues to increase in population and housing units, work will need to be undertaken in order to service these areas. A West Point City sewer study was conducted in 2021. This is being further evaluated by recent design work to complete a sewer system for large portions of the unincorporated county areas.



Stormwater

West Point City is currently working on maintaining the stormwater systems and ensuring all requirements for Small Municipal Separate Storm Sewer Systems (MS4s) under the Utah Pollutant Discharge Elimination System. This means that the City must provide public education and outreach related to stormwater impacts and provide opportunities for public participation.

The map below shows the existing storm drain line locations within the future annexation area. The map below also highlights areas of the west side of West Point inside and near the future annexation boundary that have relatively poor access to storm drain infrastructure.

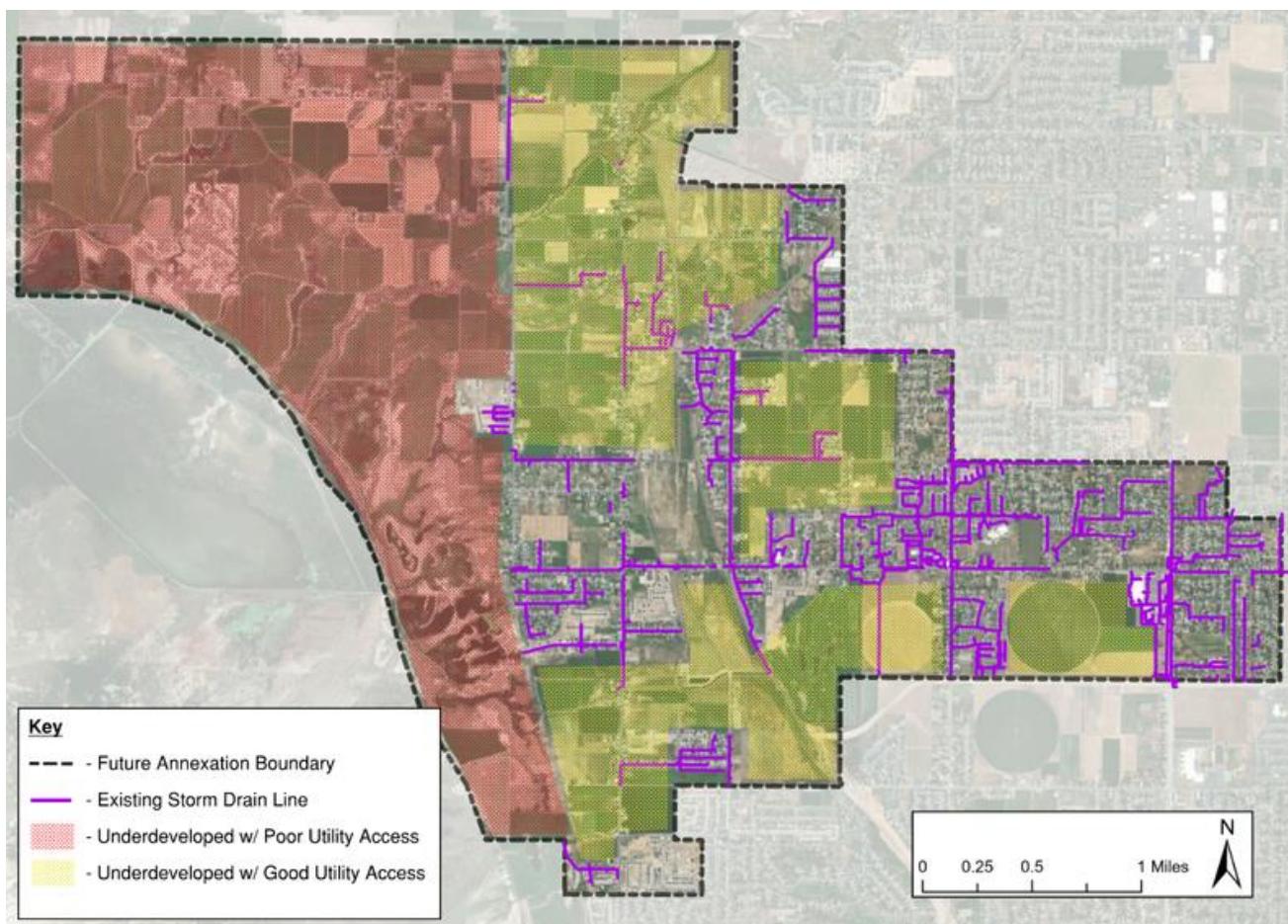


Fig. 42 – West Point Buildability Map Based on Access to Stormwater

The City must also address stormwater concerns brought on by illicit discharges, construction sites and new developments/ redevelopments. Lastly, the City must implement pollution prevention and good housekeeping measures for municipal operations. All of this work is to eliminate and reduce pollution caused by point and nonpoint sources of stormwater pollution. Residents are charged a small monthly fee to ensure that these requirements can be met.



Solid Waste & Landfill

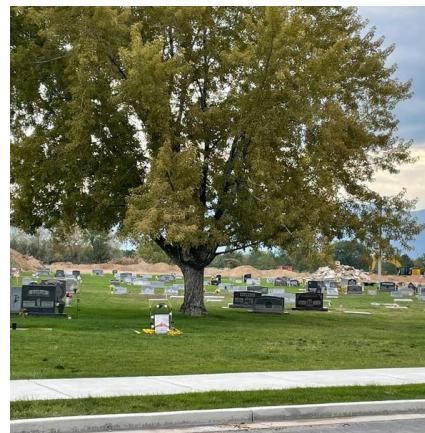
The City offers solid waste collection and recycling to its residents, as well as an optional green waste service for the collection of green yard waste. The City utilizes a private hauler for its solid waste and recycling services.

Materials collected as green waste are turned into mulch and compost. The landfill is operating within their capacity and recycling yard trimmings separately will help improve the performance of the incinerator and help ensure the landfill is able to be utilized well into the future.



Private Utilities

Rocky Mountain Power provides electric service to the community. Fiber Optics service is provided by Utopia, Comcast and Centurylink among others. Dominion energy is the primary provider for natural gas services.



Parks

Quality parks and recreation services and facilities help improve the quality of life for residents. West Point desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors.

There are 3 parks located within West Point City. These parks are the Bingham Memorial Park, East Park, and Loy F. Blake Park.

The parks provide varying levels of amenities and recreational benefits. Amenities include baseball, soccer and football fields, volleyball and tennis courts, boweries which are available for rent, fire pits, restrooms and walking paths.



The City's Recreation Department also offers a variety of programs and activities that take place in these locations.

Cemetery



West Point City operates a cemetery in the south-central part of the City. This cemetery is maintained by the public works department. This group conducts regular maintenance throughout the year, primarily during "mowing season" from April - October and throughout the winter as needed. General cleaning and detailing days are conducted twice a year. The Cemetery Administrator can be contacted related to availability and purchases. Future expansions are planned/anticipated for the cemetery in the future.



Risk & Resiliency

Community Risk Analysis

Generally speaking, the FEMA Risk Index rating is “Relatively Moderate” for Davis County, Utah when compared to the rest of the U.S. While the Risk Index is identified as being Relatively Moderate within the county, the social vulnerability is considered to be Very Low and community resilience is considered to be Relatively High.

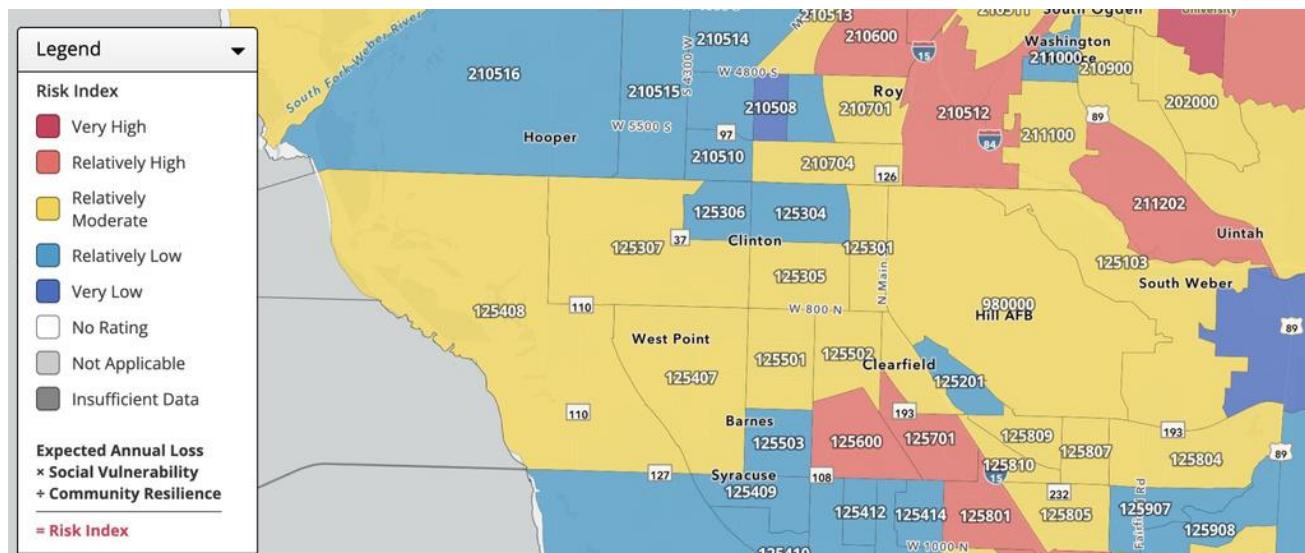


Fig. 43 – FEMA Risk Index Map

Source: FEMA National Risk Index 4/5/23

Based on expected annual loss values, fifteen of the eighteen hazard types contribute to the expected annual loss calculation for the County, yet the City also faces the potential for winter weather, lightning, strong wind, earthquake, avalanches, and ice storms that could impact the community in various ways. A breakdown of these hazard types and the expected annual loss rating is found below:

Expected Loss By Hazard Type – Davis County

| Hazard Type | Expected Annual Loss Rating | Hazard Type | Expected Annual Loss Rating |
|-------------------|-----------------------------|-------------------|-----------------------------|
| Earthquake | Relatively High | Ice Storm | Relatively Moderate |
| Heat Wave | Relatively High | Hail | Relatively Low |
| Lightning | Very High | Landslide | Relatively Moderate |
| Wildfire | Relatively Moderate | Drought | Very Low |
| Strong Wind | Relatively High | Cold Wave | Very Low |
| Winter Weather | Very High | Coast Flooding | No Expected Annual Loss |
| Tornado | Relatively Low | Hurricane | N / A |
| Riverine Flooding | Relatively Low | Tsunami | N / A |
| Avalanche | Relatively Moderate | Volcanic Activity | N / A |

Fig. 44 – FEMA Loss by Hazard Ratings



Emergency Preparedness & Hazard Mitigation

The City posts all emergency bulletins and updates on their website, in addition to an automatic call system, various local news sources (radio and TV) and by calling City Hall. The emergency evacuation route map is also posted on the City's website.

Public Service Capabilities

West Point City has ample public safety providers and partnerships that protect the citizens of the City from a variety of threats.

Law enforcement is provided by the Davis County Sheriff's Office. The Sheriff's Office employs over 200 deputies. In addition to law enforcement, the Sheriff's Office also conducts search and rescue operations, and coordinates with emergency management and corrections agencies.

West Point City is a member of the North Davis Fire District. The North Davis Fire District serves West Point, Clearfield, and Sunset cities with full service emergency fire and medical services. There are two fully staffed stations

Davis County Health Department ensures quality public and environmental health throughout the county and offers senior services. The Health Department addresses issues related to community health, family health services, communicable disease, inspection services, and environmental wellbeing. It also coordinates with other entities to ensure a good quality of life for residents.

Animal Care of Davis County provides animal control services to County residents by educating residents about safety and humane issues, enforcing ordinances related to animals, assisting the public address animal issues and protecting the safety and welfare of citizens and animals alike.

The North Davis Sewer District currently manages wastewater treatment for West Point and other areas, covering around 80 square miles and serving a population of about 238,000. It ensures sanitary sewer services for these communities, including West Point, by treating wastewater before discharging it safely into the environment.

The Mosquito Abatement District-Davis (MAD-D) oversees mosquito control in Davis County, focusing on public health and environmental safety. It conducts extensive mosquito larvae treatment in wetlands and less visible fogging for adult mosquitoes, covering a broad area. MAD-D emphasizes using the eco-friendly larvicide BTI, reflecting its commitment to reducing environmental impact while enhancing community comfort and health.



Public Engagement Synopsis.



04



An extensive public outreach program was integral to West Point's General Plan update. Throughout the public engagement process overarching themes emerged and the plan began to take shape capturing the desires of residents for what a future West Point City should become.

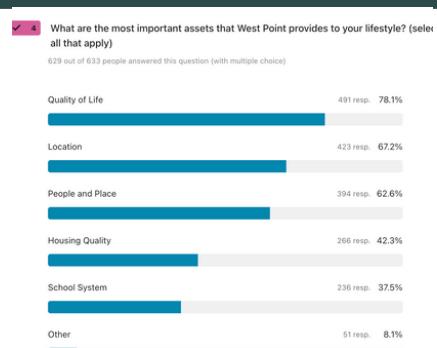
With the feedback received, there was a unified approach or theme to the responses. There was also an understanding by residents, property owners, elected and appointed officials, that development pressures were strong and growth was imminent; yet there was a desire to preserve their quality of life.

Much of the framework for discussions was centered on the premise that West Point will be growing; facilitators sought to identify areas of concern and which matters residents are open to change. This dialogue included conversations about the best locations in the city to accommodate that growth and what that growth looks like in terms of types of uses, buildings and densities.



Project Website

A project website was created and maintained with updates on the project and became a source where residents, who were unable to attend meetings, could still retrieve the information from those meetings.



Surveys

Two online surveys were distributed at two distinctly different times in the process. The first survey gathered baseline data and broad community vision and goals. After a formal review, results were compiled and presented to the City's elected officials. This was followed by posting and inclusion of results onto the project website. Further analysis of the survey results were identified during later public engagement processes to gather additional information and verify the results of the process.



Steering Committee

A steering committee, which consisted of representatives from the Council, Planning Commission, City Staff and the Consultant Team, met monthly to not only review project status and scheduling, but discussed the residents' input and the direction of certain elements of the plan that would need to be included.



In addition to the website and surveys, the following events and public open houses were held:

Small (one-on-one) stakeholder meetings

Stakeholder meetings were held with critical property owners to discuss needs, desires, and concerns with the overall conditions of the community.



Planning Commission Work Session

Met with the Planning Commission (in June) for general discussion on their vision for future development, including visual preference on types and styles of development

Public Hearings with Planning Commission and City Council for adoption

June Senior Lunch Event

Members of the consultant team attended one of the monthly Senior Lunches and had mini-round table discussions at different tables throughout the event



Resident Open Houses

June 13th Feedback on City's Strengths, Issues, Opportunities & Threats
July 10th Feedback on City Vision & Values
August 30th Feedback on Recommendations



City Council Work Session

Met with Council to review the public outreach, survey results and to receive feedback on the themes, visions and values

Fourth of July City Event

Booth was set up to receive input at the City's "Party at the Point" annual event

Joint Work Sessions w/ Planning Commision & City Council work sessions

Met with Commission and Council to review and discuss draft recommendations
Met with the Commission and Council to review and discuss Plan Recommendations & Final Draft



CORE THEMES

The results of the engagement process created a series of “core themes” that represent the overall community elements that are critical for residents to have continued. These are high-level in nature and are set as a guiding framework for all future phases of recommendations that are more specific.

PRESERVE QUALITY OF LIFE

01

Most people moved to West Point due to amenities such as schools, recreation, safety and access.

AGRICULTURAL Heritage

02

West Point residents are proud of the area's farming history, and want that promoted in the community

SUSTAINABLE Economy

03

Residents desire a balanced economy, prioritizing both local establishments & regional destinations.

HEALTHY Infrastructure

04

Residents want the city to remain committed to responsible resource use and appropriate infrastructure upkeep.

COMPASSIONATE COMMUNITY

05

People love that West Point takes care of its residents, and want that to continue with regular events & services.

EXPAND RECREATIONAL OPPORTUNITIES

06

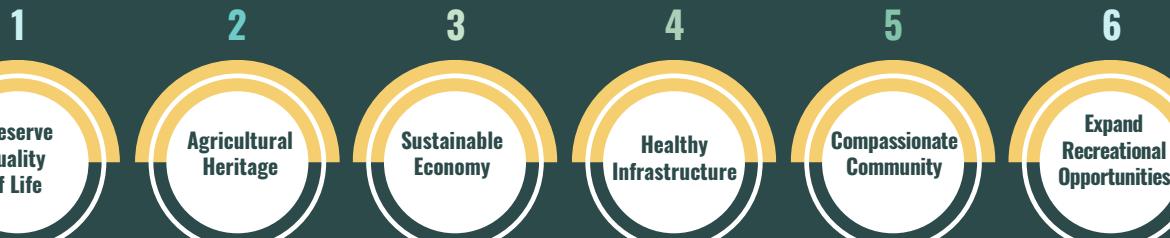
Outdoor amenities should be abundant across West Point, and should be used to connect neighborhoods.

VISION & VALUES PROCESS

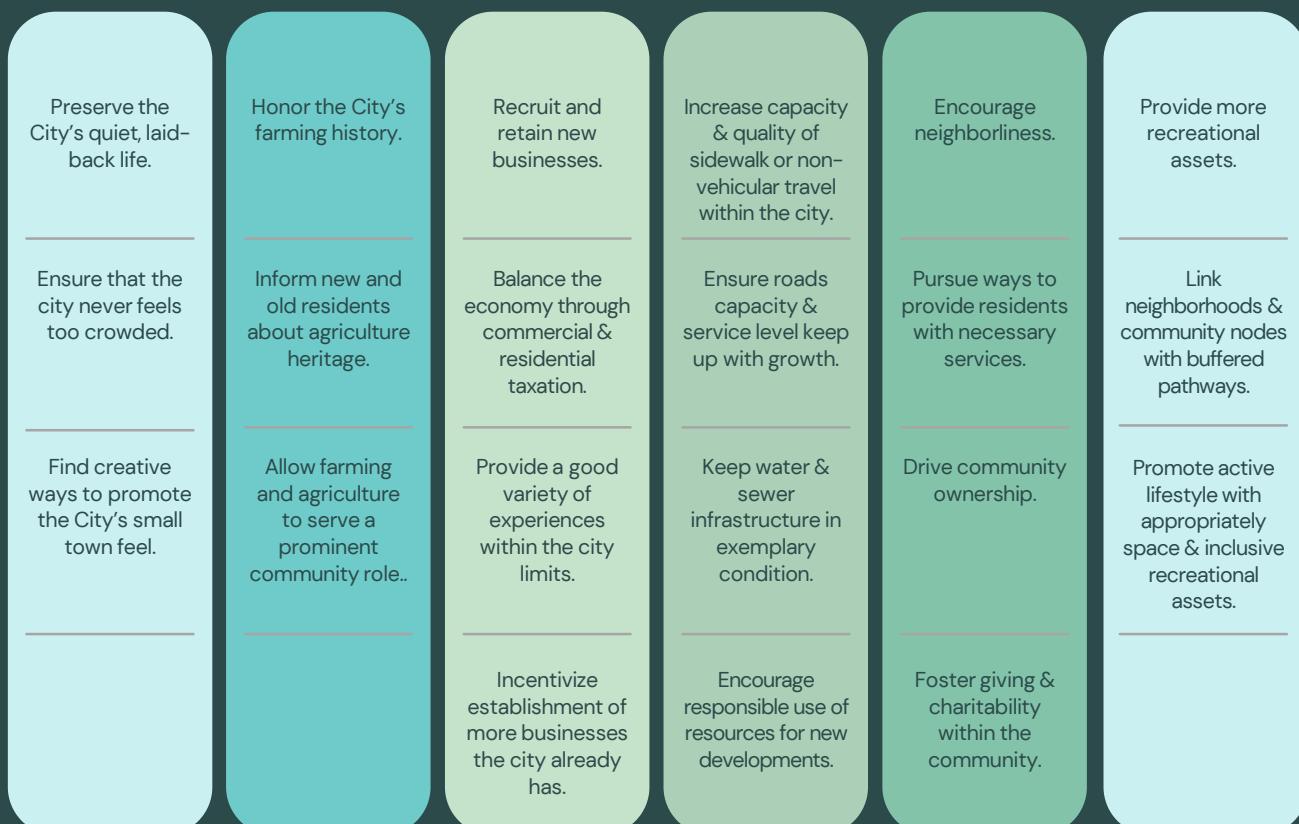
ENGAGEMENT



THEMES



PRINCIPLES



Strategies.



Community Context &
Character Strategies



Land Use Strategies



Housing Strategies



Economic Development
Strategies



Transportation
Strategies



Infrastructure & Public
Facilities Strategies



Parks & Recreation
Strategies



Risk & Resiliency
Strategies



Community Context & Character Strategies.



05



PRINCIPLES

- Preserve and personify the unique amenities within the City that support an increased quality of life.
- Preserve open spaces and offer a variety of housing within the City.
- Promote small-town charm through land use, economic development, and amenity access.

RECOMMENDATIONS

1. Buffer incompatible land uses to ensure the preservation of quality of life.

1.1. Require buffering or transitional zones for development, use, or density changes.

Buffers or transitional zones act as a bridge between various development patterns, land use, or density, ensuring a smooth transition and preserving the character of each area. For example, transitioning between a large-lot residential area to a multifamily residential area may include small-lot residences and townhomes. Another example would be transitioning from residential to commercial should include an open space with trees.

1.2. Promote strong visual and noise buffering between incompatible land use typologies.

Visual and noise buffers act as protective shields, preventing conflicts and disturbances between, e.g., industrial and residential areas. They enhance quality of life by reducing noise pollution and preserving visual aesthetics. Buffers may include a combination of the open space, trees, and other vegetation. In areas where vegetation is not originally present or has to be removed for some reason, the City should promote the planting of native, water-conscious trees (e.g., Douglas Fir) and xeriscaping.

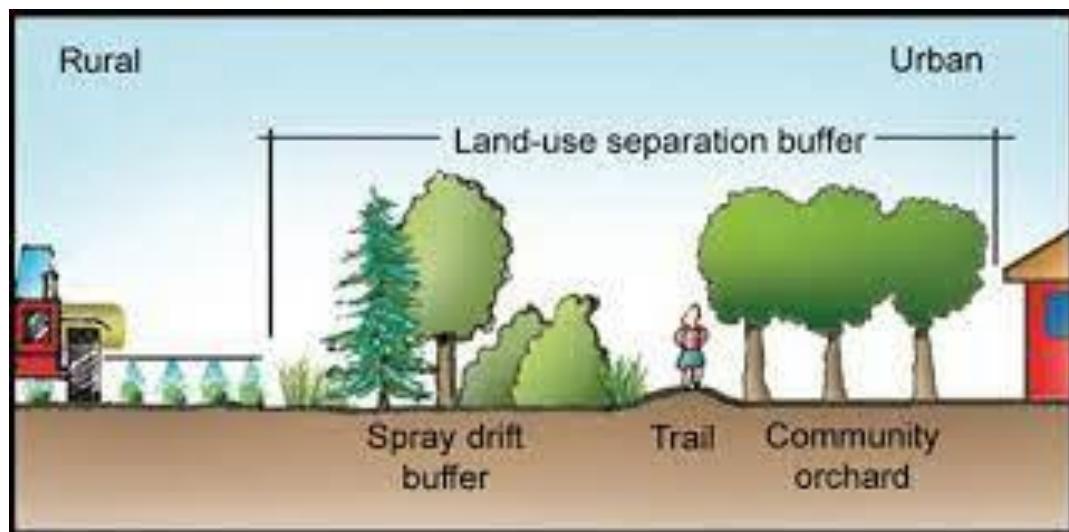


Fig. 45 – Sample Buffering Diagram



1.3. Strategically locate parks, civic spaces, or open spaces in between areas of density or use change.

Aligning with Recommendations 1.1 and 1.2, the prudent location for parks, civic spaces, or open spaces is in areas experiencing shifts in density or land use. In areas transitioning between compatible land uses (e.g., residential and commercial), active parks, passive parks, and civic spaces are appropriate. Otherwise, open spaces that may have extensive vegetation are more appropriate.

2. Strengthen the design identity of the community through public art, gateways, and streetscape investments.

2.1. Promote public art in visible locations such as gateways, entrances, or recreational facilities.

Encouraging public art in prominent locations, such as gateways, entrances, and recreational areas, can significantly enhance the cultural and visual appeal of the City. Where possible, it is recommended to consider the installation of uniquely identifiable design elements or public art that personify West Point.

2.2. Host an annual public art competition that specializes in distinct and unique local artists.

The City has an existing Arts Council, facilitating review and recommendation type guidance to the City Council. It is recommended that this group be further emboldened to create an annual public art competition dedicated to showcasing West Point talent is a powerful way to celebrate the local artistic community. Artwork utilized should focus on local residents work product and/or provide a demonstration of the small-town charm elements that have made West Point feel like home to the residents. This approach does not comply to a single platform and efforts will be required to operate a festival that is open and inviting to all.



Fig. 46 – Imagery from the Chalk Art Festival



3. Identify, protect, and celebrate historical or important sites throughout West Point.

3.1. Conduct a cultural resources assessment of the City.

Conducting a cultural resources assessment is a fundamental step in understanding and preserving West Point's cultural heritage. This process involves a comprehensive examination of historical, architectural, archaeological, and social elements that contribute to the city's identity. It will allow the City to identify historically significant sites, structures, and traditions that deserve preservation and protection. Moreover, a cultural resources assessment can inform planning and development decisions, ensuring that growth respects and enhances the city's cultural fabric. Finally, it can aid in securing funding for restoration and revitalization projects.

3.2. Document critical cultural elements or indicators.

Documentation involves recording and cataloging cultural aspects such as traditions, customs, historical sites, and intangible cultural heritage. By documenting these elements, West Point can create a comprehensive record of its cultural legacy. This not only ensures the preservation of valuable traditions and historical sites but also allows for their promotion and celebration within the community. Additionally, this documentation serves as an educational resource for residents and visitors, fostering a deeper appreciation of the City's cultural diversity and history.



Fig. 47 – Yarmouth, MA Town Heritage Sites Map

3.3. Compile the results into a trail or map, highlighting the unique history of West Point.

Compiling the findings of historical research into a trail or map is an effective way to showcase and celebrate the rich history of West Point. This initiative transforms historical information into a tangible and interactive experience for residents and visitors alike. Such a trail or map can be a valuable tourism asset, attracting history enthusiasts and curious travelers.



4. Conduct an annual needs and wants assessment with residents, business owners, and property owners.

4.1. Conduct an annual digital survey highlighting changes over the past year.

Implementing an annual survey is a proactive approach to monitoring and understanding the City's needs. This survey serves as a valuable tool for collecting data on various aspects of the city, from demographics to infrastructure changes and community satisfaction. Through this survey, the City can track trends, identify emerging issues, and measure progress in different areas. Moreover, the digital format ensures accessibility and convenience for residents, encouraging their participation in shaping the City's direction. Over time, survey data will allow for a comprehensive analysis of changes and improvements.

4.2. Document changes, concerns, and needed alterations for the upcoming year.

Documentation involves systematically recording shifts in demographics, infrastructure, community feedback, and emerging challenges. This practice also fosters transparency and accountability by involving residents in the identification of challenges and necessary improvements. Furthermore, this documentation serves as a reference point for program and policy evaluation. It enables the City to track progress and make data-driven decisions that enhance the quality of life for all residents.

4.3. Report the results to the Council and on the City website.

Reporting the subsequent survey results to the Council and making them publicly available on the official website is critical in maintaining transparency and accountability. Sharing these results with the Council helps provide insights into the evolving needs and concerns of the community. Simultaneously, publishing these results on the City's website will ensure that the information is accessible to all residents. This level of transparency not only builds trust but also empowers residents to stay informed and engaged.

4.4. Incorporate annual changes into a strategic plan or work sessions to address citizen concerns.

Ensuring that annual changes and evolving citizen concerns are integrated into the strategic planning process involves systematically reviewing the data, feedback, and insights gathered and updating the city's strategic plan and guide work sessions. This will ensure that the strategic plan remains a dynamic and relevant document that reflects the public's vision.

5. Encourage civic pride through West Point community events.

5.1. Encourage branded events that engage all of the West Point community.

Embracing branded community events is a dynamic approach to infuse vibrancy and foster community bonds in West Point. These events serve as catalysts for creativity, unity, and local pride. Scavenger hunts, crosswalk painting festivals, and business window painting contests are just a few examples of the exciting possibilities. These events engage residents and visitors alike, showcasing the city's unique character, culture, and talent.



Land Use Strategies.

06



PRINCIPLES

- Honor and preserve the City's farming history.
- Implement adequate land use preservation principles
- Provide adequate separation or buffering between incompatible land uses

RECOMMENDATIONS

1. Complete a review and analysis of the City's zoning ordinance for implementing the General Plan's vision and goals.**1.1. Review and update the residential zoning district densities and permitted typologies.**

The City should review and update the residential zoning district densities and allowed uses to ensure they align with current housing needs and prepare the community for future trends. Through this, the City can ensure that zoning regulations reflect current standards, demographics, housing demands, and sustainability goals. Residential densities that align with this GP's Future Land Use map and recommendations are as follows:

| District | Density | Permitted | Conditional |
|----------|-----------------|--------------------|---|
| R-1 | Up to 2.2 DU/AC | SFR-D | n/a |
| R-2 | Up to 2.7 DU/AC | SFR-D | ADUs |
| R-3 | Up to 3.6 DU/AC | SFR-D, SFR-A | ADUs |
| RN-6 | Up to 6 DU/AC | SFR-D, SFR-A, ADUs | n/a |
| R-4 | Up to 10 DU/AC | SFR-A, ADUs | Neighborhood commercial |
| R-5 | Up to 20 DU/AC | SFR-A, MFR, ADUs | Neighborhood commercial, community commercial |

Fig. 48 – Zoning Classifications and Allowed Uses Chart

This update should be done in conjunction with a thorough zoning code and land use map update, performed at a parcel level of detail. These types of processes can be undertaken internally by City Staff or externally by consultants. The efforts should ensure the zoning code and map align with this General Plan and the community's goals. Once the necessary revisions are identified and prepared, the City should adopt them as an ordinance to update the current zoning. It is important that the City conduct the zoning review sooner rather than later to ensure that new development aligns with the community's goals.



1.2. Review and update mixed-use development provisions.

Recommendations herein suggest creating mixed-use nodes and destinations where West Point residents can walk, dine, shop, and become part of the community. Zoning adjacent parcels as various districts is one method to allow mixed-use development. However, this can become administratively burdensome and hinder growth due to added permitting costs. Regularly assessing and revising mixed-use zoning codes is a pivotal strategy for West Point to promote sustainable and vibrant growth.

At these nodes and destinations where mixed-use developments are placed, there should be efforts to incorporate both vertical and horizontal mixed-use to maintain the character of West Point while also facilitating a multimodal environment. A few characteristics of a mixed-use zoning code that might be appropriate for West Point include the following:

- *Require at least 10% retail, restaurant, or service commercial for developments;*
- *Allow up to 18 dwelling units per acre;*
- *Require that the primary building entrance be oriented towards the sidewalk;*
- *Remove parking minimums for developments and new businesses;*
- *Ensure provisions for secured and on-street bicycle parking; and*
- *Require detailed transportation impact studies plans for large developments, specifically those prepared by the private development firms or qualified consultants, and approved by the City transportation consultant prior to approval.*

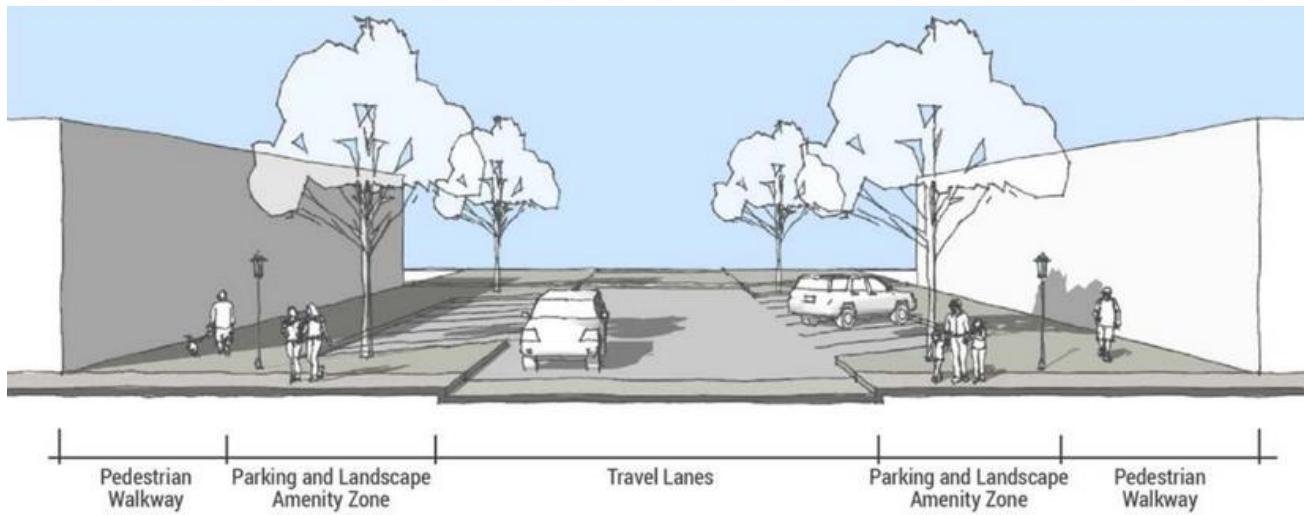


Fig 49 – Sample Mixed-Use Design Standards – Castle Pine, Colorado

2. Review the City's design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials.

2.1. In commercial development, consider encouraging architectural styles that are historic to the area or otherwise meaningful to the residents.

As the community continues to grow and evolve, the architectural patterns and typologies will alter. To preserve the cultural heritage of West Point, a series of design guidelines or architectural element frameworks should be created, requiring incorporation for both commercial and residential development. These design guidelines should draw inspiration from the region's history and local aesthetics. Promoting architectural styles with historical or cultural significance in development is a strategic approach that will foster a sense of identity and community pride.



2.2. Establish criteria and codify when it would be appropriate to apply design guidelines in residential developments (such as PUDs, increased density bonuses, or in conjunction with a development agreement).

Defining clear criteria and incorporating them into the city's regulations for residential developments, such as Planned Unit Developments (PUDs) or development agreements, is vital in maintaining the aesthetic integrity of West Point. While these are some areas where guidelines can be enforced, there are other opportunities and the Planning Commission, and City Council, must prepare a series of defining characteristics that outline the parameters for necessary incorporation. These criteria offer developers a structured framework for understanding when and how design guidelines should be applied, promoting predictability and transparency in the development process. Additionally, codifying these criteria allows West Point to protect its unique identity and quality of life. It ensures that residential developments align with the city's vision, promote sustainability, and enhance overall livability.

3. Promote a balanced and diverse variety of land uses within the city and strategically planned locations for commercial (non-residential) uses.

3.1. Identify priority corridors for commercial development.

Commercial development has an impact, both positive and negative, on the community. To manage growth, it is recommended that the City identify and prioritize corridors or areas for commercial growth. Identifying priority corridors for commercial development is a strategic approach that enables West Point to channel growth and economic activity in a targeted and sustainable manner.

This General Plan identifies the West Davis corridor, the N 2000 W corridor, and the existing farmland south of 300 N, i.e., the small area planning areas, as priorities for commercial development.

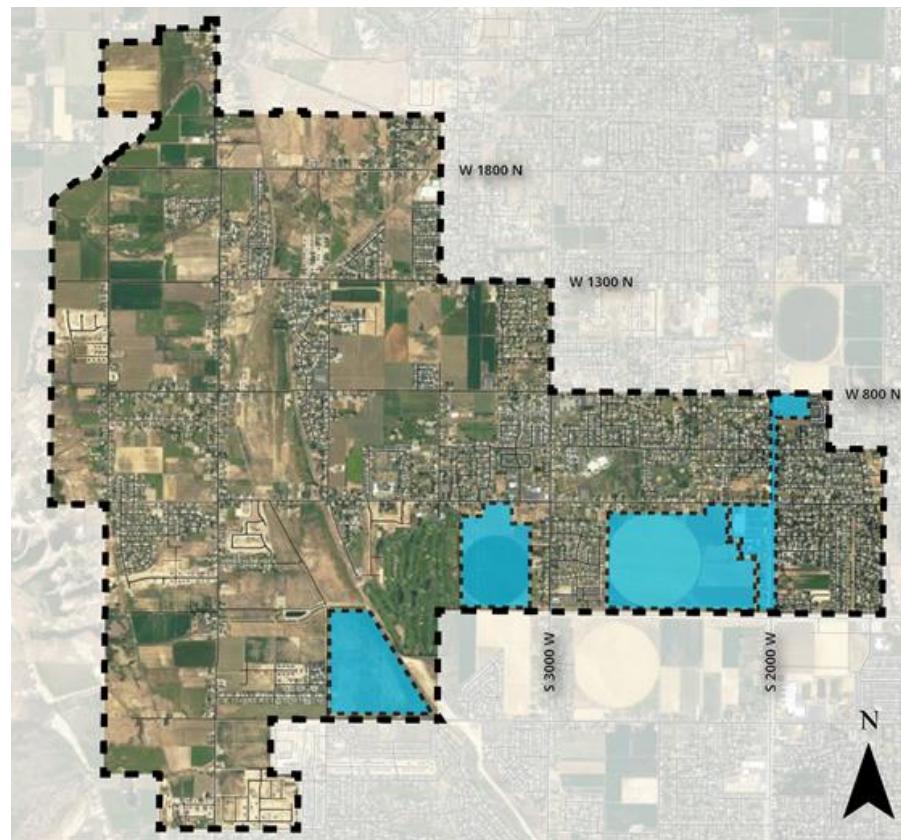


Fig 50 – West Point Targeted Commercial Development Area Map

3.2. Ensure that the size and scale of non-residential projects are compatible and consistent with surrounding existing development.

Adhering to this principle, West Point can ensure that new non-residential projects harmonize with the existing neighborhood, avoiding jarring contrasts in size and scale. It promotes a visually appealing and cohesive development that enhances the overall sense of place. Furthermore, this approach encourages responsible land use, preventing overdevelopment that may strain infrastructure or negatively impact the community. It also supports economic vitality by creating an environment where businesses can thrive within a context that resonates with residents.



4. Require trail or pathway land dedication within larger developments.

4.1. Require trail dedication for land not along the ROW, allowing for the construction of multi-purpose trails.

Requiring trail dedication for land not directly along the ROW is a strategic approach that promotes the development of multi-purpose trails, enhancing recreational opportunities and connectivity. These trails can be used for walking, biking, and other recreational activities, contributing to a healthier and more active community. When larger developments are proposed, it is recommended that land dedication be required for the use of pathways and trail connectivity. This dedication of space will be utilized solely for public accessways. There are two (2) ways of allocating space: 1) a square footage calculator based on area of development, or 2) a connectivity corridor outlining master-planned communities.

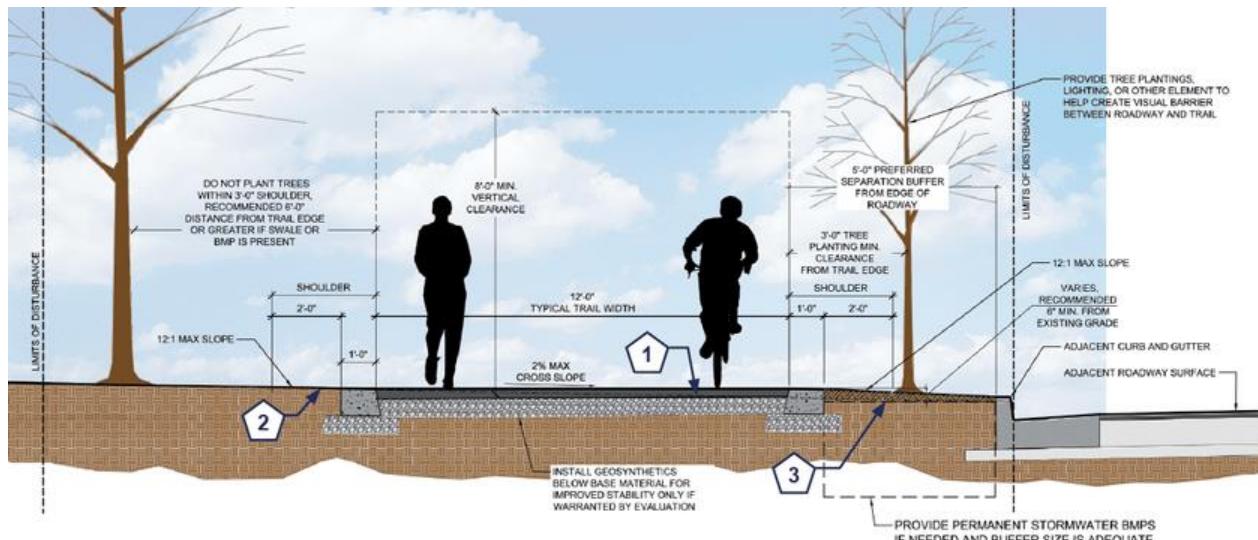


Fig. 51 – Sample multipurpose Trail along Roadway Cross-section – Credit Great Rivers Greenway

4.2. Identify areas where linkages or hubs are to be created, and create them with municipal funds.

This process involves carefully selecting critical connection points or areas where improved transportation or gathering spaces are needed and investing in their development. By undertaking this initiative, West Point can create well-placed linkages or hubs that facilitate ease of movement, provide gathering spaces for residents, and support local businesses. These areas can serve as focal points for community activities, fostering a sense of place for residents.



5. Protect areas of agricultural uses against development pressures.

5.1. Explore conservation easement programs as a tool to protect existing agricultural land or open space.

Conservation easement programs like the Agricultural Conservation Easement Program (ACEP) enable landowners to voluntarily protect their properties from future development while retaining ownership and certain rights. These are authorized by Utah State Code § 57-18. By enabling such programs, West Point can safeguard existing agricultural land and open spaces from urban sprawl and encroachment. This ensures these vital resources remain available for agriculture, recreation, and wildlife habitat preservation. Moreover, conservation easement programs promote a harmonious balance between development and environmental preservation.

6. Prioritize areas of development, based on available infrastructure.

6.1. Identify areas with development potential based on infrastructure access.

Identifying areas with development potential by assessing infrastructure access is a strategic approach that allows West Point to make informed decisions about growth and development. This process involves a comprehensive evaluation of areas within the city to determine their suitability for new development based on their proximity to existing infrastructure such as roads, utilities, and public services. This approach optimizes land use, supports efficient planning, and minimizes the strain on resources. Furthermore, it ensures that new developments have convenient access to transportation, utilities, and other critical services, while reducing the current sprawl development patterns.

6.2. Prioritize infill or development on sites with available infrastructure before other less-developed areas.

This strategy involves giving preference to redevelopment in areas where essential infrastructure, such as roads, utilities, and public services, is readily available. By codifying incentives (reduced impact/tap fees or otherwise) for infill or infrastructure-accessible parcels, the City can become proactive in its efforts to reduce infrastructure costs. Through implementing this approach, West Point can optimize the use of existing resources, reduce the need for costly infrastructure expansion, and minimize the environmental impact associated with new developments in undeveloped areas. It also helps maintain the character and identity of the community by focusing growth within established neighborhoods. Furthermore, prioritizing infill development enhances the overall livability of the city by promoting walkability, access to amenities, and the efficient use of public services. It contributes to a more resilient and vibrant community.





Housing Strategies.



07

PRINCIPLES

- Promote diversity of housing product mix that will support market demand at all life cycle stages.
- Improve missing housing typologies, creating a “full cycle” housing opportunity within the community.
- Prioritize development for housing on parcels and locations with adequate infrastructure already present.
- Encourage the development and maintenance of walkable neighborhoods with access to essential goods, services, and amenities.

RECOMMENDATIONS

1. Continue to encourage the development of new homes, in a variety of types, increasing the City's housing inventory.

1.1. Promote diverse housing typologies in critical community nodes, such as along commercial corridors.

Focusing new housing along commercial corridors brings more residents closer to essential goods, services, and amenities, reducing traffic and improving walkability. Through this effort, the City will be able to become more attractive to commercial, retail, and service based amenities. By encouraging new housing around existing commercial areas, the City can ease development pressure on farmland areas to help preserve West Point's rural character and agricultural heritage.

1.2. Provide clear guidance about acceptable densities and development elements for future growth.

Simple, specific, and easily accessible criteria regarding acceptable heights, setbacks, dwelling unit densities, parking, and other land use specifications enable a more straightforward permitting process for more housing.

2.1. “Missing-middle” and affordable housing, which may consist of higher densities.

From 2016 to 2021, American Community Survey data show significant growth in West Point residents aged 20-29. In 2021, couples without children made up 43.6% of households in the City (ACS 5-Year Estimate). Yet, West Point's housing stock consists of mostly large single-family homes. Middle-density options can be more affordable and better-suited to early-stage families. Medium-to-high density condos and apartments can be located near or within mixed-use, office and/or retail areas to provide conveniently located goods and services while mitigating impacts to lower-density neighborhoods.





2.2. Transitional densities that may be appropriate for twin or townhomes.

“Missing-middle” housing, such as low-to-medium density duplexes and townhomes, can provide a buffer between single-family neighborhoods and more intensive land uses. Locating these transitional-density residences between single-family neighborhoods and commercial areas enables convenient access to nearby goods and services. Buffering helps maintain the small-town, rural character of existing communities by focusing growth within appropriate neighborhood contexts.

2.3. Senior living (active adult) developments and housing opportunities

American Community Survey data show a growing senior-aged population. As of writing, West Point has a limited number of senior living communities. This lack of available senior living housing will be most impactful on the Baby Boomer generation approaches the age where these facilities are used. Tailoring permitting and zoning processes to streamline and expedite new senior living facilities can support this growing need. Based on this, it is recommended that an appropriate amount of senior housing and assisted living be developed within the City to allow for aging in place. This can happen in more dense residential areas other supportive areas

3. Promote and encourage reinvestment and maintenance in aging neighborhoods.

3.1. Plan for, fund, and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community.

Prioritizing and anticipating funding for neighborhood infrastructure needs will become increasingly important as areas of the City housing stock age at different times. Capital improvements include upgrading infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance. Identifying and inventorying the age of infrastructure throughout the City will provide the best opportunity for more efficiently funding programming, not only for required maintenance but the inclusion of preventive maintenance as well.

4. Implement a “spectrum of housing” opportunity chart.

4.1. Document the supportive and necessary housing typologies for matching the age cohorts.

Demographic data from the American Community Survey show that West Point is a family-oriented community, with the largest age cohorts falling into the adolescent range in 2016 and 2021. Retirement-aged cohorts have grown from 2016 to 2021. Young singles and couples are a rapidly growing cohort. A growing need for affordable housing due to rising home costs, high interest rates, and a lack of senior housing reveals an opportunity to promote a housing product mix that supports affordability for young residents and families and increased availability for seniors and retirees.

4.2. Outline applicable and acceptable building typologies that support the standard single-family development.

Single-family housing is the standard development type for West Point. However, this housing typology does not complete a vibrant community housing cycle. By outlining acceptable and compatible housing typologies that will support single-family housing, the City will be able to encourage aging-in-place and full-cycle housing opportunities. This task will require working with the public to outline levels of housing that support identified land use characteristics. These goals can help serve as transitional zones or buffers, as outlined earlier in this document.

4.3. Prepare a spectrum of applicable uses (more or less dense) allowed within the identified zoning district/densities.

A spectrum of housing provides a vibrant and inclusive community for residents. Documenting a spectrum of housing should include multiple densities and architectural typologies that are supplementary or supportive of the current use. These types of densities can be identified as allowed by right, or by conditional use. The results of this process can allow for pockets of density and development density flexibility around critical commercial nodes.



6. Aging neighborhoods and homes often provide great affordable housing options within the City, yet require proper reinvestment to continue to serve as positive assets.

6.1. Identify if the City has existing regulatory barriers on remodels or renovations, particularly of older homes.

Review existing codes and ordinances to determine if overly restrictive language exists. Analyze recent building permits for remodels and renovations to see if a proportional amount of applications are received and approved. Gather feedback from owners and contractors over recent renovations and remodels to identify bottlenecks and solutions.

Continue administering the Code Enforcement program to assist in improving the appearance and maintenance of neighborhoods. This should include, at a minimum, continuation of the existing program and potentially include expansion or streamlining of the current processes.

6.2. Continue offering regularly-held neighborhood clean-up programs and scheduled free city-wide clean-up days.

Community-based clean-up programs encourage residents to have pride in their neighborhoods and, when offered at low to no cost, allow all residents the same maintenance benefit. Building on the already present Spring/Fall clean-up days and free dumpster rental program, adding additional amenities will encourage a more tidy community. These clean-ups can include items such as the following:

- Community shredding days
- Christmas tree disposal events
- Bulk item pick-up days
- Household hazardous waste (batteries, paint, TVs, etc.) disposal days





Economic Development Strategies.



08



PRINCIPLES

- Recruit and retain new businesses.
- Balance the economy through job growth, and commercial and residential development.
- Provide more experiences, goods, and services within the City limits.
- Increase employment opportunities within the City.
- Create a sense of place within the City.

RECOMMENDATIONS

1. Promote business diversification through small business or entrepreneurship programs.

1.1. Create a small business owner round table (monthly meeting as a support network, similar to the senior lunch).

The City should engage with local small business owners to create an active support network. This network can help solve problems, serve as a support group, and foster young entrepreneurs. As the governmental entity, the City should coordinate the founding activities of this group until it becomes self-sufficient. Elements to be completed include organization, invitation, and event facilitation as necessary for the first few meetings. This roundtable should improve the communication between small business owners and share strategies for growing their businesses.

1.2. Encourage youth entrepreneurship through school or 4H integration.

The Davis School District and Davis County 4-H are prime avenues for engaging West Point's youth population, especially those who will be the future of the agricultural heritage of West Point. These young people are the community's future leaders, and gaining their buy-in and support from an early age will increase retention. The youth can engage in and contribute to the economy with proper mentorship and education. A coalition can partner with the City and other agencies to reach West Point's youth with entrepreneurial programming.



Fig. 53 – Sample Youth Entrepreneurship Integration Graphic

1.3. Provide educational meetings for businesses

The business community is a busy group of individuals and helping raise awareness of community events, processes, grants, or other amenities available will foster a stronger community. During these meetings the City can help educate local businesses on topics such as when residents and visitors have to leave the City to purchase desired goods and services due to lack of availability within the city limits, resulting in loss of sales and tax revenue for West Point. Additionally, this process will help build long-term relationships with business owners and set West Point apart as a business friendly community.



2. Diversify the local tax generation with additional retail or service-based industries.

2.1. Provide incentives to create a large-scale retail center at the West Davis interchange and SR 193.

Current work on the West Davis corridor by the UDOT will create a vital economic node for the City at the intersection of SR-193 and the West Davis highway. For the next few years future, the southern boundary of West Point will be a terminal node in the highway, creating a prime opportunity for retail and service-based businesses. Building off of the recent market analysis completed for this study area, the City should utilize available resources to attract anchor or large-scale retail tenants near the interchange. Additionally, with public incentives comes an opportunity to shape the development in a way that benefits the whole community. Utilizing the City owned land as a bargaining chip, the City should promote the goals outlined in this General Plan and other community goals at the time of development.

2.2. Expand the 2000 W corridor as a commercial node.

Building on the success of the Smiths Marketplace development, the City should utilize the northwest corner of SR-108 and SR-193 as an emerging corridor. This area can expand the service, retail, and necessity amenities currently being purchased outside of the City. The adjacent agricultural land represents a prime opportunity to build upon that success and continue to serve the needs of nearby residents, capturing retail sales and associated tax revenue.

2.3. Encourage small to medium-scale retail business expansion.

Providing spaces and opportunities for small to medium-sized businesses will encourage growth and job placement within the City. Utilizing zoning and available incentives, the City can attract businesses of all sizes, but fostering them to grow locally will create a more sustainable economy. This requires providing adequate locations, identification, and tools to each business. Some options of opportunities to provide are below:

- Business growth rewards (tax or incentive-based)
- Relocation assistance programs
- Community event participation
- Coordination support with the Chamber, school district, or other critical partners

2.4. Provide adequate zoning districts and building typologies that will support small business footprints.

Businesses' footprints and space allocations are shrinking based on work-from-home trends and the hybridization of retail. Helping to foster the growth or attraction of small businesses is critical to creating a local workforce. To assist with this, the City should provide adequate zoning and architectural approval processes for small form factor or shared space facilities. These facilities allow business owners to move from home-based business locations and expand into brick-and-mortar units. These buildings often range from 500 to 2,500 square feet and can include multiple businesses per location.



3. Create cultural or historic venues that offer experiential businesses/districts.

3.1. Identify local art or cultural assets that can be capitalized.

Cultural and historic assets are the background of what makes a community feel like a defined place. Local cultural assets, including its arts community, are a cornerstone of the community. In order to capitalize on available assets, the community needs to identify what cultural programs or ambassadors are within the City, partner with their leaders, and engage the local arts or services that are offered. This will not only help bolster the local economy, but it will also promote diversification and grass roots growth. These results or assets should be compiled into a thorough database that can be referenced and called upon as a resource for economic development.

3.2. Help direct clustered development that will improve retention and long-term viability.

Just as with any development, clustering cultural or localized assets together will help build community and a strong local ecosystem. Creating districts provides a draw and destination, attracting residents and visitors to a space and helping explain or demonstrate the cultural heritage. Creating these types of places is possible through placemaking and civic gathering destinations. District placemaking can help improve commercial and residential retention while also helping long-term commercial viability. Rather than developing 'place-less' commercial strips, these clustered commercial developments that draw on the City's identity will be much more economically resilient.

Clustered and Symbiotic



Fig. 54 – Sample Site Programming Exercise for Clustered Development



4. Capitalize on newly visible commercial corridors created by the highway expansion.

4.1. Prepare land use that will remain flexible for economic development needs

New economic development corridors, currently greenfields, will likely be the first to develop. While this will provide additional revenue to the community, it will also require flexibility in zoning and land use regulations. This flexibility should be approved in developer agreements or similar structures that outline overall densities and square footage of commercial/retail to be created. Through this effort, the development team can construct the necessary elements, yet have flexibility to provide them in locations or phases that meet their needs. Overall, some mechanisms that can be utilized are 1) development agreements, 2) overlay districts, and 3) design guidelines.

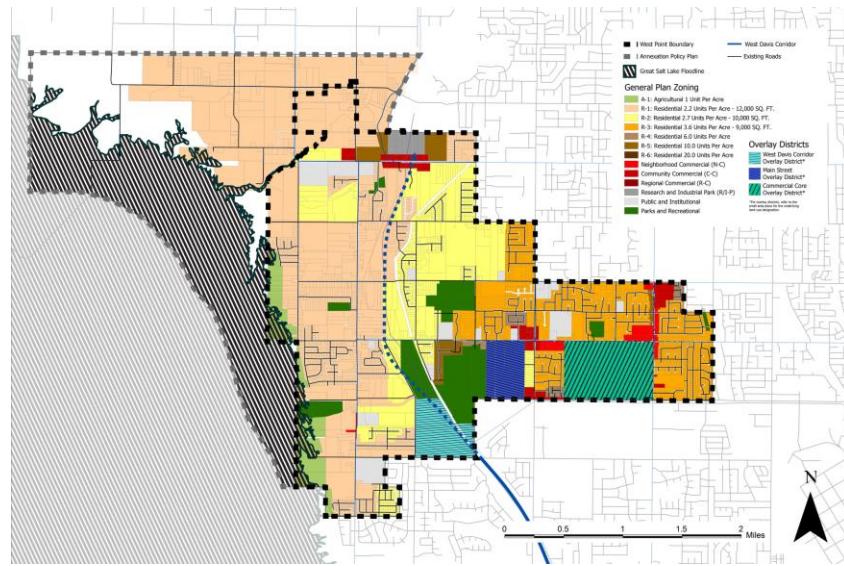


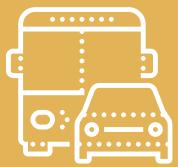
Fig. 55 – Overlay Districts Location map

4.2. Utilize the CRA to prepare necessary infrastructure systems along the new corridors.

Portions of the municipality are already covered in a current CRA district. Available funding from this mechanism should be leveraged to install or upgrade infrastructure necessary to encourage development at critical nodes or corridor locations. By utilizing these funds for this specific purpose, the City will be able to attract better attract and direct the phasing or expansion of development within the City. Additionally, this will allow the City to develop a more diverse sales tax revenue without property tax increases.

4.3. Facilitate an annual “state of economic development” report for the City.

West Point is in a growth phase, which is a concern for some. While growth is inevitable, the public must be notified and educated of recent and upcoming changes. This can be achieved by an annual “state of economic development” letter or write-up that can be included in a regularly prepared newsletter. This process will allow the City to remain proactive and educate the public about economic impacts, concerns, and additions anticipated to the City as a direct result of the efforts.



Transportation Strategies.



09



PRINCIPLES

- Increase pedestrian transportation safety and opportunities
- Increase the transportation network's level of service.
- Enact adequate fees or assessments for high-impact roadway users
- Prioritize equitable access to schools and recreational facilities

RECOMMENDATIONS

1. Create a roadway connectivity standard.

1.1. Understand what a good connectivity standard may contain.

Disconnected streets, which oftentimes include cul-de-sacs and dead ends, are a major factor in increasing auto dependency and increasing traffic on collectors and arterials. A well-connected street network removes local trips from the regional roadways and utilizes the local networks to reduce the need for unnecessary roadway widening in the future. A good connectivity standard typically may require the following:

- A circulation plan to be provided as part of a preliminary subdivision plat application.
- A connectivity index calculation which favors developments that provide trail connections or access to green space such as open space, parks, or natural areas.
- A residential connectivity standard that requires a connectivity index, block length, and cul-de-sac length based on development density.
- Pedestrian connectivity standards for residential and non-residential developments that focus on providing access to existing and planned trails.
- Nonresidential connectivity standards requiring nonresidential subdivisions containing the dedication of public roads to meet a connectivity index and block length standard.

Lehi City adopted a connectivity [standard](#) that has been a case study in the Utah Street Connectivity Guide sponsored by the Wasatch Front Regional Council and is a good example of what a connectivity standard may contain. It is recommended the City review Lehi's connectivity standard and discuss what a connectivity standard may look like in West Point City.

1.2. Apply to the Transportation and Land Use Connection (TLC) program for ordinance assistance.

Undertaking audits and updates to these ordinances is a time-consuming and technical effort that often is outside the current working capacity of municipal staff. Wasatch Front Regional Council staff will work with local staff, appointed officials, and/or elected officials to understand the community's ordinance needs and conduct the audit at no-cost to the local communities. Applications are accepted and reviewed on a rolling basis.



2. Create plans for new transit services in the City.

2.1. Meet with UTA to identify potential future transit service routes.

The 2023 WFRC Regional Transportation Plan shows that there are not any plans to provide additional transit services in the city. Frequent transit service increases the development potential of land in the city, and is essential to providing equitable access to the transportation network for vulnerable populations. Meet with UTA to identify potential future transit service routes that will maximize commercial corridors and access to middle-range housing. Examine the future roadway functional classification map and future land use map to determine potential routes and prioritize transit routes in areas of future high-density development. Develop a phased plan for future transit routes. Consider possible routes that may serve the mixed-use development planned along the new city center boulevard. Consider opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system. Options should be evaluated that will connect areas of high-density development with direct and frequent transit routes to the Clearfield FrontRunner station.

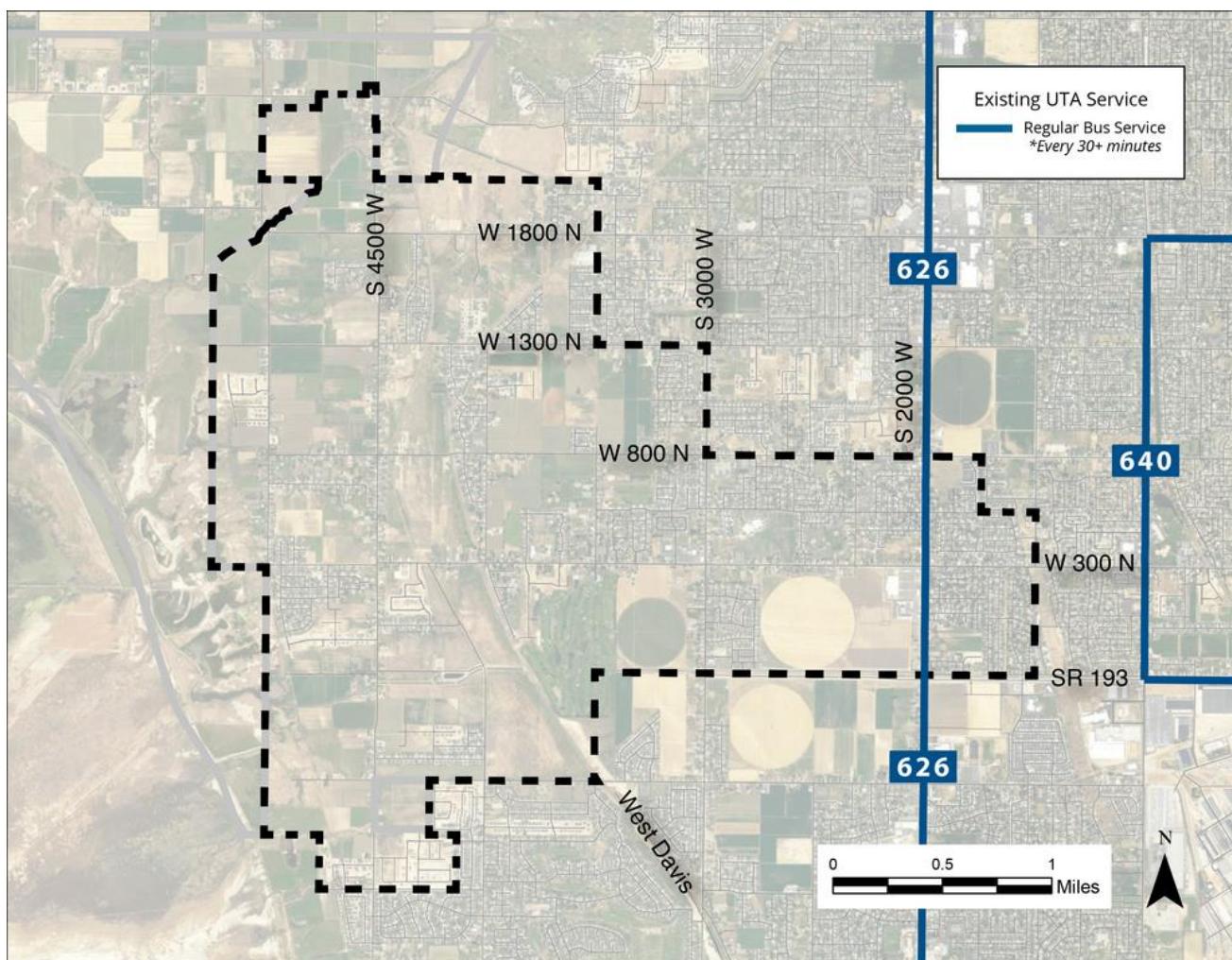


Fig. 56 – UTA Service Route Map



3. Create plans to make active transportation improvements.

3.1. Create and maintain a detailed road resurfacing and reconstruction schedule that includes the addition of bike lanes.

Assess all existing Collectors and Arterials and identify roadways for the opportunity to integrate bike infrastructure. Roadways with wide shoulders, wide lanes, or extra asphalt width can be re-striped to include bike lanes. Create a map of these facilities, so that as regular roadway maintenance projects (such as resurfacing or reconstruction) occur on these roadways bike lanes can be added at that time. Consider buffered bike lane treatments whenever possible, especially on high-speed arterial roadways and where pavement width allows.

Bike lanes are to be striped on all Minor Collector roadways, per the West Point Transportation Master Plan cross sections. With that information, the City together with its transportation infrastructure partners (UDOT and the County) should create and maintain a detailed road resurfacing and reconstruction schedule that includes identified bike infrastructure upgrades. This information should be publicly available on the City's website for residents and others to be fully informed on project timelines.



Fig. 57 – Sample Bike Lane Integration Tactics

3.2. Review the city-wide and regional trail plans and identify missing key connections.

Compare the planned active transportation facilities (trails, bike lanes etc.) from the WFRC regional transportation plan active infrastructure improvements and the North Davis Active Transportation Plan. Identify any areas with potential missing connections, including areas where necessary development efforts will yield land dedications or access ways for trails. Consider establishing additional trail systems based upon the natural drainages and canals when possible, and expanding connector trails to existing trails that are not currently connected to regional or collector trails.



4. Develop and enact a 'Vision Zero' policy.



Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all citizens. One step to eliminating traffic fatalities and severe injuries is reducing speeds when necessary by implementing traffic calming measures.



4.1. Create a traffic calming ordinance or policy.

Traffic calming refers to a set of measures and strategies implemented in urban areas and residential neighborhoods to slow down or reduce the speed of vehicles and make the streets safer for pedestrians and other road users. If a roadway has frequent pedestrian or bicycle users, then speeds should be managed so that an impact is less likely to be fatal. If speeds can't be reduced, vulnerable roadway users need to be separated from vehicular traffic. The City is to determine which traffic calming measures are appropriate for West Point. Traffic calming measures typically consist of both physical and non-physical methods such as:

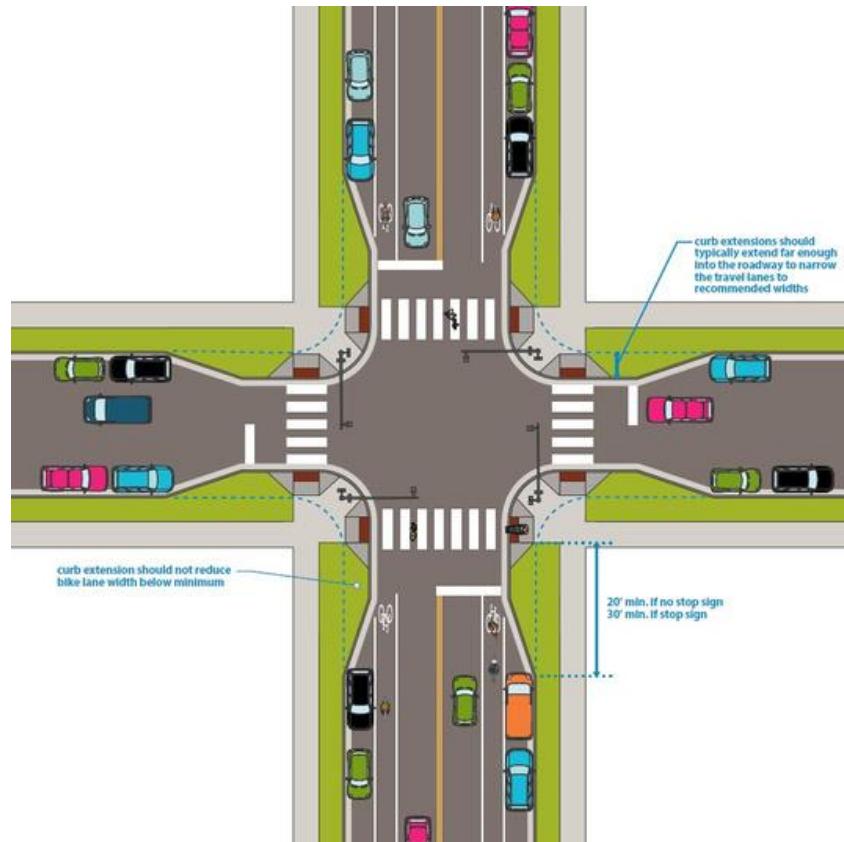


Fig. 58 – Sample Traffic Calming Measures



Additional traffic calming methods and resources are included in the 'Traffic Calming' section of the West Point Transportation Master Plan and are to be reviewed by the City.

After creating a list of appropriate traffic calming measures, the City is to decide the context for when the traffic calming methods should be implemented based on factors such as number of travel lanes, functional classification, average speed, or daily roadway traffic volumes. Require that a traffic speed study be conducted on a case-by-case basis to determine the best traffic calming methods for the situation and to ensure the recommendation meets the design criteria for the construction of the traffic calming device. Consider a requirement for traffic calming measures at locations where there is a pattern of speed related crashes.

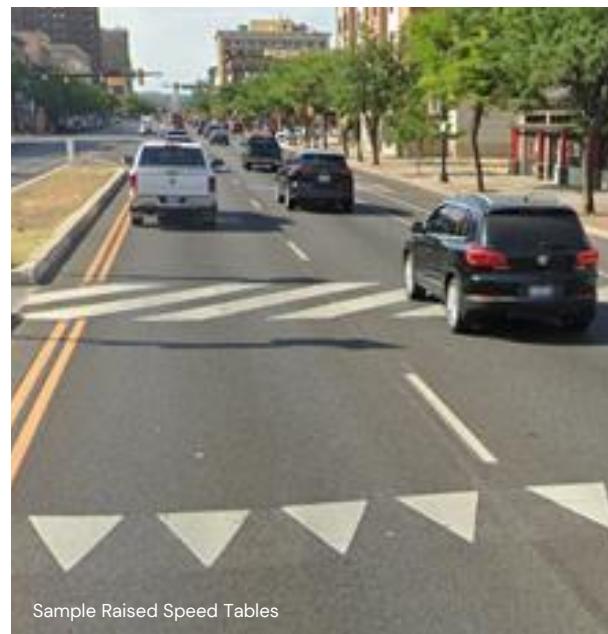


Fig. 59 – Additional Samples of Traffic Calming Measures

5. Continue implementing transportation-related requirements for major development proposals.

5.1. Require that a detailed traffic impact study (TIS) be conducted on a case by case basis by each developer for significant development.

A TIS assesses the expected traffic implications relating to a new or redeveloped property. The West Point Traffic Impact Requirements dictate the level of study required based on the size of the proposed development and the estimated Annual Daily Traffic contributed by the project. West Point City is to continue enforcing the West Point Traffic Impact Study Requirements for all new significant development. Each TIS will be conducted by a qualified Traffic Engineer at the developer cost.

5.2. Enforce WFRC's connectivity recommendations for all new development.

Developments should follow best practices outlined in [WFRC's Utah Street Connectivity Guide](#) to improve mobility, create transportation options, reduce emergency service response times, increase safety, and activate the economy. West Point may consider creating a policy that requires developments to follow a certain minimum connectivity standard (see the WFRC Utah Street Connectivity Guide for metrics), limit block lengths, prohibit/limit cul-de-sacs, or create a pedestrian circulation plan. In addition, the City is to follow the access management standards described in the West Point Transportation Master Plan.



Infrastructure & Public Facilities Strategies.

10





PRINCIPLES

- Increase capacity and quality of sidewalk or non-vehicular travel within the city.
- Promote cautious growth of the current infrastructure systems
- Encourage water conservation through ordinance and action
- Encourage responsible use of resources for new developments.

RECOMMENDATIONS

1. Install sidewalk, curb and gutter throughout the city.

1.1. Catalog the condition of sidewalks, curb and gutter.

Use a combination of satellite imagery and field surveys to create a GIS map of all existing sidewalks, curb, and gutter in the City. This detailed catalog of information can help the City make informed decisions about limited infrastructure funds, ranking based on priority, conditions, or accessibility needs. The City can invite volunteer groups to critically survey all sidewalks, curb, and gutter. Alternatively, an AmeriCorps VISTA can be employed for a semester to help the City engineering department complete this.

1.2. Develop and maintain a GIS database of sidewalk, curb and gutter conditions.

GIS data is helpful in locating infrastructure needs by reducing redundancy in staff and contractor expenditures for infrastructure. GIS platforms (e.g. ESRI) build and maintain apps and systems for streamlining infrastructure data collection. Using staff and volunteer capacity, the City should develop and maintain a GIS database of sidewalk, curb and gutter conditions. This data will be crucial in identifying the most critical needs throughout the city and to allocate financial resources in an equitable and efficient manner.





2. Reduce water demand and per capita consumption from existing and future development through a balanced approach.

2.1. Adopt water-efficient landscape ordinances for new construction.

At a minimum, the following water-efficient landscape ordinances for new construction are recommended:

- No more than 50% of front and side yard landscaped area in new residential developments shall be turfgrass. Turfgrass limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, turfgrass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

2.2. Adopt the necessary water-efficient landscaping ordinance to apply for the state's Landscape Conversion Incentive Program.

The cost of acquiring new water rights is expected to increase over time and water conservation will likely be a priority of the State Legislature for years into the future, so West Point should position itself in front of the curve. To encourage the use of waterwise plants and landscape principles, the state is incentivizing the replacement of turfgrass with waterwise landscaping. The City is to apply to the Landscape Conversion Incentive Program through Utah Water Savers. In order to apply, the city must adopt qualifying water-efficient landscape ordinances for new residential developments. After qualifying, residents of the City will then become eligible for rebates.

2.3. Continue to act on the Implementation, Monitoring and Evaluation Plan from the West Point Water Conservation Plan.

The City is to review the tiered water rate structure regularly to determine if it should be adjusted to incentivize water conservation. The City Engineer is to review the water ordinance yearly, the Communications Manager is to include information regarding water restrictions and water efficient landscaping monthly, and the Davis & Weber Canal Company is to be sending out information quarterly regarding water restrictions and water efficient landscaping.

When the time comes to update the West Point Water Conservation Plan in 2026, the City is to be sure it is updated to meet code pursuant to Utah Code Section 73-10-32 (updated 5/3/2023). The updated water conservation plan is to include a clearly stated overall water use reduction goal that is consistent with the regional water conservation goals (20% reduction from 2015 baseline by 2030) with a clear implementation plan, including a timeline for each action and an evaluation process, for each water conservation measure a water provider chooses.

2.4 Adopt a landscape ordinance that takes into account water conservation strategies listed in the 'Water Use and Preservation' section of the General Plan and considers principles of sustainable landscaping such as:

- Reduction or limitation of the use of lawn or turf;
- Promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
- Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
- Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
- Reduction of yard waste; and
- Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated



3. Implement the Storm Water Management Plan

3.1. Continue acting on the goals and best management practices described in the West Point Storm Water Management Plan

The West Point City Storm Water Management Plan identifies measurable goals and best management practices regarding public education and outreach, public involvement/participation, illicit discharge detection and elimination, construction site storm water runoff control, post-construction storm water management in new and redevelopment, and pollution prevention and good housekeeping for municipal operations. The City is to continue implementing the management program and updating the Storm Water Management Plan to fulfill the requirements of the general permit for discharges from Small Municipal Separate Storm Sewer Systems under the Utah Pollutant Discharge Elimination System.

4. Provide for an economical, convenient, environmentally balanced, and integrated solid waste reduction, recycling, and disposal system.

4.1. Develop a comprehensive public and private recycling and composting program.

The City is to develop and implement comprehensive recycling and composting programs, both residential and on-residential, which are convenient and efficient and include materials, including but not limited to aluminum, newspapers, magazines, cardboard, paper, glass, plastics, leaves, and branches. The City is to promote public and private recycling efforts and organizations.





Parks & Recreation Strategies.



PRINCIPLES

- Provide more recreational assets.
- Link neighborhoods and community nodes with buffered pathways.
- Promote active lifestyles with appropriate space, and inclusive recreational assets.

RECOMMENDATIONS

Please see the recently completed parks and recreation master plan (appendix _____) for recommendations.



Risk & Resiliency Strategies.

12



PRINCIPLES

- Promote preparedness among residents.
- Preserve sensitive or dangerous lands.

RECOMMENDATIONS

1. Consider the preparation of an integrated and comprehensive emergency management plan with the region to ensure the continuity of government and utility operations, the safety of West Point residents, and effective recovery in the event of a natural or man-made emergency.

1.1. Coordinate with regional utility and service providers to complete a preparedness and communications plan.

A preparedness and communications plan involves a comprehensive assessment of potential risks and the establishment of protocols for response and communication in emergencies. Working closely with regional partners, West Point can ensure a coordinated and efficient response to a wide range of potential disasters, from natural events like storms to infrastructure failures. This coordinated effort enhances the city's ability to protect residents, manage resources effectively, and maintain essential services during times of crisis. Furthermore, the plan addresses communication strategies, ensuring that critical information reaches residents promptly and accurately.

1.2. Document the proper emergency response protocols for implementation and use.

Emergency response protocols should outline clear and systematic procedures for various emergency scenarios, from natural disasters to public health crises. By creating these documented protocols, the City can establish a structured framework for emergency response, promoting efficiency and effectiveness. Documented protocols serve as vital reference materials for first responders, local authorities, and community members, enabling them to act swiftly and cohesively during emergencies.

1.3. Create a succinct document that outlines the protocol for everyone in the City to understand.

Developing a concise and easily understandable document outlining emergency response protocols is a critical step in West Point, Utah's commitment to community safety and preparedness. This document serves as a user-friendly guide that provides residents, businesses, and stakeholders with clear instructions on what to do in various emergency scenarios.

By creating this document, West Point ensures that vital information is readily accessible to everyone, fostering a sense of responsibility and empowerment among residents. It simplifies complex emergency procedures into actionable steps that anyone can follow, promoting a safer and more resilient community.

Furthermore, a succinct and widely disseminated document improves community-wide communication during emergencies. It ensures that residents are well-informed and prepared, enabling them to respond effectively and minimize risks.



1.4. Conduct preparedness drills and share information through regular media outlets.

Conducting preparedness drills and disseminating information through mainstream media outlets are crucial steps in West Point commitment to community readiness and safety. Preparedness drills simulate real-life emergency scenarios, allowing residents and first responders to practice their responses and refine their skills.

By conducting these drills, West Point ensures that its community is well-prepared for a range of potential disasters, from natural events to man-made crises. These exercises promote effective coordination, communication, and decision-making among all stakeholders.

2. The vast majority of the City has been identified as having high water tables and not all types of development or subgrade construction is appropriate.

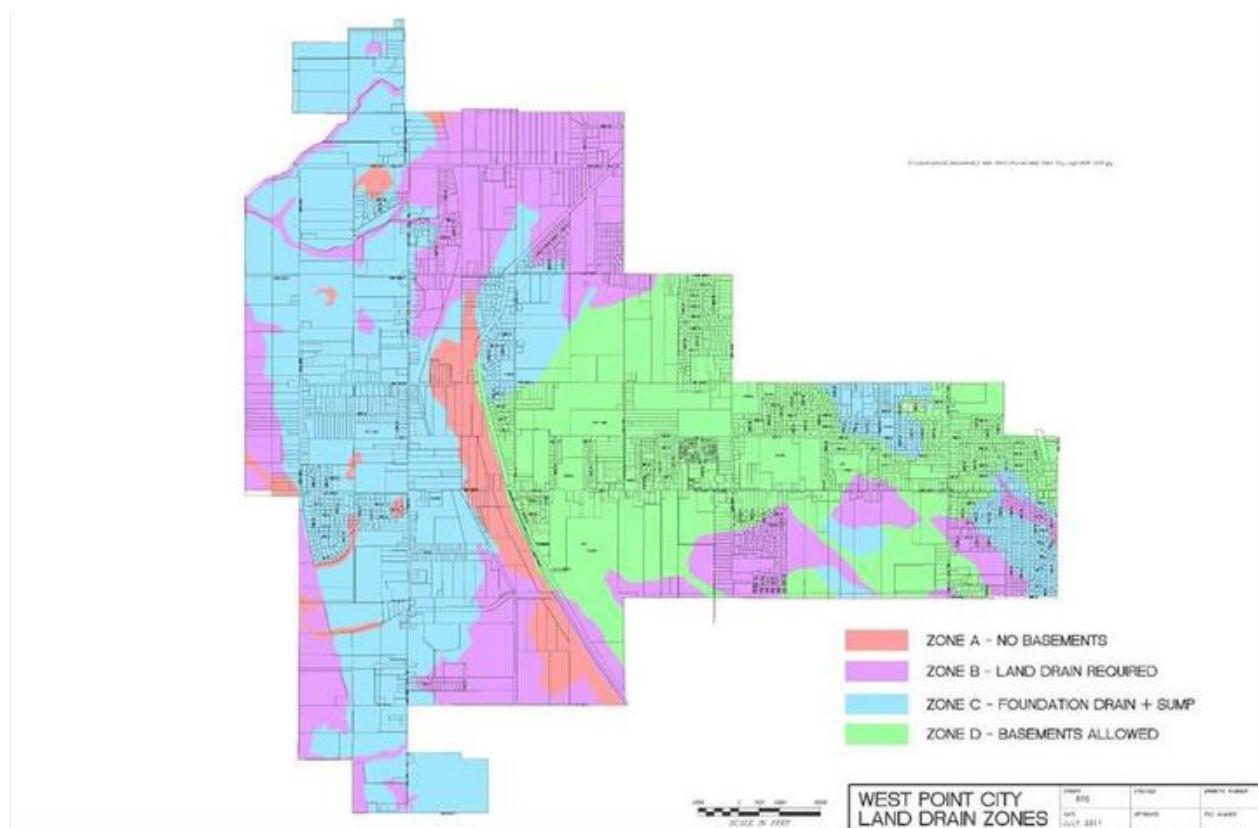


Fig. 60 – Soil Water Saturation Table

2.1. Continue to maintain, and revise as needed, the mapping of the city's land drain and other high-water table mitigation requirements.

Continuously maintaining and updating the mapping of land drain and high-water table mitigation requirements is a crucial practice for West Point, Utah, in managing its water resources and land use effectively. These maps provide valuable information about areas susceptible to high-water tables and flooding.

By ensuring these maps are accurate and up-to-date, West Point can make informed decisions regarding land use planning, development, and infrastructure design. It helps identify areas that may require special drainage measures or land use restrictions to mitigate the impact of high-water tables.

Furthermore, this recommendation demonstrates a proactive approach to water resource management, reducing the risk of property damage and environmental harm associated with flooding and high-water tables.



2.2. Continue disseminating information to developers, residents, and future property owners regarding the City's high water tables.

Consistently sharing information about the City's high water tables with developers, residents, and potential property owners is a proactive strategy that promotes informed decision-making and responsible development practices in West Point, Utah.

By maintaining this open communication, West Point ensures that all stakeholders are aware of the unique challenges associated with high water tables. This knowledge empowers developers to design appropriate drainage solutions, residents to make informed property choices, and property owners to take necessary precautions. Furthermore, disseminating such information fosters transparency and accountability within the community.

2.3. Continue to ensure appropriate mitigation measures are instituted with development through the development review and subdivision approval processes.

Continuing to require and enforce appropriate mitigation measures during the development review and subdivision approval processes is a critical practice for West Point in managing growth sustainably and minimizing potential impacts.

By maintaining these rigorous standards, West Point ensures that new developments incorporate essential mitigation measures to address issues such as drainage, infrastructure, and environmental impacts. This approach aligns with the city's commitment to responsible land use planning and environmental stewardship. This practice fosters predictability and consistency in development practices, benefiting both developers and the community. It ensures that projects are designed with careful consideration of their effects on the environment and existing infrastructure, promoting responsible and sustainable growth.

3. Higher indoor radon levels exceeding the EPA recommendations have been identified throughout many areas of Davis County, with decreased levels being reported when appropriate mitigation measures are taken.

3.1. Prepare a new homeowner document outlining concerns about radon and the importance of testing.

Developing a new homeowner document that educates residents about the risks of radon and the importance of testing is a proactive step that underscores West Point's commitment to community health and safety.

Radon is a colorless, odorless gas that can pose health risks when it accumulates in homes. By creating this document, West Point ensures that homeowners are well-informed about the potential dangers of radon exposure and understand the necessity of testing their homes for this harmful gas.

3.2. Utilize utility bills to raise awareness of radon concerns with current property owners.

Leveraging utility bills as a means to raise awareness about radon concerns among current property owners is a proactive approach that demonstrates West Point's commitment to community health and safety. Utility bills are a direct and effective channel for communicating important information to homeowners. By incorporating messages about radon risks and testing in these bills, West Point ensures that property owners receive critical information about the potential dangers of radon exposure.

This awareness campaign empowers homeowners to take proactive steps to protect their families by testing their homes for radon and, if necessary, implementing mitigation measures. It promotes public health and demonstrates the city's commitment to the well-being of its residents.



Implementation Framework.

13



COMMUNITY CONTEXT & CHARACTER RECOMMENDATIONS

1

Buffering incompatible land uses to ensure preservation of quality of life.

- 1.1. Require buffering or transitional zones for development, use, or density changes.
- 1.2. Require strong visual and noise buffering between incompatible land use typologies.
- 1.3. Strategically locate parks, civic spaces, or open spaces in between areas of density or use change.

2

Strengthen the design identity of the community through public art, gateways, and streetscape investments.

- 2.1. Promote public art in visible locations such as gateways, entrances, or recreational facilities.
- 2.2. Host an annual public art competition that specializes in distinct and unique local artists.

3

Identify, protect, and celebrate historical or important sites throughout West Point.

- 3.1. Conduct a cultural resources assessment of the City
- 3.2. Document critical cultural elements or indicators.
- 3.3. Compile the results into a trail or map, highlighting the unique history of West Point.

4

Conduct an annual needs and wants assessment with residents, business owners, and property owners.

- 4.1. Conduct an annual digital survey highlighting changes over the past year.
- 4.2. Document changes, concerns, and needed alterations for the upcoming year.
- 4.3. Report the results to the Council and on the City website.
- 4.4. Incorporate annual changes into a strategic plan or work sessions to address citizen concerns.

5

Increase civic pride through "West Point" cultural heritage events.

- 5.1. Create branded events such as scavenger hunts, crosswalk painting festivals, and business window painting contests.



LAND USE RECOMMENDATIONS

1 Utilize zoning ordinances, regulate setbacks, landscaping, lighting, etc. to promote commonality and cohesive design throughout all community areas.

- 1.1. Review and adopt changes to the currently adopted building code.
- 1.2. Conduct an assessment of the community's deficiencies, starting with municipal properties.

2 Complete a review and analysis of the City's zoning ordinance as it relates to implementing the General Plan's vision and goals.

- 2.1. Review and update the residential zoning district densities and permitted typologies.
- 2.2. Review and update mixed-use development provisions.

3 Review the City's design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials.

- 3.1. In commercial development consider encouraging architectural styles that are historic to the area or otherwise meaningful to the residents.
- 3.2. Establish criteria and codify when it would be appropriate to apply design guidelines in residential developments (such as PUDs, increased density bonuses, or in conjunction with a development agreement).

4 Promote a balanced and diverse variety of land uses within the city and strategically planned locations for commercial (non-residential) uses.

- 4.1. Identify priority corridors for commercial development.
- 4.2. Size and scale of non-residential projects should be compatible and consistent with surrounding existing development.

5 Require developers to construct and dedicate connectivity elements (sidewalks, pathways, etc.) with new development.

- 5.1. Write a code/ordinance requiring the construction of equitable access facilities to be constructed with all new homes.

6 Require trail or pathway land dedication within larger developments

- 6.1. Require trail dedication for land not along the ROW, allowing for construction of multi-purpose trails.
- 6.2. Identify areas where linkages or hubs are to be created, and create them with municipal funds.

7 Protect areas of agricultural uses against development pressures

- 7.1. Explore conservation easement programs.

8 Review nuisance ordinances

- 8.1. Review nuisance ordinances, specifically in regards to agricultural uses, noise, light, and hours of operation.

9 Prioritize areas of development, based on available infrastructure

- 9.1. Identify areas with development potential based on infrastructure access.
- 9.2. Prioritize infill or development on these sites before other less developed areas.



HOUSING RECOMMENDATIONS

1

Continue to encourage the development of new homes and increase City's housing inventory.

- 1.1. Promote diverse housing typologies in critical community nodes, such as along commercial corridors.
- 1.2. Provide clear guidance about acceptable densities and development elements for future growth.

2

Identify areas in the City suitable for an increased variety of housing typologies such as:

- 2.1. "Missing-middle" and affordable housing, which may consist of higher densities.
- 2.2. Transitional densities that may be appropriate for twin or townhomes.
- 2.3. Senior living (active adult) developments and housing opportunities

3

Plan for, fund and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community.

- 3.1. This includes the upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance.

4

Implement a "spectrum of housing" opportunity chart.

- 4.1. Document the supportive and necessary housing typologies for matching the age cohorts.
- 4.2. Outline applicable and acceptable building typologies that support the standard single-family development.
- 4.3. Prepare a spectrum of applicable uses (more or less dense) that are allowed within the identified zoning district/densities.

5

Allow for strategic mixed-use development for "neighborhood scale" commercial nodes.

- 5.1. Promote a walking/biking lifestyle through the incorporation of neighborhood scale development into residential neighborhoods.
- 5.2. Allow a limited amount of commercial (retail or service) square footage in residential neighborhoods.
- 5.3. Create specific review criteria for these proposals and allow for an administrative approval process that still requires public notification of the application to adjacent neighbors.

6

Promote and encourage reinvestment and maintenance in aging neighborhoods.

- 6.1. Identify if the City has existing regulatory barriers on remodels or renovations, particularly of older homes.
- 6.2. Continue administering the Code Enforcement program to assist in improving the appearance and maintenance of neighborhoods.
- 6.3. Continue offering regularly-held neighborhood clean-up programs and scheduled free city-wide clean-up days.



ECONOMIC DEVELOPMENT RECOMMENDATIONS

1 Promote business diversification through small business or entrepreneurship programs.

- 1.1. Host entrepreneurship classes with SBDC assistance.
- 1.2. Create a small business owner round table (monthly meeting as a support network, similar to senior lunch).
- 1.3. Encourage youth entrepreneurship through school or 4H integration.
- 1.4. Promote a small business expansion or reduced rent program.

2 Lead economic development efforts by example.

- 2.1. Identify a location for, and program a new city hall within an undeveloped portion of the City
- 2.2. Install infrastructure systems and build a new City Hall (or civic complex) to serve as a site catalyst
- 2.3. Perform reuse or rehabilitation on municipal facilities to civic-minded uses.

3 Create catalyst sites that will foster economic growth in small businesses.

- 3.1. Identify three (3) catalyst sites for incubator-type businesses.
 - 3.1.1. *Note: This is an ideal reuse for city hall should it ever move somewhere else.*
- 3.2. Work with property owners and identify necessary steps for incubator construction or development.
- 3.3. Become the catalyst for change, helping spur small businesses through micro-grants.

4 Diversify the local tax generation with additional retail or service-based industries.

- 4.1. Encourage small to medium-scale retail business expansion.
- 4.2. Provide adequate zoning districts and building typologies that will support small business footprints
- 4.3. Create a business license and inspection program.
 - 4.3.1 *Offer reduced or free licenses for new small businesses.*

5 Create Cultural or historic venues that offer experiential businesses/districts

- 5.1. Identify local art or cultural references/assets that can be capitalized
- 5.2. Help direct clustered development that will improve retention and long-term viability
- 5.3. Facilitate awareness or educational campaigns or tours for cultural events

6 Create festivals or entertainment schedules that will draw regular attendance to events within the City

- 6.1. Curate events or festivals to draw regular attendance to the City
- 6.2. Coordinate with regional municipalities to create a “tour of Davis County”
- 6.3. Facilitate local shopping or exploration days that help identify the amenities present within West Point.

7 Capitalize on newly visible commercial corridors created by the highway expansion

- 7.1. Prepare land use that will remain flexible for economic development needs
- 7.2. Utilize the CRA to prepare necessary infrastructure systems along the new corridors
- 7.3. Coordinate development efforts with a new economic development director position
- 7.4. Facilitate an annual “state of economic development” report for the City.



TRANSPORTATION RECOMMENDATIONS

1

Work with UTA to establish new transit services along new corridors such as the SR-193 extension and West Davis Corridor.

- 1.1. Meet with UTA to identify potential transit service routes.
- 1.2. Consider possible routes that may also serve the mixed-use development planned along the new city center boulevard.
- 1.3. Consider opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system.

2

Improve internal street circulation by increasing connectivity to help provide access to land for development or redevelopment.

- 2.1. Practice proper access management as found in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan
- 2.2. Plan an adequate internal street network with collectors spaced at least every $\frac{1}{2}$ mile and arterials planned every mile. Reduce cul-de-sacs and minimize block lengths.
- 2.3. Consider a connectivity ordinance with specific requirements for connections in new subdivisions. (See Lehi City connectivity ordinance for an example)

3

Develop an effective community active transportation system that is compatible with the City-wide and regional trail plans.

- 3.1. Review regional trail plans and identify:
 - 3.1.1. *Locations for trail connections with an emphasis on improved east-west connectivity*
 - 3.1.2. *Intersections where pedestrian crossing improvements are lacking or will be needed*
 - 3.1.3. *Identify any missing key connections, with an emphasis on providing connections for higher density development.*
- 3.2. Assess all Collectors and Arterials and identify roads that will allow bike infrastructure. Identify which bicycle treatment best fits the use of the roadway (conventional bike lanes or buffered bike lanes etc.)
 - 3.2.1. *Refer to the West Point Transportation Master Plan cross sections for recommended trail and bike lane facilities on city streets.*
- 4.1. Refer to the West Point Transportation Master Plan for resources.

4

Adopt an ordinance or policy outlining when traffic calming is appropriate and to determine which traffic calming measures are acceptable.

- 5.1. Continue to enforce the West Point Traffic Impact Study Requirements for all new significant development.
- 5.2. Developments should follow best practices outlined in WFRC's Utah Street Connectivity Guide to maximize connectivity indices, minimizing block lengths, reducing cul-de-sacs, providing street, sidewalk, and path stubs for future connections, and other techniques.

5

Require that a detailed traffic impact study be conducted on a case by case basis by each developer for significant development.



INFRASTRUCTURE & PUBLIC FACILITIES RECOMMENDATIONS

1

Develop a plan to install sidewalk, curb and gutter at locations missing throughout the City.

- 1.1. Create a map of all existing sidewalks, curb and gutter in the City.
- 1.2. Identify gaps in the network, and prioritize sidewalk gap improvements based on factors such as pedestrian traffic, proximity to schools, public facilities, and commercial zones.
- 1.3. Develop a funding strategy to support the installation of sidewalks, curbs, and gutters.
- 1.4. Create a clear implementation timeline for each project.

2

Reduce water demand and per capita consumption for future development.

- 2.1. Conduct comprehensive water audits and assessments of City's existing infrastructure and consumption patterns. Identify high-water-use areas, leakages, and inefficiencies in the water distribution systems. Use this assessment to provide a baseline understanding and help prioritize areas for improvement.
- 2.2. Where applicable, invest in upgrading existing water infrastructure to reduce leaks, minimize water loss, and improve efficiency.
- 2.3. Evaluate the effectiveness of the public awareness and education programs to inform residents, businesses, and industries about the importance of water conservation.
- 2.4. Collaborate with local schools, community organizations, and media outlets to disseminate information.

3

Reduce water demand and per capita consumption for existing development.

- 3.1. Integrate water-conscious planning into the city's growth and development strategy by incentivizing low-water landscaping and xeriscaping in new developments.
- 3.2. Continue to enforce West Point's decision to xeriscape park strips and identify locations to convert grass park strips to xeriscaping.

4

Eliminate municipality operations that waste water.

- 4.1. Update the [West Point Water Conservation Plan](#) to ensure that it meets code pursuant to Section 73-10-32 (updated 5/3/2023).
- 4.2. Continue to act on the Implementation, Monitoring and Evaluation plan as outlined in the West Point Water Conservation Plan.

5

Adopt water-efficient landscape ordinances for new construction

- 5.1. No lawn on parking strips or areas less than eight feet in width in new development.
- 5.2. No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- 5.3. In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

6

Adopt a landscape ordinance that takes into account water conservation strategies

- 6.1. Considers principles of sustainable landscaping focusing on principles listed in the 'Water Use and Preservation' section of this general plan and other best practices



PARKS & RECREATION RECOMMENDATIONS

1

Locate and prepare a plan for acquisition of facilities to meet future recreational needs for the community.

- 1.1. Review the necessary spacing and allocation of parks or recreational facilities as outlined in the parks and recreation master plan
- 1.2. Project housing densities in growth areas, defining the potential locations for parks and trails
- 1.3. Document locations and place them as recreational land on the future land use maps

2

Ensure all open spaces are connected by accessible pathways and meet all ADA requirements.

- 2.1. Conduct a parks assessment to verify ADA accessibility to all facilities and amenities
- 2.2. Document and prioritize areas where amenities are not meeting requirements
- 2.3. Prepare a budget and place the requirements on the City capital improvements budget.

3

Require development to incorporate recreational assets in large scale developments or planned urban developments.

- 3.1. Identify a matrix of necessary recreation amenities that large scale developments will require (based on the parks and rec master plan).
- 3.2. Write a code/ordinance requiring densities of recreational amenities on a square foot/acre per population head calculator
- 3.3. Impose an impact fee or payment in-lieu-of program for recreational assets.

4

Increase the quantity of prescribed play spaces and gathering spaces such as sports fields, playgrounds, and pavilions.

- 3.1. Identify unique opportunities to provide more variety of recreation spaces within existing parks and open spaces.
- 3.2. Refer to the existing Parks, Recreation, and Trails Master Plan document for the most desirable additions based on existing and future usage.



RISK & RESILIENCY RECOMMENDATIONS

1

Consider the preparation of an integrated and comprehensive emergency management plan with the region to ensure the continuity of government and utility operations, the safety of West Point residents, and effective recovery in the event of a natural or man-made emergency.

- 1.1. Coordinate with regional utility and service providers to complete a preparedness and communications plan
- 1.2. Document the proper procedures and processes for implementation/use
- 1.3. Create a succinct document that outlines the protocol for everyone in the City to understand.
- 1.4. Conduct preparedness drills and share information through regular media outlets.

2

The vast majority of the City has been identified as having high water tables and not all types of development or subgrade construction is appropriate.

- 2.1. Continue to maintain, and revise as needed, the mapping of city's land drain and other high-water table mitigation requirements
- 2.2. Continue to disseminate the information to developers, residents and future property owners regarding the City's high water tables.
- 2.3. Continue to ensure that appropriate mitigation measures are instituted with development through the development review and subdivision approval processes.

3

Higher indoor radon levels exceeding the EPA recommendations have been identified throughout many areas of Davis County, with decreased levels being reported when appropriate mitigation measures are taken.

- 3.1. Prepare a new homeowner document that outlines the concerns about radon and the importance of testing.
- 3.2. Utilize utility billing to raise awareness of radon concerns with current property owners.