



**West Point City Council Meeting  
3200 West 300 North  
West Point City, UT 84015  
December 2, 2014**

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

**Administrative Session**  
Canceled

The Administrative Session was canceled. Members of the West Point City Council and Staff met at West Point City Hall at approximately 4:30 pm to travel to West Jordan to attend the Smith's Marketplace Grand Opening.

**General Session**  
7:00 pm – Council Room

Minutes for the West Point City Council General Session held at 7:00 pm on December 2, 2014 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

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

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

**VISITORS PRESENT** – Jolene Kap, Kylie Kap, Debbie Haycock, Ross Haycock, Terry Ellis, Lisa Taylor, Bud Heslop, Lloyd Heslop, Jay Barber, Bryan Talbot, Mike Schultz, Jose Sanchez, Victor Hernandez, Christopher Sanchez, Daniel Andaro, and Rob Ortega

1. **Call to Order** - Mayor Craythorne welcomed those in attendance.
2. **Pledge of Allegiance** – Repeated by all
3. **Prayer** – Council Member Petersen

Mayor Craythorne stated that within the next year, a Smith's Marketplace will be constructed on the corner of 2000 West 300 North. He then informed those in attendance that earlier in the day, the Council and members of Staff had the opportunity to attend the Grand Opening and tour the Smith's Marketplace in West Jordan. Mayor Craythorne stated the Smiths development will be a welcome addition to West Point City.

**4. Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – no comment

Council Member Dawson – no comment

Council Member Petersen – no comment

Council Member Turner – no comment

Council Member Henderson – no comment

Mayor Craythorne – no comment

## 5. Communications from Staff

Mr. Laws reminded the Council of the following items.

- December 5<sup>th</sup> – The West Point City Staff Christmas Party (Ogden Eccles Conference Center 7:00 pm)
- December 19<sup>th</sup> – The West Point City Cemetery Luminary (4:00 pm)

Mr. Laws stated the Lighting Ceremony had been held on Monday, December 1<sup>st</sup> and event was well attended. He then thanked the Youth Council for their willingness to serve the community.

Mr. Laws stated that the CDRA process and obtaining tax increment from local taxing entities is underway. Interlocal Agreements for the 300 North project area will be presented to the Mosquito Abatement District Davis on December 11<sup>th</sup>, the North Davis Fire District on December 18<sup>th</sup>, and the North Davis Sewer District in January 2015.

Mayor Craythorne stated the Lighting Ceremony was a successful event. He then thanked the Youth Council for singing Christmas Carols, serving hot chocolate, providing activities for the children, and assisting Santa Claus.

## 6. Youth Council Update

Ms. Kylie Kap stated that she currently serves as the Mayor Pro-Tem for the Youth Council Program. She then stated the Youth Council recently had the opportunity to participate in the following activities:

- *Veterans Day* – The Youth Council Members placed a flag on every Veteran’s grave in the West Point City Cemetery. Then they had the opportunity to listen to Sgt. Master Titensor speak about the time he has spent serving in the armed forces.
- *Youth Council Retreat* – The Youth Council Members played unity games and delivered fliers for the Turkey Trot.
- *Lighting Ceremony* – The Youth Council assisted with the Lighting Ceremony.

On behalf of the Youth City Council, Ms. Kap thanked the Council for their support.

Mayor Craythorne thanked Ms. Kap and the Youth Council for their willingness to serve the community. He then expressed his appreciation to Mrs. Jolene Kap, Mrs. Trish Estheimer, and Mrs. JoyLyn Dawson for their willingness to serve the youth in the community.

Mayor Craythorne informed those in attendance that a benefit “Turkey Trot” and silent auction had been held on Thanksgiving. He stated Mrs. Brenda Zaugg, the daughter-in-law of Mr. Wilford Zaugg had been involved in a serious accident in August. Mayor Craythorne stated 100% of the proceeds raised were given to the family of Brenda Zaugg to assist with their mounting medical expenses. He then expressed his love and appreciation to the community.

Mayor Craythorne stated the “Turkey Trot” is a great event, and the 2014 “Turkey Trot” was the third annual benefit run. The proceeds from the first and second year of the “Turkey Trot” were given to the Anderson family to assist with medical expenses.

## 7. Consideration of Adoption of City Council Minutes from November 21, 2014

Council Member Dawson motioned to approve the minutes from the November 18, 2014 Council meeting. Council Member Henderson seconded the motion.

The Council unanimously agreed.

**8. Citizen Comment** – no comment

**9. Consideration of Ordinance No. 12-02-2014A, Approval of the West Point City Council 2015 Meeting Schedule** – Mrs. Misty Rogers

Mayor Craythorne stated the West Point City Council meetings are typically held the first and third Tuesday of each month. He then asked the Council Members if they approved of the 2015 City Council meeting schedule.

Council Member Petersen motioned to approve Ordinance No. 12-02-2014A, the adoption of the 2015 West Point City Council Meeting Schedule.

Council Member Dawson seconded the motion.

**Roll Call Vote:**

Council Member Chatterton – yes

Council Member Dawson – yes

Council Member Petersen – yes

Council Member Turner – yes

Council Member Henderson – yes

The Council unanimously agreed.

**10. Discussion of the Smith's Project Schedule for Approval** – Mr. Boyd Davis

Mr. Davis stated in 2015, a Smith's Marketplace will be built in West Point City on the corner of 2000 West 300 North. He then stated before approval and permits can be issued for the construction of the store, the Planning Commission and City Council must complete an approval process.

Mr. Davis stated the proposed store is identical to the Smith's Marketplace in West Jordan, with the exception of stone on the columns in the front of the building. He then stated the site plan has changed slightly, as the pads in the front of the Smith's Marketplace have been reconfigured. Mr. Davis stated the City has not been informed of any commitments with regards to tenants for the pads.

Mr. Davis informed the Council that the plans for the development are currently under review. Mr. Davis stated it is likely that earthwork and utility work will begin in early spring and the opening in December 2015. Mr. Davis presented the approval process to the Council:

1. Zoning/rezoning approval
2. Preliminary site plan approval
3. Preliminary subdivision plat approval
4. Final site plan approval
5. Final subdivision plat approval
6. Commercial Pad approval
7. Conditional Use approval
8. Developer's agreement approval

Mr. Davis then provided the Council with a timeline of the approval process (dates are subject to change):

- December 11 – **Planning Commission**
  - First review/discussion of the project
- January 8 – **Planning Commission**
  - Public hearing for rezone

- Rezone approval
- Preliminary site plan approval
- Preliminary plat approval
- **January 20 – City Council**
  - First review/discussion of the project
  - Discussion regarding the developer's agreement
- **January 22 – Planning Commission**
  - Public hearing for conditional use permit
  - Approval of the conditional use permit
  - Final site plan approval
  - Final subdivision plat approval
  - Final pad approval
- **February 3 – City Council**
  - Public hearing for rezone
  - Rezone approval
  - Approval of the developer's agreement
- **February 17 – City Council**
  - Final site plan approval
  - Final subdivision plat approval
  - Final pad approval

Mr. Davis stated if the approval timeline is followed, permits could be issued by April 2015.

Mayor Craythorne stated it is likely a US Bank, pharmacy, Starbucks, and Fred Meyer Jewelers will be located inside the Smith's Marketplace store. He then expressed his excitement with the Smith's Marketplace project.

Council Member Petersen asked if any of the pads surrounding the Smith's Marketplace in West Jordan were occupied. Council Member Dawson stated a Smith's Fuel Center occupied a pad. Mr. Davis stated several pads were under construction.

**11. Consideration of Ordinance No. 12-2-2014B, a rezone of the property located at approximately 1800 West 800 North**  
– Mr. Boyd Davis

Mr. Davis stated Castle Creek Homes is the owner of the property located at approximately 1800 West 800 North (previously owned by the Heslop family). A rezone application has been submitted and two zones are being proposed. It is proposed the east half of the property be zoned as R-5 residential and the west half zoned C-C, Community Commercial. Mr. Davis stated the R-5 zone allows high density housing up to 10.5 units per acre. Over the past year, the General Plan has been discussed and the proposed rezone is consistent with the General Plan. Mr. Davis stated the Developer's Agreement for the area is in place.

Mr. Davis informed the Council that notices of the public hearing have been published and sent to all property owners within 300 ft. of the property. He then stated that Staff is in favor of the project and recommends the Council approve the rezone request.

- a. Public Hearing - Mayor Craythorne opened the public hearing.

Debbie Haycock – 600 North 1875 West, West Point City

Mrs. Haycock stated approximately one year ago, plans for the area of 1800 West 800 North included a road extending from 1875 West to the proposed R-5 zone. She stated the notice and map sent to property owners does

not include the road. She asked if the proposed rezone includes extending 1875 West to the proposed R-5 zone. Mayor Craythorne stated no. He then stated the Council typically does not communicate with the public during the public comment period.

Council Member Dawson stated the map shown is only a map of the proposed rezone of the property and not an actual plat map.

Ross Haycock – 600 North 1875 West, West Point City

Mr. Haycock expressed his concern with allowing a C-C zone in the area of 1800 West 800 North. He asked the Council to consider what kind of door will be opened by allowing C-C in the area. He stated that he lives two houses away from the property and he is supportive of the entire area being zoned residential.

Mr. Haycock stated that 2000 West is congested and currently causing traffic issues. With the construction of Smith's Marketplace on the corner of 2000 West 300 North and permitting commercial in the area of 1800 West 800 North the traffic situation will only get worse. He asked the Council if anything can be done to lessen the traffic congestion on 2000 West.

Bud Heslop - 1775 West 800 North, West Point City

Mr. Heslop expressed concern with permitting high density housing in West Point City and in the area of 1800 West 800 North. He stated the City previously received a rezone request to allow a quality single family home development in the area of 1800 West 800 North. Mr. Heslop then expressed concern if the only ingress and egress to the property is on 800 North.

Council Member Petersen motioned to close the public hearing.

Council Member Dawson seconded the motion.

The Council unanimously agreed.

a. Action

Mayor Craythorne stated the area of 1800 West 800 North and the General Plan have been discussed numerous times.

Council Member Petersen stated as of now, he hasn't been informed of any commercial development being considered for the area of 1800 West 800 North. He then informed those in attendance that the widening of 2000 West will likely occur in the near future.

Mayor Craythorne stated 2000 West will be widened from Antelope to 300 North in 2017 and 300 North to 1800 West at a later date. He stated that UDOT is aware of traffic congestion and the need for widening of 2000 West. Mayor Craythorne stated he will continue to work with the Legislature to keep the 2000 West widening in their radar.

Mayor Craythorne stated if the Council has the ability to approve, deny, or table the rezone request for further discussion.

Council Member Dawson stated the high-density housing being proposed in the R-5 zone is a high quality development.

Mayor Craythorne stated that he understands the concern with high-density housing. He stated that West Point City has limited space along 2000 West for viable commercial opportunities. Mayor Craythorne stated sustainable communities need commercial development to allow for balance. As the City continues to grow, additional services will be needed and the City cannot depend on property taxes to assist with the future needs. Mayor Craythorne stated buffering commercial areas with higher density housing is a good planning practice to separate

the commercial and single family homes. High-density housing is frequently used as a buffer to preserve commercial area.

Council Member Henderson clarified that an R-5 zone could allow for single family homes, townhomes, or retirement homes.

Mr. Laws stated Mr. Mike Schultz, the owner of Castle Creek Homes is present to answer any questions that the Council may have.

Council Member Dawson motioned to approve Ordinance No. 12-02-2014B, the rezone of property located at approximately 1800 West 800 North.

Council Member Petersen seconded the motion.

Roll Call Vote:

Council Member Henderson – yes

Council Member Turner – yes

Council Member Petersen – yes

Council Member Dawson – yes

Council Member Chatterton – yes

The Council unanimously agreed.

**12. Consideration of Quit Claim Deed, Transferring the Street Right-of-Way to West Point City– Mr. Boyd Davis**

Mayor Craythorne stated in some circumstances, property owners in West Point City are paying property taxes for parcels of property that extend into the center of the street. As a way to eliminate the property tax charge for the portion of the parcel that extends into the street, property owners can dedicate the portion of property in the street to the City. Mayor Craythorne stated the process of transferring the street right-of way is a standard process.

Mr. Davis stated Terry Ellis is the owner of property located at 571 South 4500 West. He then informed the Council that 4500 West is a state Highway and property could be transferred to either UDOT or West Point City. Mr. Davis recommended the Council approve the Quit Claim Deed, the transferring of the street right-of-way to West Point City.

Council Member Petersen asked the width of the property being transferred to West Point City. Mr. Davis stated with width of the road is 66 ft.; therefore 33ft. will be transferred to West Point City.

Council Member Petersen motioned to approve the Quit Claim Deed, the transferring the street right-of-way to West Point City.

Council Member Turner seconded the motion.

The Council unanimously agreed.

**13. Discussion of Mixed Use Area – Mr. Boyd Davis**

Mr. Davis stated the discussion of the mixed use area would typically be on the agenda for an Administrative Session. He then stated the Council could continue with the discussion or table the item if they were not prepared to discuss the mixed use area.

Mayor Craythorne stated he would prefer to discuss the mixed use area in a work session.

Council Member Petersen requested Staff provide the Council with information of similar type uses used by other cities as well as the long term effects of those areas.

The discussion of the mixed use area was postponed until a future meeting.

**14. Motion to Adjourn**

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

The Council unanimously agreed.

  
ERIK CRAYTHORNE, MAYOR

12/16/2014  
DATE

  
MISTY ROGERS, CITY RECORDER

12/16/2014  
DATE

