



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
December 16th, 2025**

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

Administrative Session
6:30 PM

Minutes for the West Point City Council Administrative Session held on December 16, 2025, at 6:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 2360 3642 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Hunter Murray, Jeremy Strong, and PJ Roubinet. No sign-in is required for those viewing online.

1. Discussion Regarding Updating Voter Participation Areas to Include Recent Annexation Area – Ms. Casey Arnold

Ms. Arnold explained that following the 2020 census, the City was required to divide into four voter participation areas of approximately equal population. She stated that those areas were then updated in 2024 to reflect the annexation of unincorporated area and now require a minor adjustment to include the recently annexed properties in the area of Pig Corner. Ms. Arnold compared a map showing the current and proposed boundaries and noted that the change currently affects very few residents, as there is only one existing home being added, but the update is necessary for the County to accurately administer elections.

Council Members asked clarifying questions regarding how voter counts are calculated and whether future homes would be considered. Ms. Arnold explained that boundaries are based on existing population data and are typically only updated following census cycles unless additional annexations occur.

The Council expressed no concerns and will consider approval of the updated voter participation areas by resolution in tonight's General Session.

2. Discussion Regarding a Rezone Request for Property Located at Appx. 1800 N 5000 W (Holland Group, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald reviewed the proposed rezoning and PRUD overlay request that had previously been tabled for further discussion. She reviewed the concept plan, including the total acreage, unbuildable slough areas, proposed lot sizes, and the dedication of land for a future regional trail identified in the City's Parks and Trails Master Plan.

Mrs. MacDonald explained that a portion of the property is unbuildable due to the slough, and that the applicant is proposing to dedicate additional buildable land for a trail corridor. She stated that under the PRUD provisions, applicants may request up to a ten percent density increase in exchange for qualifying amenities and that the applicant is requesting approximately a 9.1 percent increase, equivalent to four additional lots. She noted that while the PRUD code allows flexibility in lot size, the applicant's lots remain relatively large, averaging approximately 12,000 square feet.

Council Members discussed how the value of the trail dedication was evaluated and how Planning Commission considered the request. Staff explained that the PRUD code intentionally provides discretion to Planning Commission and City Council to evaluate amenities based on their long-term benefit to the City. Staff noted that preserving a continuous trail corridor was considered particularly valuable because, without dedication, the opportunity to construct a regional trail in the future could be lost.

Council Members also discussed long-term maintenance responsibilities associated with the trail corridor and open space areas. Staff explained that maintenance would primarily consist of mowing and basic upkeep, and that portions of the slough itself are maintained by the County. Public Works staff indicated that maintenance requirements would be relatively minimal.

The Council also discussed the future construction of the trail and how homeowners may perceive the dedicated corridor prior to improvements being completed. Staff noted that trail construction would likely occur in phases as funding becomes available and that grant opportunities through Davis County and other agencies may help fund construction in the future.

Council Members discussed connectivity of the proposed trail to existing and future segments, as well as sidewalk requirements and access points. Staff explained that additional segments are anticipated in future developments and transportation projects and that preserving the corridor now is important for long-term connectivity.

The Council generally expressed comfort with preserving the trail corridor and continuing consideration of the proposal, and will continue the discussion as it considers approval of the rezone request in tonight's General Session.

3. Discussion Regarding a General Plan Amendment Request for Property Located at Appx. 39 S 2000 W (Mendenhall, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald reviewed the request to amend the General Plan designation for approximately one acre at this location from residential to community commercial. She explained that the property is located adjacent to existing commercial development and that Planning Commission previously held a public hearing and recommended approval.

Mrs. MacDonald reviewed the types of uses allowed in the Community Commercial zone and noted that automotive uses such as gas stations and car washes are not permitted in that zone. She explained that the applicant has indicated interest in commercial use of the property and that a business is already operating from the existing structure.

Council Members discussed the surrounding area and whether the City should consider broader commercial planning along the corridor rather than addressing parcels individually. Staff explained that while broader planning discussions could occur during a future General Plan update, the current request applies only to the parcel submitted by the applicant. Council Members discussed the possibility of revisiting the corridor in a future planning effort and agreed the topic should be noted for future consideration.

The Council will continue the discussion as it considers approval of the zoning designation amendment in tonight's General Session.

4. Other Items

Mayor Vincent stated that the first meeting in January is often canceled due to the proximity to the holidays and the limited time available for Staff to prepare agenda packets, and informed the Council that the January 6, 2026 will likewise most likely be cancelled.

No other items were discussed.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
December 16th, 2025**

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

General Session

7:00 PM

Minutes for the West Point City Council General Session held on December 16, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 2360 3642 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Hunter Murray, Jeremy Strong, PJ Roubinet, Jordan Lee, Ken Whiatker, Kelli Lee, Chief Mark Becraft, Brittney Downard, Michelle Day, Amanda Owen, and Chantyl Staheli. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Chatterton
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Swenson – Announced upcoming Arts Council activities, including dance lessons beginning in January and a live-band dance planned for February 13, which she described as an opportunity for residents to participate in a “date night” style community event. She also stated she was glad to be back in the United States and expressed appreciation to Council Member Brad Lee for his years of service to the City, including work on the Planning Commission and community events.

Council Member Chatterton – None

Council Member Lee – Provided a detailed report from the Mosquito Abatement District, summarizing statewide West Nile virus statistics and emphasizing that Davis County’s testing and control efforts were significant compared to other counties and states. He cited testing totals, case counts, and comparisons with other states to illustrate the importance of mosquito control and stated that Davis County was “doing it right” in managing mosquito populations and public health risk.

Mayor Vincent – Thanked Council Member Lee for his report and for his service on the Mosquito Abatement District Board.

5. **Communications from Staff**

Mr. Laws thanked Council Member Lee for his service and the pleasure it has been to work with him over the past several years, and specifically expressed his appreciation for all that he and his family have done for the Fourth of July celebration and their involvement in making the event into the success it is today.

In regards to city events, the Child Remembrance Ceremony was held on December 6th and was another special night with a great

program. The annual Cemetery Luminary is coming up this Friday, and he encouraged all to take the opportunity to drive out to the cemetery that night to see luminaries that are on all of the headstones. For those wishing to volunteer, they will begin filling the bags and placing them at 4 PM.

Mr. Laws additionally described the success of the Angel Tree donation effort, explaining that residents had taken gift tags and returned a large number of donated gifts for families in need. He noted that Public Works staff had delivered donations to the Salvation Army and commented on the strong community participation and generosity.

Mayor Vincent expressed appreciation for the community's generosity and participation.

6. Citizen Comment

Michelle Day – West Point: Stated that she wanted to thank the City for speaking with the construction contractors regarding dirt and mud on the roadway. She said the contractors had made efforts to clean the road and that she was “not always coming up here to complain about something,” but wanted to express appreciation. She added that construction vehicles were still using her driveway as a turnaround and that the edge of the road was beginning to crumble and deteriorate. She stated that she may return in the future to request repairs if the situation worsens.

Ken Whitaker – West Point: Stated that he is commenting as a representative of the West Point City Community Action Group and would read a statement that had already been emailed to the Council. He read the emailed statement, which requested that the City Council adopt a standing policy to hold regular, publicly noticed town hall meetings where residents could receive information and directly ask questions of elected officials. The statement acknowledged that council meetings are open and publicly noticed but stated that agenda-driven meetings can limit meaningful two-way communication. The statement indicated that town hall meetings could improve transparency and public trust, provide a structured forum for information exchange, and strengthen civic engagement without replacing regular council meetings. The group requested that the matter be placed on a January 2026 City Council agenda for discussion and possible adoption as a policy or resolution.

Kelli Lee – West Point: As the wife of outgoing Council Member Brad Lee, she expressed appreciation for the opportunities West Point City had provided to her family during the 23 years they had lived in the community. She spoke about the opportunities her family had to serve and give back and said they had met “amazing people” through their involvement. She reminded those present that West Point City is not just houses and roads, but the people, and stated that as long as residents remain willing to get involved and serve, the City will continue to be successful.

Chantyl Staheli – West Point: Stated that she had been looking on the City website for moderate-income housing reports submitted to the State but had not been able to locate them. She said she was interested in understanding what types of housing units had been built in the past three years and asked whether the City uses a metric to meet state moderate-income housing guidelines.

Jeremy Strong – West Point: Stated that he wanted to publicly thank Council Member Brad Lee. He said he had known him for many years, had learned a great deal from him, and considered him a close friend. He thanked Mr. Lee and his family for their service and sacrifices on behalf of the City and expressed appreciation for the knowledge and friendship he had received.

Jordan Lee – West Point: Stated that he regularly picks up his daughter from school and expressed concern about speeding and distracted driving in the school zone near West Point Elementary. He said the amount of speeding and phone use he observes is concerning and asked whether something could be done before a child is injured, stating that he did not want his daughter or any other child to be hurt.

PJ Roubinet – West Point: Spoke in appreciation of Council Member Brad Lee. He shared that he had known Mr. Lee for many years and had spent time with him both in the community and on the Planning Commission. He commented on Mr. Lee's sense of humor and his contributions, stating that he had always been candid and accurate in his comments and thanking him for his service to the City.

Mayor Vincent thanked the speakers and directed Ms. Staheli to speak with City Staff, as they can assist her in obtaining housing information.

7. Recognition of Brad Lee, Outgoing Council Member – Mayor Brian Vincent

Mayor Vincent spoke at length regarding Council Member Lee’s service, noting his contributions both before and during his time on the Council, including service on the Planning Commission, leadership in the Fourth of July parade and community celebrations, and his involvement in numerous civic activities over many years. He stated that Mr. Lee had given “countless hours” to help families in the community create memories and that his dedication had played a meaningful role in shaping the City.

Council Member Lee delivered extended remarks reflecting on his time in West Point City, describing how he and his family first became involved in community events and how those efforts grew over time. He spoke about the development of the Fourth of July parade, the creation of a community marching band, and the importance of public service and community engagement. He also expressed gratitude to his wife, children, and residents, and stated that elected officials serve not to be popular but to represent the people who entrusted them with their votes.

Council Member Lee was presented with a plaque to honor his service and pictures were taken with the full Council.

8. Appointment of West Point City Planning Commissioners – Mayor Brian Vincent

Mayor Vincent presented the reappointment of Adam King and Joe Taylor to the Planning Commission, expressing his appreciation for the work that they have already done on the Commission and thanking them for their willingness to continue to serve.

Council Member Lee motioned to approve the reappointment of Adam King and Joe Taylor to three-year terms on the Planning Commission as recommended by the Mayor

Council Member Yarbrough seconded the motion

All in Favor: All

Opposed: None

The Council unanimously approved

9. Consideration of Approval of Meeting Minutes:

a. August 16, 2025 City Council Meeting

b. November 18, 2025 City Council Meeting

Council Member Swenson noted that the November 18, 2025 minutes incorrectly listed her as “attending virtually”, but she was present in-person.

Council Member Chatterton motioned to approve the minutes for the listed meeting dates, with the correction as noted

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously approved

10. Consideration of Ordinance No. 12-16-2025A, Approving the 2026 West Point City Council Meeting Schedule – Ms. Casey Arnold

Ms. Arnold explained that State law requires public bodies to meet at least once per month and publish their annual meeting schedules. She reviewed the proposed 2026 schedule, noting that meetings are typically held on the first and third Tuesdays unless otherwise noted and that certain meetings were proposed to be cancelled or adjusted due to scheduling conflicts such as the annual planning session and election dates.

Council Member Chatterton asked about cancelling the first meeting in January, and Ms. Arnold recommended approving the schedule as written and noticing cancellations individually to maintain flexibility and clarity of the regular meeting schedule.

Council Member Swenson asked whether Truth-in-Taxation deadlines had been adjusted to reflect legislative changes, and Ms. Arnold confirmed that the schedule included reminders to help keep the process on track.

The Council had no further discussion.

Council Member Judd motioned to approve Ordinance No. 12-16-2025A

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

11. Consideration of Resolution No. 12-16-2025A, Updating West Point City Voter Participation Areas – Ms. Casey Arnold

Ms. Arnold explained that following the 2020 census, the City was required to divide into four voter participation areas of approximately equal population. She stated that those areas were then updated in 2024 to reflect the annexation of unincorporated area and now require a minor adjustment to include the recently annexed properties in the area of Pig Corner. Ms. Arnold compared a map showing the current and proposed boundaries and noted that the change currently affects very few residents, as there is only one existing home being added, but the update is necessary for the County to accurately administer elections.

The Council had no further questions

Council Member Swenson motioned to approve Resolution No. 12-16-2025A

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Resolution No. 12-16-2025B, Approving Amendments to the FY2026 Budget for West Point City – Mr. Ryan Harvey

Mr. Harvey explained that this amendment is to add three recreation programs (hockey, flag football, and archery) to the budget that had previously been discussed but were not included in the adopted budget. He outlined estimated costs for each program and explained that transfers to the capital projects fund would be reduced accordingly to offset the additions. Hockey will be an increase of \$15,000, Flag Football \$18,000, and Archery an increase of \$4,000, for a total of \$37,000.

Mayor Vincent confirmed that the programs themselves had already been discussed by the Council and that the amendment was primarily a technical correction to align the budget with those decisions.

a. Public Hearing

No comments.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously approved

b. Action

Council Member Yarbrough motioned to approve Resolution No. 12-16-2025B

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

13. Consideration of Resolution No. 12-16-2025C, Approving North Davis Fire District Boundary Adjustments – Mr. Kyle Laws

Mr. Laws explained that recent annexations required the North Davis Fire District to update its service boundaries. The boundaries will now include all the area within the City's current boundaries, and also the unincorporated areas in the City's future annexation area. He described the process, including required public hearings and protest period, and noted that both the City and the Fire District must adopt resolutions to finalize the adjustments.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Lee motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council had no further discussion.

Council Member Chatterton motioned to approve Resolution No. 12-16-2025C

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

14. Consideration of Ordinance No. 12-16-2025B, Rezoning Property at Appx. 1800 N 5000 W from A-5 to R-1 with a PRUD Overlay Zone – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone approximately 20 acres located near 1800 North and 5000 West, commonly referred to as the Pig Corner area. She explained that the property had recently been annexed into the City and is currently designated R-1 on the General Plan. The applicant was requesting rezoning to R-1 with a Planned Residential Unit Development (PRUD) overlay to allow flexibility in layout and density consistent with City code.

Mrs. MacDonald reviewed the development proposal and explained that density calculations exclude unbuildable areas such as the slough slopes. She stated that the base R-1 zone allows approximately 2.2 units per acre and that the PRUD overlay permits up to a 10 percent density bonus when amenities are provided. She explained that the applicant was proposing approximately 2.4 units per acre and up to 45 lots, with all lots exceeding 10,000 square feet and averaging approximately 12,000 square feet.

Mrs. MacDonald also described the open-space and trail dedication associated with the proposal. She explained that the applicant was dedicating approximately two acres for a future regional trail consistent with the City's Parks and Trails Master Plan, including a portion of buildable open space and a trail corridor that would be constructed by the City in the future. She noted that this dedication was the primary basis for the requested density bonus. Mrs. MacDonald reviewed required frontage improvements, including installation of sidewalks, landscaping, and fencing along 5000 West, and displayed diagrams showing how the proposed subdivision would connect to adjacent developments and future trail segments.

Council Member Chatterton asked whether the required sidewalk along 5000 West would extend the full length of the property frontage or terminate at certain points, specifically asking about areas near drainage features. Mr. Boyd Davis responded that sidewalks would be required along the entire frontage of the property consistent with City requirements.

Council Member Swenson asked for clarification regarding how sidewalks would connect to adjacent open-space areas and whether they would terminate at property boundaries or continue to logical endpoints. Mr. Davis clarified that improvements would extend to the southern property line and be constructed along the frontage as required.

A public hearing on the rezone request was held at the previous meeting on December 2nd. The Council had no further questions or discussion.

Council Member Chatterton motioned to approve Ordinance No. 12-16-2025B

Council Member Yarbrough seconded the motion

Roll Call

Council Member Swenson – Aye

Council Member Lee – Aye

Council Member Judd – Aye

Council Member Yarbrough – Aye

Council Member Chatterton – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

15. Consideration of Ordinance No. 12-16-2025C, Amending the General Plan Zoning Designation for Property at 39 S 2000 W from the R-3 to the C-C Zone – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to amend the General Plan designation for approximately one acre located at 39 South 2000 West, just south of the Big O Tires property. She explained that the property currently contains a residence and is designated R-3 on the General Plan, and that the applicant was requesting a change to Community Commercial to allow continuation of the existing commercial frontage along 2000 West. Mrs. MacDonald clarified that the request was only to amend the General Plan designation and that any future commercial use or zoning change would require additional applications, public hearings, and Council consideration at a later date. She also explained that Staff recommended acting on this parcel independently and evaluating other nearby properties during a future General Plan update if directed by the Council.

Council Member Swenson asked for clarification regarding the types of uses permitted within the Community Commercial designation and specifically asked whether uses such as car washes would be allowed. Mrs. MacDonald explained that the City had created a Limited Commercial zone for more intensive uses such as car washes, gas stations, and similar businesses, and that those uses would not be permitted in the Community Commercial designation being considered.

Council Member Swenson confirmed that the property is relatively small and that potential uses would be limited accordingly. Council Member Chatterton asked about access to the property and whether future commercial access would occur through the adjacent Big O Tires property. Mrs. MacDonald explained that the property currently has residential access but that if redeveloped commercially, access would likely need to be shared because UDOT would not approve additional access points along the corridor.

Council Members briefly discussed existing easements and access arrangements in the area and confirmed their understanding of how access would likely function in the future.

A public hearing on the rezone request was held at the previous meeting on December 2nd. The Council had no further questions or discussion.

Council Member Lee motioned to approve Ordinance No. 12-16-2025C

Council Member Yarbrough seconded the motion

Roll Call

Council Member Yarbrough – Aye

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Swenson – Aye

Council Member Lee – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

16. Consideration of Ordinance No. 12-16-2025D, Amending WPCC Sections 17.60.140 & 17.60.130 Regarding Landscaping Standards in Commercial and Professional Office Zones – Mrs. Bryn MacDonald

Mrs. MacDonald presented the proposed amendments to landscaping standards for commercial and professional office zones. She explained that earlier in the year the City had adopted updated residential landscaping standards to comply with recommendations from the Weber Basin Water Conservancy District but had not at that time updated the corresponding standards for commercial and professional office zones. She stated that the proposed ordinance would address that remaining portion.

Mrs. MacDonald explained that the proposed change would limit turf grass to a maximum of 15 percent of the landscaped area for commercial, manufacturing, and professional office developments, except where turf grass is used in areas intended for active outdoor recreation, such as sports fields. She noted that this language mirrors terminology used in state code and is consistent with water conservation efforts. She also stated that commercial developments typically already use minimal turf grass and that the amendment was not expected to significantly change landscaping practices for most projects. To provide context, Mrs. MacDonald displayed examples of existing commercial landscaping within the City and pointed out that many developments already rely heavily on xeriscape and other low-water landscaping methods, with limited grass areas.

Council Member Swenson asked for clarification regarding the term “turf grass,” specifically whether the term referred to natural grass rather than artificial turf. Mrs. MacDonald confirmed that the definition refers to natural grass and follows the terminology used in state code, which uses the term “turf grass” for consistency.

Council Member Chatterton asked whether the proposal originated from the Weber Basin Water Conservancy District. Mrs. MacDonald confirmed that the changes were requested in connection with water conservation standards and explained that adoption of the ordinance would allow residents to participate in rebate programs, including landscaping conversion incentives such as “Flip Your Strip.” Mayor Vincent added that the City had not previously been eligible for some of those programs because the commercial standards had not yet been updated and that adopting the ordinance would make residents eligible. Council Member Chatterton stated that while he understood the benefits of the programs, he expressed concern about outside entities effectively requiring local governments to adopt certain standards in order to qualify for funding or incentives, stating that he did not like the perception of being “strong-armed” into adopting such changes. Mrs. MacDonald responded that staff frequently receives requests from residents asking about eligibility for rebate programs and that adoption of the ordinance would allow residents to participate in those opportunities.

Council Member Swenson asked whether the standards would apply retroactively to existing developments. Mrs. MacDonald clarified that the standards would apply to new development and landscaping and would not require existing businesses to modify existing landscaping, although existing property owners could voluntarily participate in rebate programs if they chose to replace landscaping.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Judd motioned to close the public hearing

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Yarbrough motioned to approve Ordinance No. 12-16-2025D

Council Member Lee seconded the motion

Roll Call

Council Member Chatterton – Nay

Council Member Judd – Aye

Council Member Yarbrough – Aye

Council Member Swenson – Aye

Council Member Lee – Aye

In Favor: Judd, Yarbrough, Swenson, Lee

Opposed: Chatterton

The motion was approved by majority vote.

17. Consideration of Resolution No. 12-16-2025D, Approving Consent for Easements to the Hooper Irrigation Company – Mr. Boyd Davis

Mr. Davis presented a request for City consent to easements associated with utility construction related to the West Davis Highway project. He explained that the easements involve parcels located within the Dahlia Estates subdivision along 300 North, just east of 4500 West, where irrigation infrastructure for the Hooper Irrigation Company will be installed. Mr. Davis explained that the City Council's approval was required because the affected parcels are designated as landscape strips or open space and are therefore subject to City regulations. He clarified that the easements would allow installation of underground pipeline infrastructure but that the parcels would remain open space and landscaping areas. He also noted that UDOT requested the approval as a precautionary measure and that staff did not anticipate any negative impacts to the City or subdivision.

Council Member Swenson asked who would be responsible for restoring landscaping after construction and whether trees or other features would be replaced. Mr. Davis responded that UDOT would restore the areas to their current condition, although trees located directly over the pipeline might not be replaced due to maintenance and safety limitations. He also noted that one of the parcels currently contains little or no landscaping and would remain largely unchanged.

No additional questions were raised.

Council Member Lee motioned to approve Resolution No. 12-16-2025D

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously

18. Consideration of Resolution No. 12-16-2025E, Approving a License Agreement with the U.S. Bureau of Reclamation – Mr. Boyd Davis

Mr. Davis presented a proposed license agreement with the U.S. Bureau of Reclamation related to construction of improvements at the SR-193 interchange and West Davis Highway corridor. He explained that the improvements include a pedestrian bridge, trail segments, irrigation infrastructure, and landscaping, some of which would occur on property owned by the Bureau of Reclamation. He stated that the Bureau does not grant easements but instead issues license agreements allowing entities to install and maintain improvements on federal property.

Mr. Davis explained that the primary facilities affected by the agreement include a small irrigation pipeline and portions of trail and ramp infrastructure. He noted that most landscaping improvements would be located outside of Bureau property, with only limited infrastructure crossing the federal parcel.

Council Member Swenson asked whether the Bureau of Reclamation would impose restrictions on landscaping or improvements within the project area, noting that federal agencies sometimes limit allowable vegetation or signage. Mr. Davis responded that the landscaping itself would be outside Bureau property and therefore not subject to those types of restrictions. He confirmed that the

license agreement primarily relates to underground infrastructure and access for maintenance. Council Members asked additional clarifying questions regarding the location of the pedestrian bridge and trail relative to Bureau property, and staff clarified which portions of the project would fall within the licensed area.

The Council had no further questions or discussion.

Council Member Chatterton motioned to approve Resolution No. 12-16-2025E

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

19. Consideration of Approval to Remove Harvest Fields Subdivision Phase 8 from Warranty – Mr. Boyd Davis

Mr. Davis reported that Harvest Fields Subdivision Phase 8, located near 920 South 4500 West, had completed the required one-year warranty period. He explained that Staff had inspected the subdivision improvements and that all items previously identified for correction had been addressed satisfactorily.

The Council had no questions or concerns.

Council Member Swenson motioned to approve removal of Harvest Fields Subdivision Phase 8 from Warranty

Council Member Judd seconded the motion

In Favor: All

Opposed: None

20. Consideration of Approval to Place Craythorn Homestead Subdivision Phase 6 on One-Year Warranty – Mr. Boyd Davis

Mr. Davis reported that improvements for Craythorn Homestead Subdivision Phase 6, located east of the new elementary school along SR-193, had been completed and inspected. He stated that construction of homes had begun and that the subdivision was ready to enter the standard one-year warranty period during which infrastructure performance would be monitored and any deficiencies corrected by the developer.

The Council had no questions or concerns.

Council Member Yarbrough motioned to approve

Council Member Lee seconded the motion

In Favor: All

Opposed: None

21. Motion to Adjourn the General Session

Council Member Lee motioned to adjourn

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.



APPROVED THIS 17 DAY OF February, 2026:

Brian Vincent
BRIAN VINCENT, MAYOR

Casey Arnold
CASEY ARNOLD, CITY RECORDER

