



WEST POINT CITY COUNCIL NOTICE & AGENDA

West Point City Hall
3200 West 300 North
West Point City, UT 84015
October 6, 2015

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

ADMINISTRATIVE SESSION

6:00 pm (Board Room)

1. **Code Enforcement Update** – Mr. Bruce Dopp
2. **Discussion of Youth Council** – Mrs. Jolene Kap **page 5**
3. **Discussion of Homewood Subdivision** – Mr. Boyd Davis **page 9**
4. **Citizen Comment Follow-up** – Mr. Kyle Laws

GENERAL SESSION

7:00 pm (Council Chamber)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** (If you wish to make comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
7. **Consideration of Approval of Minutes from September 15, 2015 City Council Meeting** **page 13**
8. **Swearing in of Youth Council Members** – Mayor Craythorne
9. **Consideration of Resolution No. 10-06-2015A, Accepting the Transportation Master Plan for West Point City** – Mr. Boyd Davis **page 25**
 - a. Public Hearing
 - b. Action
10. **Consideration of Ordinance 10-06-2015A, Amendments to Section 15.20.100, Allowing for an Exemption From the Requirement for a Detention Pond in Certain Areas of the City Where Detention Ponds Would Not be Beneficial** – Mr. Boyd Davis **page 29**
 - a. Public Hearing
 - b. Action
11. **Consideration of Resolution No. 10-06-2015B, a Postponement Agreement Between Ross Larsen and West Point City for the Installation of the Street Improvement at 4353 W 800 N** – Mr. Boyd Davis **page 34**
12. **Consideration of Final Approval of the B&L Ranch Subdivision** – Mr. Boyd Davis
13. **Consideration of Resolution No. 10-06-2015C, Appointment of Poll Workers for the 2015 West Point City Municipal General Election** – Mrs. Misty Rogers **page 43**
14. **Motion to Adjourn**

Posted this 1st day of October, 2015


MISTY ROGERS, CITY RECORDER

If you plan to attend this meeting and, due to disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four(24) hours prior to the meeting and we will seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: 10/20/2015

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Evan Nelson
2. Discussion of Investment Policy – Mr. Evan Nelson
3. Citizen Comment Follow-up – Mr. Kyle Laws

General Session – 7:00 pm

Date: 11/3/015

No Meeting – Municipal Elections

Date: 11/17/2015

Administrative Session – 6:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws
2. Discussion of the West Point City Council Meeting Schedule for Calendar Year 2016 – Mrs. Misty Rogers

General Session – 7:00 pm

1. Board of Canvassers Report for the West Point City Municipal General Election –

FUTURE ITEMS

Administrative Session

1. Discussion of Street Light Replacement – Mr. Kyle Laws
2. Building Rental Fees & Policy – Mr. Kyle Laws
3. Interlocal Agreement with Davis County for Property use West of Blair Dahl Park – Mr. Kyle Laws
4. Discussion of Pheasant Creek Property/Park – Mr. Kyle Laws
5. Discussion of Water Conservation Plan – Mr. Paul Rochell
6. Discussion of West Point City Water Conservation Plan – Mr. Paul Rochell (Resolution)

General Session

Consideration of Final Approval for the Wise Country Meadows Phase 3 Subdivision – Mr. Boyd Davis

CDRA

1. Resolution Amending the Interlocal Agreement Between the CDRA of West Point and West Point City – Mr. Randy Sant

January
 February
 March
 April
 May
 June
 July
 August
 September
 October

- 1 Cemetery Cleaning
- 6 City Council-7pm
- 8 Planning Commission-7pm
- 14 Council/Staff Lunch-11:30am
- 16 Halloween Carnival-7pm
- 19 Senior Lunch-11:30am
- 20 City Council-7pm
- 22 Planning Commission-7pm

November

- 3 Election Day
- 7 Flags on Veteran's Graves YC
- 11 Veteran's Day-Closed
- 12 Planning Commission-7pm
- 16 Senior Lunch-11:30am
- 17 City Council-7pm
- 26-27 Thanksgiving-Closed

December

- 1 City Council-7pm
- 4 Christmas Party-7pm
- 7 City Hall Lighting Ceremony-6:00 pm
- 10 Planning Commission-7pm
- 15 City Council-7pm
- 18 Cemetery Luminary-4pm
- 21 Senior Lunch-11:30am
- 24-25 Christmas-Closed

January 2016

- 8-9 Council Retreat

City Council Staff Report

Subject: Youth Council
Author: Jolene Kap
Department: Executive
Date: October 6, 2015



Background

The Youth Council is a group of Youth who, under the direction of an Advisor, volunteer many hours to multiple service projects throughout the year. Through activities the youth are being trained to become exceptional citizens. The advisor emphasizes implementing a consistent structured council that mirrors the structure of the City Council, encourages growth of character through service and helps the youth to look beyond themselves.

Over the last few years we have seen a large growth in the Youth Council participants. This only shows what great examples we have that are helping others who want to serve in the community.

Analysis

The new Youth Council is selected shortly after the beginning of each school year. As in prior years, staff would like to take an opportunity to visit with Council about the upcoming year to discuss proposed changes and receive any additional direction from the City Council.

For the past 2 years the YC leadership structure has remained the same with the leadership position being held for the full year. This helps alleviate confusion and lack of accountability. It also helps encourage the kids to remain with the program for future years so they can have that opportunity to serve as a leader.

Last year an assistant Youth Council Advisor was chosen due to the growing amount of youth participating. She worked closely with Trish Estheimer who is the Youth Council Advisor to plan and help activities run smooth. We started with around 80 kids and still had close to 50 participating over the last few months. Last year we also updated the YC Charter, to help clarify what each member's responsibilities were for the year. The charter also made clear to all the YC members what was expected from them for the year on attendance and participation.

The Charter seemed to be helpful to the planning and carrying out of activities and duties for the officers and service members. No changes will be made to the Charter this year for the upcoming Youth Council.

The YC enjoys shadowing the City Council and would like to continue with this, if the Council agrees.

While there are not changes being proposed to the charter, there is one change Staff would like to propose to the program. With the continued growing number of kids, Staff would like to recommend another YC advisor be called to help with the activities and events. This would give the Youth Council 3 advisors who would be able to help plan and attend all meetings and events.

Recommendation

Staff would like Council to discuss the proposed changes to the program and provide input and direction.

Significant Impacts

There are no significant impacts at this time.

Attachments

Calendar of proposed activities for the 2015-2016 year.

October 2015
Report @ CM
Halloween Carnival
Retirement Home

November
Report @ CM
Retreat
Veteran Program
Retirement Home

December
Report @ CM
Lighting Ceremony
Luminary
Retirement Home
Sub-For-Santa

January 2016
Report @ CM
Legislature Day (Officers Only)
Winter Ball
Retirement Home
Start filling Easter Eggs

February
Report @ CM
Retirement Home

March
Report @ CM
Essay Contest
Retirement Home
Easter Egg Hunt

April
Report @ CM
USU Conference
Mini Retreat
Retirement Home

May
Report @ CM
Take Pride Day
Community Garden
Retirement Home

June
Report @ CM
Community Garden
Training for face painting
Retirement Home

July
Report @ CM
4th of July
Retirement Home

August
Report @ CM
Youth Summer Games w/all Utah YC
Serve at Senior Dinner
Community Garden
Retirement Home

September
Report @ CM
Awards Ceremony
Retirement Home

October
Report @ CM
Swearing in Ceremony for new YC
Retirement Home

Dates of the following TBD-
City Council Shadow 2x's a year
Adopt a Highway clean-up 2 x's a year
(spring, fall)

City Council Staff Report

Subject: Homewood Subdivision
Author: Boyd Davis
Department: Community Development
Date: October 6, 2015

Background

We have discussed the Homewood Subdivision at the past two meetings and have not come to a clear consensus on how this should proceed. The developer has submitted a new proposal that he hopes may answer most of the concerns. A copy of the proposal is attached and the Developer plans to attend the meeting to discuss the new design and answer questions.

Analysis

The new proposal shows one less lot than the previous version. This allows the two access points to be used as combined driveways to two different lots and eliminate the private lane. The access points would be in the same location as the previous points. When looking at the attached plan, please note that the red portion is the proposed driveway and the gray area will not be built.

This proposal appears to eliminate the issue of the private lane, but still has homes facing to the south rather than the north. There will not be a need for an HOA in this proposal either.

Another item to point out that applies to both the old and the new proposal is that a sewer line will need to be installed in an easement behind the sidewalk on the north side. The new storm drain pipe that will be installed will be too deep for sewer laterals to cross under.

The developer would like to discuss the proposal with the Council and try to answer any questions. Staff would like any feedback that the Council may give.

Recommendation

No action required, this is for discussion only.

Significant Impacts

None

Attachments

Proposal

**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
September 15, 2015**

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

City Manager
Kyle Laws

Administrative Session
5:43 pm – Board Room

Minutes for the West Point City Council Administrative Session held at West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on September 15, 2015 at 6:00 pm with Mayor Craythorne presiding.

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

CITY EMPLOYEES PRESENT – Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; and Misty Rogers, City Recorder

VISITORS – Rob Ortega

Mayor Craythorne welcomed those in attendance. He stated there has been a miscommunication with regards to the time of the photo session. Because of the miscommunication the photo session will be held after the discussion of the Homewood Subdivision.

1. **Council Member Photographs** (postponed until 6:10 pm)
2. **Discussion of the Homewood Subdivision** (5:45 pm – 6:10 pm)

Mr. Davis stated the Council and Staff have discussed the Homewood Subdivision during previous Administrative Sessions. During those discussions, the Council asked that Mr. Felshaw King, the West Point City Attorney provide opinion to the Council for the following questions:

- *Is a "private access" allowed in the West Point City Code?* Mr. Davis stated the West Point City Code states, "1. Street Dedication. All streets in a subdivision in West Point City shall be dedicated to the city, except private streets as outlined in the PUD overlay zone." Therefore it is the opinion of Mr. King that all subdivision streets must be dedicated to the City unless the project is being built as a Planned Unit Development (PUD).

Mr. Davis stated in some circumstances private roads are necessary. He recommended that in the near future, the Council review section 16 of the West Point City Code. Mayor Craythorne stated Mr. King's opinion goes against what has been done in the past. For example, the private road in the Ivory Subdivision is not a PUD. Mr. Davis stated the upcoming development of the Heslop property could be affected by the current code and the opinion of Mr. King.

Mayor Craythorne stated there are circumstances when a private road is beneficial to a development. He then stated that it is not in the best interest of the City to maintain semi-private driveways. Mayor Craythorne stated the R-4 and R-5 zones are high density and there will be circumstances when a private road is the best option for a development. He then stated the Council should review the West Point City Code and make changes as necessary.

Mr. Davis stated the Homewood Subdivision will not qualify as a PUD because of the open space requirement. A PUD requires a minimum of 25% of open space.

Council Member Chatterton stated the Council cannot approve a private street if it doesn't comply with City Code.

Mayor Craythorne asked Mr. Davis to describe the public and private roads within the Ivory Subdivision. Mr. Davis stated in the Ivory project the "private roads" are used as an access to the rear garages in the back of the building. The main road that circles the development is public and the stub streets extending south are private. Mr. Davis stated any road accessing garages in the development are considered private.

Council Member Petersen asked if the stubbed roads could be considered a driveway. Mr. Laws stated that Staff asked Mr. King that same question and it was discovered that code doesn't clearly define "driveway". Council Member Petersen recommended adding the definition of "driveway" into the code, the Council agreed.

- *Does the City have the authority to enforce code compliance issues in an HOA?* Mr. Davis stated in Mr. King's opinion the City cannot enforce codes on private roads. However, Keith Russell the developer is willing to include city code compliance into the developments CC&R's.

Mayor Craythorne, Council Member Chatterton and Council Member Petersen recommended contacting Riverdale City and Gary Crane with Layton City to review their private road policies. Mr. Davis stated from personal experience, developers use private streets throughout an entire development to try to mitigate costs. Over time, the private roads begin to fail because they weren't built to city standard and the residents insist the City take over the road. Mr. Davis stated when the Ivory Subdivision was developed; the roads were required to be built to City Standard and the City take over the road from the beginning. Mr. Davis clarified that the private roads going to the driveways are not the responsibility of the City. Mayor Craythorne and the Council Member agreed section 16 in the West Point City Code should be reviewed and modifications should be made if necessary.

- *Can the access to the Blair Dahl property east of the LDS Church be obtained if the Homewood Development is approved?* Mr. Davis stated the accesses to the Homewood development will line up with the accesses into the LDS Church. He then stated that Mr. David Dahl does not plan on accessing the Dahl property east of the church on 300 North. Mr. Davis stated he did speak with Randy Jefferies with UDOT and it is anticipated that a frontage road for the West Davis Corridor will tie into 300 North from the Dahl property just east of the church on 300 North. He then stated that UDOT will likely grant themselves a variance for the access road.

Council Member Chatterton asked if the Homewood Subdivision will be directly impacted by the West Davis Corridor. Mr. Davis stated he doesn't believe so, as the West Davis Corridor will be located somewhere east of the Hooper Canal.

Council Member Chatterton asked why the lots in the Homewood Subdivision cannot be turned around to face north. Mr. Laws and Mr. Davis stated Mr. Carter doesn't want the homes facing his field and additional property would need to be acquired for a circular turnaround. If the homes face south, the fire department can access the lots from 300 North. Mr. Davis stated the West Point City Code requires an 8 ft. landscaping strip if a home backs 300 North and an 8 ft. of landscaping strip makes the lots too small.

OTHER ITEMS:

B&L Single Lot Subdivision - 4353 West 800 North

Mr. Davis stated the Council is being asked to consider the approval of the B&L Subdivision and Postponement Agreement during the General Session. He then stated it was recently discovered that property purchase isn't finalized. The applicant is asking the Council approve the Postponement Agreement and Final Approval for the B&L Subdivision subject to the purchase of the property. Mr. Davis stated as a protection to the City, the developer will not have the ability to record the plat until the purchase is final.

Council Member Petersen asked if the code allows for the approval of a subdivision and postponement agreement if a property purchase isn't finalized. Mr. Davis stated the application requires the applicant to either own the property or have the owner sign the owner authorization form. He stated has been difficult for the applicant to contact the owner of the property because he lives in Idaho.

Council Member Chatterton stated the approval of the B&L Subdivision and the Postponement Agreement had been scheduled for the September 1, 2015 Council Meeting. Because the property purchase wasn't complete the Council chose to table its approval. Council Member Chatterton stated the item has again been placed on the agenda for action and again it is not ready for approval. He recommended the property purchase be finalized before it is brought before the Council for action.

Council Member Petersen stated there is no purpose to go against the West Point City Ordinance. He then asked why the applicant is pushing to obtain approval before the property purchase is finalized.

Mr. Laws informed the Council that the property purchase should be complete within the next few days and the owner would like to start construction as soon as possible. He then stated if approval is granted, the applicant will need to wait three weeks until the next Council Meeting.

Mayor Craythorne asked why the owner of the property didn't sign the owner authorization form. Mr. Davis stated the owner lives out of state and they are working with his agent. Mayor Craythorne stated the owner living out of state isn't an excuse, the owner authorization form could have been emailed, faxed, or mailed to obtain owners signature.

Council Member Petersen stated the landowner authorization form is a protection to the property owner. He expressed concern with making any changes to the property until either the landowner authorization form is signed by the property owner or the purchase is finalized. Council Member Petersen expressed the importance of the Council following the rules.

Council Member Chatterton stated several years ago there was a similar situation. A request had been made by potential property owners and the request was denied until the purchase had been completed. Ultimately the applicant never purchased the property.

Mr. Davis stated the Council has the ability to approve, deny or table items 11 and 12 in the General Session. He then stated the applicants will be available later in the meeting to answer any questions the Council may have.

Council Member Chatterton asked if the photographs of the Council will be displayed. Mr. Laws stated the Council Member photos will be placed in the foyer and the Mayor photos will be placed in the Council Room.

3. Citizen Comment Follow-up (6:25 pm) – Mr. Kyle Laws

Mr. Laws stated during the Citizen Comment period on September 1, 2015, Mr. Wayne Law expressed concern with visibility just west of the intersection at 4000 West on 300 North. He then stated in August, Mr. Doyle Olsen requested the City take over the park strip and maintenance east of Horizons Credit Union to the LDS Church on 300 North.

300 North 4000 West - Council Member Petersen asked if the fence bordering the raised sidewalk just west of 300 North 4000 West is taller than allowed by code. Mr. Laws stated the entire sidewalk has been raised approximately 4 feet above the road. Rather than installing a retaining wall and sidewalk road level, UDOT installed a raised sidewalk with a fence for safety. Council Member Petersen stated he believes Mr. Wayne Law is asking for the sidewalk to be lowered and a retaining wall installed.

Mr. Kyle Laws stated when the raised sidewalk was installed; West Point City recommended lowering the sidewalk and installing retaining wall to UDOT. Ultimately, UDOT raised the sidewalk and installed a fence for safety. Mr. Davis stated West Point City previously received a Safe Sidewalk Grant for the area, but UDOT took over the project.

Council Member Petersen stated because that stretch of 300 North is a UDOT road, the City doesn't have much control. Mayor Craythorne asked if Staff believes the intersection could be unsafe. Mr. Kyle Laws stated it can be difficult to see traffic heading east from the intersection of 300 North 4000 West. Mr. Davis stated the Public Works Department complains about visibility at the intersection as well. To gain decent visibility, vehicles must pull up to or past the stop sign. In some cases, the plows on the trucks must be in the eastbound lane to gain visibility.

Council Member Petersen stated because of the safety concerns; Staff or the Mayor should contact UDOT to discuss lowering the sidewalk and installing a retaining wall. Mayor Craythorne stated he will be meeting with UDOT within the next few days. He stated he will discuss the sidewalk, fence and safety concerns with UDOT during his meeting.

Council Member Chatterton stated he has driven in the area and visibility is an issue. However, he believes the visibility issues may be caused from the actual road and bluff.

Mr. Laws stated a few years ago, a child from the Pace Farms Subdivision was riding his bicycle home from school. He wrecked his bicycle in the area and had to be air lifted to the hospital. Mr. Laws stated the area can be dangerous.

2884 West 300 North - In August, Mr. Doyle Olsen requested the City take over the care and maintenance of the park strip in front of the homes on 300 North just east of 3000 West. Mr. Laws stated the Council and Staff discussed Mr. Doyle Olsen's concerns about the park strip on 300 North several weeks ago. The Council directed Staff to separate the sprinkler system and reconnect them to individual properties. It was discovered that there is not a service connection to the Flint Property. A connection could be added to the Flint property; however a road cut and additional work will be needed.

Council Member Petersen asked if a secondary water connection will need to be made if the Flint property is ever developed. Mr. Davis stated yes.

Mayor Craythorne recommended separating the sprinklers for the three homes. He then asked the Council what should be done with the Flint property. The Council recommended Staff desert-scape the park strip in front of the Flint property.

Youth Council Awards Banquet - Mr. Laws stated the Youth Council Awards Banquet will be held on September 16, 2015 at 6:30 pm. He stated Mrs. Kap has ordered enough food for the Council.

B&L Single Lot Subdivision - Mr. Davis introduced Mr. Ross Larsen and Tyler Bass the applicants of the B&L Single Lot Subdivision to the Council. He stated Mr. Larsen and Mr. Bass are the “soon to be owners” and developers of the property. Mr. Davis stated all requirements of the application have been met except the actual purchase of the property. He then recommended the Council table the Postponement Agreement and the final approval of the B&L Subdivision until the property purchase has been finalized.

Mayor Craythorne asked the Mr. Larsen and Mr. Bass why an agent authorization or owner authorization form hasn't been signed. Mr. Larsen stated he is assisting his son-in-law and daughter with the construction of their home. He stated they are dealing with a difficult landowner who lives out of state. Mr. Larsen and Mr. Bass have trying extremely hard to finalize property purchase for last several weeks. Mr. Larsen stated they are aware they could request approval from the Council again in two weeks; however they would like to begin construction as soon as the purchase is finalized.

Mayor Craythorne stated this type of request hasn't been done before and it will be the Councils decision to approve, table or deny the request. He then stated that typically a potential property owner cannot represent the property owner unless an owner authorization has been signed.

Mr. Larsen thanked the Council and Staff for their assistance.

The Administrative Session adjourned.

**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
September 15, 2015**

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

City Manager
Kyle Laws

General Session

7:00 pm – Council Room

Minutes for the West Point City Council General Session held at the West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on September 15, 2015 at 7:00 pm with Mayor Craythorne presiding.

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

CITY EMPLOYEES PRESENT – Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; and Misty Rogers, City Recorder

VISITORS PRESENT – Rob Ortega, Ross Larsen, Tyler Bass, Yessenica Figueroa, Dan L. Eckley, Eric Sorenson, Jimmie Winterbottom, Jill Austin, Becky Jensen, Scott Bingham, Doug Bunot, Sarah Bodiker, Darrell Mueller, Greg Cooper, Patti Seffker, Pat Westaway, and C. Daniels

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

Council Member Chatterton stated he serves on board of the Mosquito Abatement District Davis. This year, the Mosquito District has sprayed over 400,000 acres by ground and over 600,000 acres by air. He then stated that last month, three positive cases of West Nile Virus were reported to Salt Lake County. Council Member Chatterton informed those in attendance that a plane used for mosquito control recently experienced a crash landing at the Ogden Airport due to a landing gear malfunction. Luckily, the plane was repaired and back in the air within one week.

Council Member Dawson stated he serves on the board of the North Davis Sewer District (NDSD). The NDSD is participating in a land application program in Western Weber County. Bio-solids which are produced by the NDSD will be stored on a large concrete pad in a rural part of Weber County. This will help keep the smell out of the city and neighborhoods. Council Member Dawson stated he will be attending a conference at the end of the month for the NDSD.

Council Member Petersen stated he serves on the board of the North Davis Fire District (NDFD). The NDFD assisted the BLM with a large fire near the Bayview Duck Club. Council Member Petersen stated the fire department did a great job fighting the fire. He then stated at the time of the fire's flare up, the fire was not under the control of the NDFD.

Council Member Turner – no comment

Council Member Henderson – no comment

Mayor Craythorne encouraged the citizens of West Point City to be active in the November 3, 2015 Election. He then expressed concern that only 12% of the registered voters in West Point City participated in the City Municipal Primary Election. Mayor Craythorne expressed his appreciation to Staff for the service they provide to the City.

5. Communications from Staff

Mr. Laws stated the lights at the Loy Blake Tennis Courts are now active. The timer currently allows for the lights to be turned on between the hours of 7:30 pm and 11:00 pm. When the timer is activated, lights will remain on for approximately 30 minutes.

Council Member Chatterton asked what time the West Point City Parks close. Mr. Laws stated by code, the parks close at 10:00 pm however the signs on the tennis courts allow for play until 11:00 pm.

Mr. Davis stated Davis and Weber County Canal will shut secondary water off on October 1, 2015. He then informed the Council that a change order in the amount of \$243,000 has been received for the paving from 200 South to 300 North. The remaining funds from the 3000 West project will be used to pay for the additional paving. Mr. Davis stated because this is a change order, it does not require the Council's approval, City Manager approval is sufficient. If the paving of 200 South to 300 North runs over-budget, Class C Road Funds can be used.

Mr. Laws stated \$120,000 dollars has been set aside in the Street Maintenance Schedule for the paving from 200 South to 300 North. He then stated paving from 300 North to 550 North and from 800 North to 550 North on 3000 West within the next few weeks. The concrete roundabouts at 550 North and 800 North should be complete before winter and 3000 West will then be reopened. The contractor will return in the spring of 2016 to complete improvements between 800 North to 1300 North on 3000 West.

Council Member Chatterton asked what improvements will be done from 200 South to 300 North on 3000 West. Mr. Davis stated the section of improvements to the road include roto-milling, additional road-base, and new asphalt.

6. Citizen Comment

Mayor Craythorne informed those in attendance that photographs were taken of the Council earlier in the meeting. He then stated that the Citizen Comment period is a time for the Council to gather new information. He stated a public hearing for the amendments to the beekeeping regulations will be held later in the meeting. Mayor Craythorne then invited those in attendance to address the Council.

Patti Seffker and Pat Westaway – Rotary Club

Ms. Westaway expressed the Rotary Club's appreciation to the Council for allowing them to create a Community Garden at approximately 470 North 2300 West in West Point City. The garden has provided a significant amount of produce for places such as St. Annes, Safe Harbor, Community Connection, and churches who assist those in need.

Mrs. Seffker stated the groups that have assisted with the Community Garden include Young Single Adults, Youth Council Members, pageant participants, courts kids, Interact Club, the Rotary Club, church groups, and families. So far this year, approximately 300 lbs. of produce has been donated. Mrs. Seffker then requested the Council consider providing the Community Garden with an electrical box.

Ms. Westaway stated the Rotary Club would like to have a shed built on a cement pad at the Community Garden. She expressed the need to keep the Community Garden beautiful and productive. She then stated that over the past few weeks, she has learned the Community Garden isn't just about produce. The Community Garden is a way to teach people and kids how to work. Ms. Westaway stated it has been a privilege to work alongside of the court kids.

Mrs. Seffker stated she is supportive of the Council approving a Resolution to allow beekeeping in residential zones. She then stated the Rotary Club is considering placing bee's on the lot of the Community Garden.

Mayor Craythorne asked how many members belong to the Rotary Club. Mrs. Seffker stated there are currently 10 members of the Rotary Club. The club meets at the garden once per month as a Rotary Club and weekly with different

groups. Mayor Craythorne stated Ms. Westaway and Mrs. Seffker are heavily involved in the Rotary Club and Community Garden. He then expressed his appreciation to Rotary Club for the service they provide to the community.

Council Member Turner asked if anyone can benefit from the Community Garden. Ms. Westaway stated yes. Mrs. Seffker stated if anyone within the community needs assistance, they are welcome to the food in the garden.

Yessenia Figueroa -

Ms. Figueroa requested Farmers Market be brought to West Point City.

Wendell Page –

Mr. Page apologized for being late to the meeting. He then stated the sidewalk near his home is in poor condition. Mr. Page expressed concern with the children walking to school not being able to use the sidewalk. He asked the Council to upgrade, widen and improve the sidewalk near his home.

Mayor Craythorne stated the information provided to the Council during the Citizen Comment period will be discussed by Staff and the Council during the October 6, 2015 Administrative Session. Mayor Craythorne invited those interested in the Council's discussion to attend the meeting.

7. Consideration of Approval of Minutes from September 1, 2015 City Council Meeting

Council Member Dawson motioned to approve the minutes from the September 1, 2015 City Council Meeting. Council Member Chatterton seconded the motion. The Council unanimously agreed.

8. Presentation of the Transportation Master Plan for West Point City – Mr. Boyd Davis

Mr. Davis stated the West Point City Transportation Master Plan is complete and ready for presentation. He stated Mr. Stephen Lord and Mr. Kevin Crowshaw with Horrocks Engineers will present the Transportation Master Plan and an analysis of the transportation needs of West Point City through 2040 to the Council. Mr. Davis stated after the meeting, an Open House for the Transportation Master Plan will be held. Those in attendance are encouraged to attend the Open House and speak with Mr. Lord and Mr. Crowshaw.

Mr. Lord thanked the Council for allowing him to present the West Point City Transportation Master Plan to those in attendance. He stated the horizon year for the plan is 2040 and stated outstanding items include obtaining feedback from the Council and residents of the City. Mr. Lord stated the project is nearly complete and Horrocks Engineers has enjoyed working with West Point City. He then presented the Transportation Master Plan to the Council.

Mr. Lord stated Data Collection is the first process to project. He then stated that sampling of the road conditions were taken to determine the functionality of the road and the level of service it can provide. Mr. Lord stated it is important that roads are not over or under built. When determining the current and future level of service of a road, the desired level is C or D. Mr. Lord stated a level D means money has been allocated appropriately. He then stated that in smaller communities such as West Point, the acceptable level of service is typically C and UDOT considers a level D on state roads to be acceptable.

Mr. Lord stated currently, the only road operating at an unacceptable level is 2000 West (a UDOT road). All other roads within the City are operating at an acceptable level. As the City continues to grow through 2040, the level of service on 1800 North (a UDOT road) will deteriorate.

Council Member Dawson asked if the Transportation Plan includes the West Davis Corridor. Mr. Lord stated yes, the "Future 2040 Roadway Network" does include the West Davis Corridor and UDOT's planning but the "No Build" does not. Mr. Lord stated he is aware the location of the West Davis Corridor is controversial; however a decision was made with Staff to use the current data and plan for the future. If something changes with the West Davis Corridor, the plan will need to be revisited.

Mr. Lord stated the Capital Facilities Plan (2040) shows only roads which will need to be improved. He then stated that 3000 West will need capacity improvements which could include striping or additional lanes. Future UDOT projects are included and have been accounted for when planning. If all projects listed in Transportation Master Plan are built, West Point City streets will have a level of service of C and UDOT streets will have a level service of D.

Mr. Lord then stated cost to improve the roads through the year 2040 will cost approximately \$53,000,000 over the next 25 years. The cost of the improvements will be paid for by UDOT, Wasatch Front Regional Council, Local MVO, Developer Funds and Local Funds. West Point City's portion of the cost is approximately \$11.3 million (over the next 25 years). Mr. Lord stated within the next 10 years approximately \$19 million will be needed for road improvements and West Point City will be responsible for approximately \$7.4 million.

Mr. Lord stated the Transportation Master Plan is a comprehensive plan which will allow the City to look at the development and impact to the City. He stated this plan will help to make the roadway networks more efficient and mitigate capacity improvements. The plan also ensures that corridors are being preserved for the future.

Mr. Lord stated an Open House was held on March 17, 2015 and another Open House will be held tonight (September 15, 2015) immediately following the General Session. He stated comments regarding the Transportation Master Plan can be made by visiting <http://tiny.cc/westpointTMP>. The interactive map will allow for comments to be made to any area on the map. Mr. Lord stated many comments have been received and he hopes that additional comments will be made following the Open House. A public presentation and Open House for the Transportation Master Plan will be held immediately following the General Session. Noticing for the Open House includes advertising in the City Newsletter, website and on social media. Contact information for Mr. Lord and Mr. Shuler were then provided to those in attendance.

Steven Lord
stevenl@horrocks.com
801-763-5278

Shaw Shuler
shawns@horrocks.com

Council Member Dawson asked how many comments were received from the March 17th Open House. Mr. Lord stated between 30 and 40 comments has been received, many more than originally anticipated. He stated he was pleased with the comments which have been received and looks forward to new and upcoming comments.

Mayor Craythorne expressed his appreciation to Horrocks Engineers; he then invited those in attendance to attend the Open House for the Transportation Master Plan immediately following the General Session. He then stated a public hearing will be held on October 6, 2015.

9. Consideration of Resolution No. 09-15-2015A, a Licensing Agreement with the Bureau of Reclamation for Cemetery Expansion – Mr. Boyd Davis

Mayor Craythorne stated over one year ago, Council and Staff began looking for ways to expand the cemetery. Council Member Andy Dawson recommended relocating the parking lot further west and adding additional plots in the area of the current parking lot. Because the desired area for the new parking lot isn't owned by the City, Staff has needed to work with the Bureau of Reclamation. Mayor Craythorne stated the expansion of the cemetery should provide approximately 20 years to the life of the cemetery.

Mr. Davis stated to expand the Cemetery to the west, property must be acquired from the Bureau of Reclamation (BOR). During previous discussions about the cemetery expansion and property acquisition, the BOR expressed interest with swapping their property west of the cemetery for property the City owns that runs along the Emigrant Trail just south of 300 North. The land swap process began approximately one year ago; however approval has yet to be granted. The BOR is still willing to participate in the land swap, but the approval process is taking longer than anticipated. The BOR is recommending entering into a License Agreement with West Point City until the land swap is complete. The License Agreement will allow West Point City to move forward with the expansion and utilize the BOR's property until the swap is complete.

Mr. Davis stated the Licensing Agreement has been approved by Felshaw King, the West Point City Attorney and the BOR. Staff recommends the Council approve Resolution No. 09-15-2015A, a Licensing Agreement with the Bureau of Reclamation for Cemetery Expansion.

Mayor Craythorne stated expansion of the Cemetery will be a great enhancement to West Point City and the Cemetery. He then stated that for the past several years the Council and Staff have been unsuccessful in finding ways to expand the Cemetery to the north or to the east. He stated using the land swap to expand the cemetery is a great option and will be the least costly to the City.

Council Member Dawson motioned to approve Resolution No. 09-15-2015A, a Licensing Agreement with the Bureau of Reclamation for Cemetery Expansion.

Council Member Henderson seconded the motion.

The Council unanimously agreed.

10. Consideration of Ordinance No. 09-15-2015A, Amendments to Section 17.40.050 (Apiaries/Beekeeping) of the West Point City Code – Mr. Boyd Davis

Mr. Davis stated up until the proposed ordinance was presented to the Council several weeks ago, beehives have only been permitted on 1 acre properties zoned agricultural. The ordinance being considered by the Council will allow beekeeping in residential zones with guidelines and specific requirements. Mr. Davis stated the proposed Beekeeping Ordinance will require the following:

- Beekeepers must submit an application to the City
- The amount of hives permitted is dependent upon the lot size.
- The placement of the hive shall not be any closer to the abutting lot's principle building than the principle building on the lot where the hive is located.
- Flyways are required in certain circumstances
- Hives must be in good order and water must be available
- State Registration is mandatory if it is required by State Code

Staff recommends the approval of the Ordinance 09-15-2015A, Amendments to Section 17.40.050 (Apiaries/Beekeeping) of the West Point City Code.

Mayor Craythorne asked if the code permits the City to remove hives if compliance is not met. Mr. Davis stated yes, West Point City and Animal Control have the ability to determine if the hive is being kept properly and remove the hive if not in compliance.

a. Public Hearing – no comment

Council Member Henderson motioned to close the public hearing.

Council Member Turner seconded the motion.

The Council unanimously agreed.

b. Action

Mayor Craythorne stated the Planning Commission and City Council have reviewed and discussed the amendments to section 17.40.050 (Beekeeping/Apiaries) over the past several months.

Council Member Dawson clarified that if the hive is closer than 25 ft. to a property line, a flyway must be installed. Council Member Chatterton stated Rep. Mark Roberts from American Fork is recommending a bill to "scrap" state registration of beehives in the next Legislative Session. He then informed those in attendance that only 2,000 beehives are currently registered with the State of Utah.

Council Member Chatterton motioned to approve Ordinance No. 09-15-2015A, amending section 17.40.050 (Apiaries/Beekeeping) of the West Point City Code.
Council Member Petersen seconded the motion.

Council Member Dawson asked if the Ordinance Officer will be permitted to educate Beekeepers in the City of the changes to the code. Mr. Davis state the Code Enforcement Officer is aware of the change and has already spoken with some Beekeepers.

Roll Call Vote

Council Member Henderson – Aye
Council Member Turner – Aye
Council Member Petersen – Aye
Council Member Dawson – Aye
Council Member Chatterton – Aye

The Council unanimously agreed.

Mayor Craythorne expressed his appreciation to the Planning Commission, Staff and the Council for their assistance with the Beekeeping/Apiaries Ordinance.

11. Consideration of Resolution No. 09-15-2015B, a Postponement Agreement Between Ross Larsen and West Point City for the Installation of the Street Improvement at 4353 W 800 N – Mr. Boyd Davis

Mr. Davis stated he will present agenda items 11 and 12 together as the both pertain to the same single lot subdivision. He stated the property is located at approximately 4353 West 800 North and includes five acres. The intent of the owner is to build one home on the property and leave the remaining property in pasture ground. The following items are required:

- A plat has been submitted and reviewed.
- Planning Commission/City Council Approval – Approval has been granted from only the Planning Commission.
- Hooper Water approval has been received
- Davis & Weber Canal Co. approval has been received
- Water Shares are not required until the recording of the plat
- Postponement Agreement (owner is not required to install a curb, gutter, or sidewalk until future improvements are made to the area).

Mr. Davis stated one outstanding item remains. The actual property purchase has not been finalized; therefore the applicants are not the technical owners of the property. Mr. Davis stated normally, if the property purchase isn't finalized or an owner authorization form hasn't been signed, the item is tabled. However the applicants are requesting the Council grant final approval for the B&L Subdivision and Postponement Agreement subject to the actual property purchase.

Mayor Craythorne stated during the Administrative Session, the applicants addressed the Council. The applicants explained to the Council why the purchase of the property isn't finalized as well as why the current owner hasn't signed an owner authorization form for the property.

Council Member Dawson stated the Council is sensitive to the applicant's situation. However, because of the situation with the current landowner and the approval being against City ordinance the item must be tabled until the purchase is finalized.

Council Member Dawson motioned to table item 11, a Resolution No. 09-15-2015B, a Postponement Agreement Between Ross Larsen and West Point City for the Installation of Street Improvements at 4353 W 800 N and item 12, Final Approval of the B&L Ranch Subdivision until October 6, 2015.
Council Member Petersen seconded the motion.

The Council unanimously agreed.

Council Member Chatterton stated he too is sympathetic to the applicants and their desire to begin construction before winter. However he agrees with Council Member Dawson, the items should be tabled until the property purchase is finalized. Council Member Chatterton stated he supports the applicants; however approval would be against policy.

12. Consideration of Final Approval of the B&L Ranch Subdivision – Mr. Boyd Davis

The tabling of item 12, the Final Approval of the B&L Ranch Subdivision occurred during agenda item 11.

13. Motion to Adjourn

Council Member Petersen motioned to adjourn.
Council Member Chatterton seconded the motion.
The Council unanimously agreed.

An Open House for the West Point City Transportation Master Plan was held immediately following the General Session.

ERIK CRAYTHORNE, MAYOR

October 6, 2015
DATE

MISTY ROGERS, CITY RECORDER

October 6, 2015
DATE

City Council Staff Report

Subject: Transportation Master Plan
Author: Boyd Davis
Department: Community Development
Date: October 6, 2015

Background

The new Transportation Master Plan was presented to the Council at the last meeting and an open house was held after the meeting. There were a few residents there and some comments were made. The next step is to incorporate the comments where appropriate and then to hold a public hearing prior to adopting the plan. A public hearing has been advertised for October 6th.

Analysis

The master plan includes an analysis of the transportation needs of West Point City to the year 2040. The road projects that will be needed to accommodate the expected growth are outlined in the plan.

Horrocks Engineers will be available at the meeting to answer any questions that may come up during the public hearing.

Recommendation

Staff recommends approval of resolution 10-06-2015A adopting the Transportation Master Plan.

Significant Impacts

None

Attachments

Resolution 10-06-2015A

RESOLUTION NO. 10-06-2015A

**A RESOLUTION ADOPTING THE TRANSPORTATION
MASTER PLAN FOR WEST POINT CITY**

WHEREAS, A new transportation master plan and impact fee facilities plan has been prepared for West Point City; and

WHEREAS, The City Council has held an open house to gather input from the residents; and

WHEREAS, A public hearing was duly noticed and held as required; and

WHEREAS, The City Council finds that the Transportation Master Plan meets the needs of the City.

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

The Transportation Master Plan and Impact Fee Facilities Plan is hereby approved and adopted.

PASSED AND ADOPTED this 6th day of October, 2015.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

_____, _____
Name Title

City Council Staff Report

Subject: Detention Pond Ordinance Amendment
Author: Boyd Davis
Department: Community Development
Date: October 6, 2015

Background

There have been a number of development projects over the years that have sought to have the storm water detention requirement waived for various reasons, and there have been some that were granted a waiver based on certain site conditions.

To formalize how a waiver might be granted for the detention requirement, Staff proposed the ordinance amendment outlined in this report. It appeared that the City Council was in favor of the amendment and a public hearing has been scheduled to gather public comment.

Analysis

Typically if a development project is far enough to the west there is little benefit obtained by detaining runoff water. In fact, in some situations it can cause more harm than good. If storm water is discharged near the downstream end of the system, it can be better to allow that water to drain more quickly to make room for water coming from further upstream. This can be determined by analyzing the entire drainage system and the contributing area to determine when the peak discharge occurs. If the project can be drained before the peak discharge occurs then it is probably better to allow it to drain un-detained.

The rules regulating storm water detention are contained in section 15.25.100 of the West Point City Code. Staff proposes the following addition to this section:

5. Exceptions and Modifications. In areas of the City that are in close proximity to the downstream end of a storm drain outfall, where detention may not be beneficial, an exemption from the required detention may be granted upon submission of calculations showing that the detention would not be beneficial. Such calculations shall be reviewed and approved by the City Engineer.

Recommendation

Staff recommend approval of Ordinance 10-06-2015A, amending section 15.25.100 of the West Point City Code.

Significant Impacts

There are no significant impacts at this time.

Attachments

Ordinance 10-06-2015A

ORDINANCE NO. 10-06-2015A

**AN ORDINANCE AMENDING WEST POINT
CITY CODE SECTION 15.25.100(A),
AMENDING THE RULES REGARDING
STORM WATER DETENTION**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) has determined to amend Section 15.25.100 of the West Point City Code, and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and,

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Adoption of New Provisions

The following addition to section 15.25.100(A) of the West Point City Code are adopted to read as follows. All existing portions of said section shall remain as currently written.

15.25.100(A)

5. Exceptions and Modifications.

In areas of the City that are in close proximity to the downstream end of a storm drain outfall, where detention may not be beneficial, an exemption from the required detention may be granted upon submission of calculations showing that the detention would not be beneficial. Such calculations shall be reviewed and approved by the City Engineer.

Section Two: ORDINANCES TO CONFORM WITH AMENDMENTS

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

Section Three: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this ____ day of _____, 20__.

WEST POINT CITY, a Municipal Corporation

By: _____
Erik Craythorne
Mayor

ATTEST:

_____, _____
Name Title

City Council Staff Report

Subject: B&L Ranch, single lot subdivision
Author: Boyd Davis
Department: Community Development
Date: October 6, 2015

Background

The applicant is requesting approval for a single lot subdivision located at 4353 W 800 N. The lot is 5.01 acre and is zoned R-2 and A-40. The lot meets all requirements for those zones. All utilities will be stubbed into the property from 800 North.

Analysis

Staff has reviewed the plat and plans for the subject subdivision and has given the developer a list of some minor corrections to be made. The subdivision will be reviewed by the Planning Commission on August 27th and if approval is granted then the City Council may consider it for approval on September 1st.

Staff recommends final approval subject to the following:

- 1- Transfer water shares to West Point City.
- 2- Approval of the attached postponement agreement.
- 3- Owner is responsible for all private utilities; power, gas, and phone.

For your information, the developer has submitted letters from Hooper Water, Davis & Weber Canal Co., and the North Davis Fire District and all have agreed to provide service to this lot upon payment of the appropriate fees.

Recommendation

Staff recommends approval of the B&L Ranch Subdivision.

Staff also recommends approval of Resolution 10-06-2015B authorizing the Mayor to sign a postponement of improvements agreement.

Significant Impacts

There are no significant impacts at this time.

Attachments

Plat
Postponement agreement
Resolution 10-06-2015B

B&L RANCH SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.,
 WEST POINT CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: B&L RANCH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF 800 NORTH STREET SAID POINT BEING LOCATED SOUTH 89°57'29" EAST 778.68 ALONG THE SECTION LINE AND SOUTH 92.00 FEET FROM THE CENTER OF SAID SECTION 31 AND RUNNING THENCE SOUTH 89°57'29" EAST 160.75 FEET; THENCE SOUTH 00°02'31" WEST 1221.00 FEET; THENCE NORTH 89°57'29" WEST 321.5 FEET; THENCE NORTH 00°02'31" EAST 137.08 FEET; SOUTH 89°57'29" EAST 160.75 FEET; THENCE NORTH 00°02'31" EAST 1083.92 FEET TO THE POINT OF BEGINNING.
 CONTAINING 218,311 SQ. FT./5.01 ACRES

DATE _____ STEPHEN J. FACKRELL
 LICENSE NO. 191517

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS B&L RANCH SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON TO WEST POINT CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____

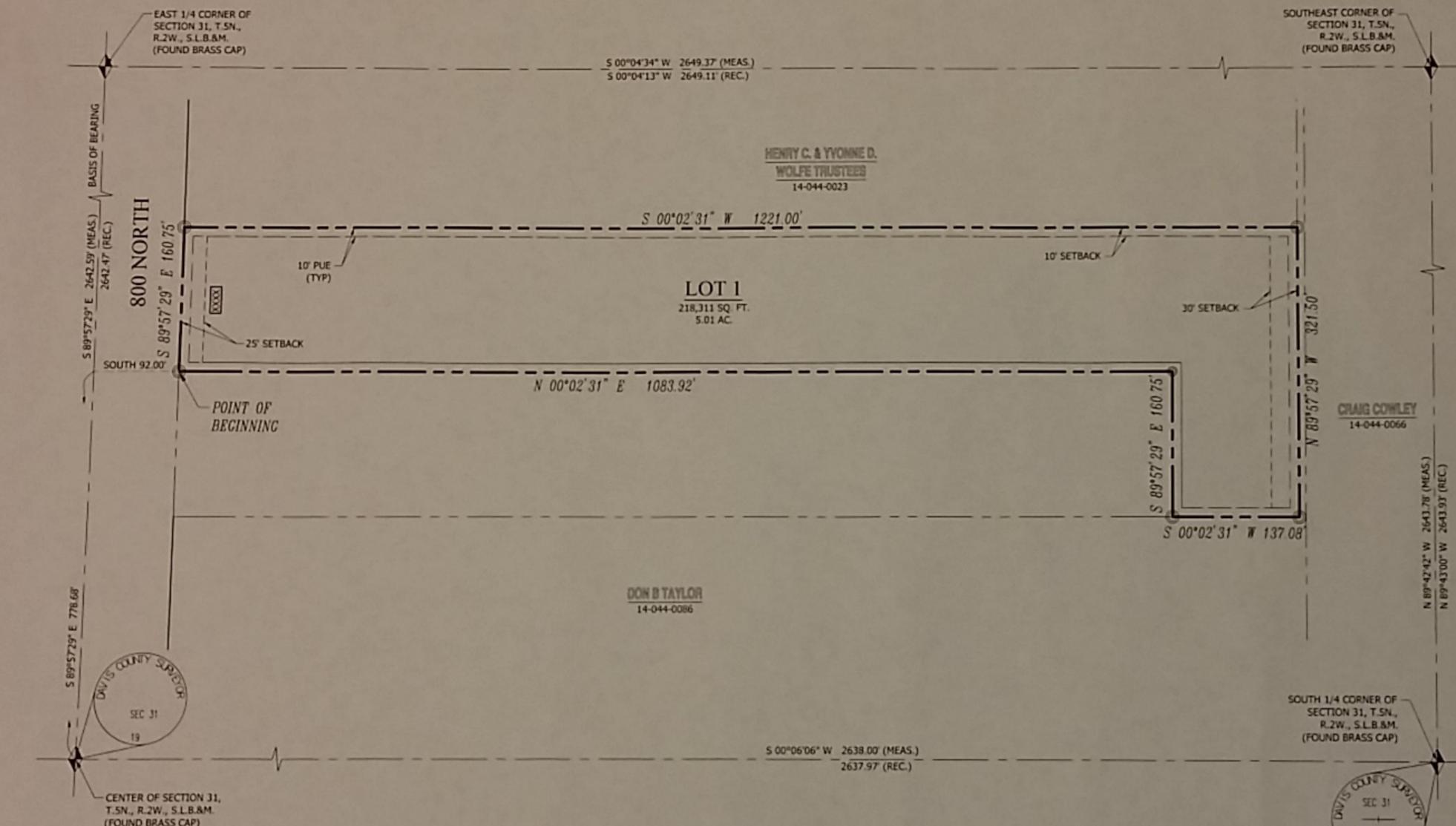
ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF DAVIS)
 ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN DAVIS COUNTY

B&L RANCH SUBDIVISION

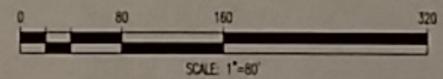
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.,
 WEST POINT CITY, DAVIS COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ◆ NEW CENTERLINE MONUMENT
- ◆ SECTION CORNER
- ◆ PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

DRAIN WATER SHALL BE ALLOWED TO RUN UNRESTRICTED ACROSS PROPERTY AS DISCLOSED BY WARRANTY DEED:
 RECORDED: JULY 5, 1968
 ENTRY NO.: 321945
 BOOK/PAGE: 394/68



CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____, BY THE
 WEST POINT CITY ATTORNEY.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____, BY THE
 WEST POINT CITY PLANNING COMMISSION.

CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____, BY THE
 WEST POINT CITY ENGINEER.

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____, BY THE
 WEST POINT CITY COUNCIL

ATTEST:
 WEST POINT CITY RECORDER WEST POINT CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
 PAID _____ FILED FOR RECORD
 AND RECORDED THIS _____
 DAY OF _____, 20____ AT
 _____ IN BOOK
 OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER
 BY _____ DEPUTY RECORDER

PINNACLE
 Engineering & Land Surveying, Inc.
 2720 North 350 West, Suite #108 Phone: (801) 773-1910
 LAYTON, UT 84041 Fax: (801) 773-1925

RESOLUTION NO. 10-06-2015B

**A RESOLUTION APPROVING A POSTPONEMENT AGREEMENT
BETWEEN ROSS LARSEN AND WEST POINT CITY FOR
THE INSTALLATION OF STREET IMPROVEMENT AT 4353 WEST 800 NORTH**

WHEREAS, Ross Larsen plans to build a home at 4353 W 800 N; and

WHEREAS, The West Point City Code requires street improvements to be installed at the time of development; and

WHEREAS, There is no need at present to install said improvements; and

WHEREAS, Ross Larsen has agreed to pay for the improvements at a later date.

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

1. The Postponement of Improvement Agreement, 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 1st day of September, 2015.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Misty Rogers, City Recorder

**POSTPONEMENT OF IMPROVEMENTS AGREEMENT
(4353 West 800 North, parcel no. 140440095)**

THIS AGREEMENT for the postponement of improvements (hereinafter referred to as "Agreement") is made and entered into this ___ day of _____, 20___, between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and _____ (hereinafter referred to as "Owner"). City and Owner collectively referred to as the "Parties" and separately as "Party".

RECITALS

WHEREAS, _____ is owner of real property situated in the City, which property is more particularly described as follows, to wit:

A PARCEL LOC IN THE SE 1/4 OF SEC 31-T5N-R2W, SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT A PT ON THE S LINE OF 800 NORTH STR SD PT BEING LOC S 89[^]57'29" E 778.68 FT ALG THE SEC LINE & S 92.00 FT FR THE CENTER OF SD SEC 31 & RUN TH S 89[^]57'29" E 160.75 FT; TH S 00[^]02'31" W 1221.00 FT TO AN EXIST FENCE LINE; TH N 89[^]57'29" W ALG SD FENCE 321.5 FT; TH N 00[^]02'31" E 137.08 FT; TH S 89[^]57'29" E 160.75 FT; TH N 00[^]02'31" E 1083.92 FT TO SD S LINE & THE POB. CONT. 5.01 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.); and,

WHEREAS, there is now in force in the City an ordinance known as the West Point City Subdivision Ordinance, which requires the installation of curb, gutter, sidewalk, and other off-site improvements adjacent to any property where the same improvements have not previously been installed; and

WHEREAS, said improvements are to be installed at the time application is made for a building permit.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions set forth herein and other good and valuable consideration it is mutually agreed between the parties as follows:

AGREEMENT

1. AGREEMENT FOR POSTPONED INSTALLATION. The parties agree that Owner may postpone compliance with the off-site improvement provisions of said subdivision ordinance until such time as the City Council shall determine that such improvements should be installed adjacent to Owner's said property. The Council's decision shall be based on the general overall development of the area; but it is expressly understood and agreed that the Council may order the required off-site improvements to be made at any time.
2. POSTPONED INSTALLATION. Upon receipt of notice that the City Council has made the determination referred to in paragraph 2 above, the City shall proceed with the

installation of the said off-site improvements at the property owner's expense. In the event that a special improvement district is organized for the purpose of installing the said off-site improvement, the Owner or his/her/their successors will pay the cost of such improvements, through the said improvement district.

3. COMPLIANCE WITH CITY ORDINANCES AND SPECIFICATIONS. It is agreed that the installation of said off-site improvements shall be done in accordance with all applicable City Ordinances, specifications, standards, and any administrative rules or regulations pertinent thereto, and any administrative rules or regulations pertinent thereto, at the time of installation. All work shall be subject to the inspection of the City Building Official or his/her agent; and any question as to the conformity with City Specifications or standards or as to the technical sufficiency of the work shall be decided by the said Building Official, and his/her decision shall be final and conclusive.
4. GRANT OF LIEN. Owner hereby gives and grants a lien to the City on the above described real property to insure compliance with this agreement by Owner; and to give notice of such lien it is agreed that this agreement shall be recorded in the office of the Davis County Recorder, and shall continue to be a lien against the said real property until the installation of said off-site improvements are completed as hereinabove provided. Thereafter, the lien shall be discharged by the City.
5. SUCCESSORS. This agreement shall run with the land and be binding on the parties hereto, their successors or assigns.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate, each of which shall be deemed an original, as of the day and year first above written.

WEST POINT CITY

By: _____

ERIK CRAYTHORNE, Mayor

ATTEST:

MISTY ROGERS, City Recorder

(property owner)

By: _____

Title: _____

ATTEST: _____

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of _____, 20____, personally appeared before me _____ and _____, who being by me duly sworn did say, each for himself and herself that they, the said _____ is the Mayor of West Point City, Davis County, State of Utah and that she, the said _____, is the City Recorder of West Point City, and that the within and foregoing instrument was signed on behalf of the said West Point City by authority of the City Council of West Point City and said _____ and _____, each duly acknowledged to me that the said West Point City executed the same and that the seal affixed is the seal of the said West Point City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
 : ss. (Individual)
COUNTY OF _____)

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

Notary Public

(SEAL)

City Council Staff Report



Subject: Appointment of Poll Workers
Author: Misty Rogers
Department: Executive
Date: October 6, 2015

Background

In 2015, Davis County Clerk/Auditor's Office entered into a contract with West Point City for elections services. The services rendered by Davis County include administrative, technical and professional services.

Analysis

Three Council seat vacancies will be voted upon in the November 3, 2015 ballot. During the Candidate Filing Period, eight Declaration of Candidacy forms were filed with the West Point City Recorder. Because the number of candidates exceeds twice the number of persons needed to fill the office, a Primary Election was held. Utah State Code 20A-5-602 requires a Municipal Legislative Body to appoint Poll Workers before the Municipal Primary Election. Davis County has provided the following Poll Workers to assist with the 2015 Municipal General Election:

- Kristi L Davis
- David Jacob Koster
- Verlynn Koster
- Kristen Bennett
- Kimberly Brower
- Christine Whitesides
- Laurel Wolfe
- Carol Hipwell
- Brian Koster
- Kristen McKinnon

The West Point General Election will be held on November 3, 2015 between the hours of 7:00 am and 8:00 pm. Early Voting will be held October 20th, 21st, 22nd, 23rd, 27th, 28th, 29th, and 30th between the hours of 1:00 pm and 5:00 pm. All voting will occur at West Point City Hall, 3200 W 300 N, West Point, UT 84015.

Recommendation

Staff recommends approving Resolution No. 10-06-2015C, the Appointment of Poll Workers and an Alternate for the West Point City Municipal General Election.

Significant Impacts

No significant Impacts at this time.

Attachments

Resolution 10-06-2015C

RESOLUTION NO. 10-06-2015 C

**APPOINTING ELECTION JUDGES FOR THE
2015 WEST POINT CITY MUNICIPAL GENERAL ELECTION**

WHEREAS, the City Council of West Point City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA §10-3-717, the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property; and,

WHEREAS, the City Council finds that UCA §20A-5-602 et. seq., requires the designation of election judges and counting judges for municipal elections at least 15 day before the election; and

WHEREAS, the City Council finds that making these designations now, will satisfy these requirements; and,

WHEREAS the City Council now desires to be in conformance with the requirements of law; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Point as follows:

SECTION 1 - ELECTION OFFICIALS APPOINTED

That the election judges and positions set out in **Attachment "A"** hereto, and by this reference incorporated herein as if fully set out, shall be appointed to the positions indicated, for the 2015 Municipal General Election.

PASSED AND ADOPTED by the West Point City Council on the 6th day of October, 2015

Erik Craythorne, Mayor

ATTEST:

Misty Rogers, City Recorder

Attachment "A"
Resolution No. 10-06-2015C

Election Judges for the 2015 Municipal General Election

Kristin Bennett – Poll Book Clerk
Kimberly Brower – Poll Book Clerk
Kristi Davis – Provisional Clerk
Carol Hipwell – Technician
Brian Koster – Receiving Clerk
David Koster – Poll Book Clerk
Verlynn Koster – Poll Manager
Kristen McKinnon – Receiving Clerk
Christine Whitesides – Technician
Laurel Wolf – Receiving Clerk