



WEST POINT CITY COUNCIL NOTICE & AGENDA

West Point City Hall
3200 West 300 North
West Point City, UT 84015
December 15, 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)

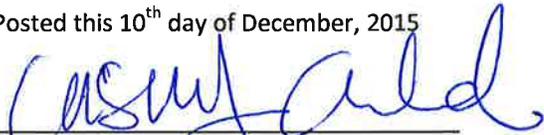
1. **Audit Presentation – Mr. Evan Nelson** page 5 (see Audit attachment)
2. **Discussion Regarding Road Impact Fee Analysis – Mr. Boyd Davis** page 7 (see Impact Analysis Fee attachment)
3. **Discussion of Junk Car Ordinance – Mr. Boyd Davis** page 9
4. **Discussion of Water Conservation Plan – Mr. Paul Rochell** page 11
5. **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 November 17, 2015** page 29
8. **Consideration of Reappointing Council Member Andy Dawson to the North Davis Sewer District Board**
9. **Consideration of Approval of Resolution No. 12-15-2015A, Adopting a Water Conservation Plan for West Point City - Plan**
– Mr. Paul Rochell page 27
10. **Consideration of Approval of Fiscal Year 2015 Audit – Mr. Evan Nelson**
11. **Consideration of Road Impact Fee Analysis – Mr. Boyd Davis** page 7 (see Impact Analysis Fee attachment)
 - a. **Public Hearing**
12. **Motion to Adjourn**

Posted this 10th day of December, 2015



CASEY ARNOLD, 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: 01/5/2015

1. Oath of Office - Noon

Administrative Session – 6:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws

General Session – 7:00 pm

1. Resolution No 01-05-2015, Consideration of Reappointing City Treasurer and City Recorder – Mayor Craythorne
2. Consideration of Approval of Ordinance 12-15-2015 – Road Impact Fee
3. Consideration of Final Approval for the Homewood Subdivision – Mr. Boyd Davis
4. Consideration of Approval of the Transportation Impact Fee

Date: 1/29-30/2016

Council Retreat

Date: 1/19/2016

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Bruce Dopp
2. Quarterly Financial Report – Mr. Evan Nelson
3. Citizen Comment Follow-up – Mr. Kyle Laws

General Session – 7:00 pm

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 Beer License for Smith's Marketplace – Mr. Boyd Davis
- 6.

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
 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

1 New Year's Day-Closed
 5 City Council-7pm
 11 Senior Lunch-11:30am
 14 Planning Commission-7pm
 18 Martin Luther King Day-Closed
 19 City Council-7pm
 28 Planning Commission-7pm
 29-30 Council Retreat

February

8 Senior Lunch-11:30am
 10 Council/Staff Lunch-11:30am
 11 Planning Commission-7pm
 15 Presidents Day-Closed
 16 City Council-7pm
 25 Planning Commission-7pm

March

1 City Council-7pm
 10 Planning Commission-7pm
 15 City Council-7pm
 21 Senior Lunch-11:30am
 24 Planning Commission-7pm
 26 Easter Egg Hunt-10am

April

5 City Council-7pm
 14 Planning Commission-7pm
 18 Senior Lunch-11:30am
 19 City Council-7pm
 28 Planning Commission-7pm

May

3 City Council-7pm
 5 Cemetery Cleaning
 7 Take Pride Day
 11 Council/Staff Lunch-11:30am
 12 Planning Commission-7pm
 16 Senior Lunch-11:30am
 17 City Council-7pm
 26 Planning Commission-7pm
 30 Memorial Day-Closed

June

7 City Council-7pm
 9 Planning Commission-7pm
 11 Miss West Point Pageant SHS-7pm
 20 Senior Lunch-11:30am
 21 City Council-7pm
 23 Planning Commission-7pm

City Council Staff Report

Subject: Fiscal Year 2015 Audit
Author: Evan Nelson
Department: Administrative Services
Date: 12/15/2015



Background

Utah state law requires all local governments to prepare financial statements each fiscal year. The financial statements must be audited by a Certified Public Accountant. The City has selected Ulrich & Associates to prepare and audit our financial statements.

Analysis

The financial statement report provides a snapshot of the City's financial condition on June 30, 2015 and summarizes financial activity for the fiscal year. The financial statements are reviewed and City financial records are audited to ensure that the City's financial position is fairly presented. The auditors also review the City's internal controls which are put in place to safeguard against fraud and error.

Auditors may issue findings and recommendations to help the City improve financial processes, strengthen internal controls, and identify instances of non-compliance. This year the auditors did not issue any findings. They did, however, make two recommendations for improvement in future years.

First, General Fund revenues exceeded expectations. This led to a larger than anticipated end-of-year transfer of General Fund surplus into the Capital Projects Fund. Even though the transfer is required by State statute, we are expected to have an approved budget equal to or in excess of the actual amount transferred. Unfortunately, we did not meet this standard. In the future, our plan is to build a greater cushion into our transfer budgets.

Second, since our CDRA Fund was recently initiated, it does not have any revenue yet; although it does have expenditures. We temporarily balanced this deficit using a loan from the General Fund. The auditors simply pointed out that we have an operational deficit and recommended that we have a plan for dealing with future deficits. As you are aware, tax increment will eventually be a revenue source recognized in the CDRA Fund. This will be used to make future bond payments and to pay back the General Fund. We will continue to monitor the CDRA budget and administer its affairs in accordance with approved agreements.

Highlights for Fiscal Year 2015 include the following (see analysis on pages 5-10):

- The City's net position increased by 7.35% (\$29,168,084 to \$31,310,862).

- The balance in City governmental funds decreased by \$595,989 from the prior year. This decrease is primarily the result of the transfer of impact fee balances from the Special Revenue Fund into the enterprise funds.
- Enterprise Fund net position increased by \$1,313,070.
- The General Fund balance increased by \$52,637.
- Total long-term debt decreased by \$182,960.

Recommendation

Staff recommends Council approval of the Financial Statements and Audit Report for Fiscal Year 2015.

Significant Impacts

None.

Attachments

Annual Financial Statements Fiscal Year 2015

City Council Staff Report

Subject: Impact Fees – Transportation
Author: Boyd Davis
Department: Community Development
Date: December 15, 2015

Background

During the past several months we have been in the process of updating the Impact Fee Analysis for the Transportation System to ensure that we are in compliance with current State Law. This comes after completing the Capital Facilities Plan, which is also required by Law. We have worked closely with Lewis Young Robertson & Burningham, a consulting firm, to complete the studies.

There have been some significant changes in the State Code with regards to impact fees that alters the method of calculating the fees. This will have an effect on the amount of fees that can be justified.

Analysis

The most significant change in the Code is that we can no longer include projects beyond a ten-year planning horizon in the analysis. The rule also requires that the fees collected be spent or encumbered within six years. The effect that this will have is that the fee will vary with each six year block. The new Transportation Master Plan includes a subsection called the “Impact Fee Facilities Plan” which includes the projects in the ten-year planning horizon.

The methodology used to calculate the fee is as follows:

1. The next ten years’ projects were taken from the Impact Fee Facilities plan.
2. The projects were divided into impact fee eligible and non-impact fee eligible projects.
3. A value was determined for the remaining capacity in the existing system that will serve future residents. This is the buy-in amount that the City is allowed to recoup from future development.
4. The cost of the existing capacity was added to the cost of next ten years’ impact fee projects.
5. The total cost is divided by the demand unit, which in this case is total trips.
6. This becomes the recommended impact fee.

The recommended impact fee is as follows:

	<u>Existing fee</u>	<u>Proposed Fee</u>
Single-Family Residential	\$3,403 per lot	\$1,529 per lot
Multi-Family Residential	\$2,382 per lot	\$1,063 per lot
Commercial	3,578 per 1000 sf	\$4,529 per 1000 sf
Professional office	N/A	\$1,759 per 1000 sf
Manufacturing/Industrial	N/A	\$1,114 per 1000 sf

More detail is contained in the attached Impact Fee Analysis, prepared by Lewis Young. We will also explain the Analysis in greater detail during the City Council Meeting and answer any questions that you may have.

Recommendation

No action required, but a public hearing will be held to gather public input.

Significant Impacts

The residential fee will decrease by \$1,874 while the commercial fee will increase by \$951.

Attachments

Impact Fee Analysis

City Council Staff Report

Subject: City Nuisance – Junk Vehicles
Author: Boyd Davis / Troy Moyes
Department: Community Development
Date: December 15, 2015

Background

West Point City, like many other cities, has addressed inoperable, abandoned, wrecked or junk vehicles within the City. From what research we have done this ordinance was enacted back in 2000 and was first contained in Land Use Ordinance found in Title 17. The current ordinance we have states in 8.15.030 (Nuisances):

“Improper Parking or Storage

a. Parking or storage of inoperative, unregistered, abandoned, wrecked or dismantled vehicles, boats, trailers or vehicle parts, including recreational vehicles, on the premises or in the public right-of-way. Storage or parking that is specifically allowed by the city’s zoning ordinance shall not be considered a nuisance.

b. Parking or storage of registered vehicles, trailers, or boats, in violation of city ordinance.

During the past several months there has been aggressive enforcement within the City regarding this particular ordinance giving out about 70 notices of non-compliance. Because of these violations there have been questions as to the success of the ordinance, particularly how it compares to other cities and discussion about possible changes.

Analysis

There are two things that are pretty clear when reading the ordinance:

- West Point City residents cannot store any “junk” or “unregistered” vehicles or parts on their property.
- A vehicle is considered unregistered the day it expires.

There are some “gray” areas that the ordinance does not address but rather is left to interpretation:

- Can you store an unregistered vehicle in a garage or behind an enclosed privacy fence?
- What if the vehicle just expired, does that vehicle need to be removed from the property?
- Should you be able to restore a vehicle on your property?

To help us understand those questions we need to look at what other cities are doing. Research has been done on several cities shown in the table below:

	Expired Registration	Allowance of Vehicles			Enclosed Structure		Special Provision		Restoration Permit	
		0	1	2	No	Yes	No	Yes	No	Yes
West Point City	0	X			X		X		X	
Clinton City	0	X			X					X
Layton City	4 months	X				X		X ¹		X
Syracuse City	0	X			X		X		X	
Provo City	0			X		X		X ²	X	
Clearfield City	0	X			X		X			X
Summit County	0		X			X		X ³	X	
South Salt Lake City	0		X			X	X		X	

¹ Layton City has a provision where a resident may apply for a "Restoration Permit" that will be valid for 18 months. No more than 2 permits will be issued in a one year period.

² Provo City allows its residents to have up to 2 vehicles or parts may be stored within a building or placed behind an opaque screening fence.

³ Summit County will allow you to have 1 unregistered vehicle per parcel of land and if the vehicle is covered, stored within a structure or building or stored in an area screened from public view.

Recommendation

Staff would like the direction from the Council regarding possible changes to the ordinance, specifically regarding:

1. Restoration permits
2. Enclosed structures vs. out of sight from the street
3. Discussion if this rule needs to be tailored based on zoning?

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Water Conservation Report
Author: Paul Rochell
Department: Public Works
Date: December 15, 2015

Background

As part of Utah Division of Drinking Water guidelines any City maintaining a water system must have a current Water Conservation Plan approved and adopted by City Council. As part of this guideline West Point City is required to update and re-adopt the Water Conservation Plan every 5 years in order to continue with an approved water rating with the Utah Division of Drinking Water.

Analysis

Current Conservation Practices

West Point City has already implemented several water conservation measures and policies to encourage the residents of the City to conserve water. The following describes many of these measures.

1. **Water Ordinance.** The City currently has an ordinance that makes it unlawful to waste water or to use it for inappropriate uses. This ordinance also allows the City to restrict water use in times of shortage.
2. **“Quick Notes”.** The City has published a series of simple brochures that address several issues of concern in the City. These are distributed at City Hall and have been a valuable tool in answering questions of concerned citizens and getting the necessary information out to residents. There is a specific quick note devoted to water conservation.
3. **City Newsletter.** Every month a newsletter is mailed to the home of each resident of West Point City. The topics of the newsletter are varied, but often focus on water conservation practices, especially during the watering season. The newsletters have been very effective.
4. **Current Metering Situation.** West Point City has installed Master Meter’s throughout the entire City. Right now they are all radio-read meters, we drive by the homes and it picks up the reads as we drive the City. The technologies in the meters are very effective. It has a lot of features such as, leak detection, tamper detection, and reverse flow detection, to list a few. They have the ability to track and store data. The best thing about these meters for conservation rights is when a meter sends out a leak alert it sends it to billing

and attaches a note for the resident to see and gives information on how to determine if there is a possible leak.

5. Meter Replacement Schedule. West Point water meters currently have a 1% failure rate per month. These failures are detected and replaced on a month to month basis.
6. City Website. Currently the City website has suggestions for residents to help them conserve water. One way is helping resident find leaks in their own homes. If a resident has high water usage, and they call in to inquire about it, staff helps them determine if they have water leak by suggesting common causes and also directs them to the website where they can find more information.

Conservation Goals

The State of Utah currently has a 185-gallon per day average use per person. West Point City currently averages 53 gallons per day per person. Our goal is to continue to improve water conservation and stay below the state average.

Recommendation

Staff Recommends the Council approve Resolution No. 12-15-2015A, adopting a water conservation plan for West Point City.

Significant Impacts

Not updating the Water Conservation Plan by the December 31, 2015 deadline could result in points assessed against the water system.

Attachments

- Water Conservation Plan (updated November 2015)
- Resolution



***WEST POINT CITY
UPDATED 2015
WATER CONSERVATION PLAN***

MAYOR

ERIK CRAYTHORNE

CITY COUNCIL

JERRY CHATTERTON

JEFF TURNER

GARY PETERSEN

ANDY DAWSON

KENT HENDERSON

CITY MANAGER

KYLE LAWS

DECEMBER 2015

Prepared by:
BOYD DAVIS, P.E.
PAUL ROCHELL

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IV. Current Conservation Practices -----	3
V. Current Water Rates -----	4
VI. Cost Analysis -----	4
VII. Implementing and Updating the Water Conservation Plan -----	5

APPENDICES

A. CONSERVATION PLAN ORDINANCE

I. Introduction

In July 1999 the West Point City “Water Management & Conservation Plan” was written to meet the requirements of the Utah Water Conservation Plan Act (73-10-32, UCA). The Act also requires that the plan be updated every 5 years. This plan is intended to meet the update requirement. Since the original 1999 was lacking in information, the reader will note that this updated plan is significantly different.

II. Description of the West Point City Water System

West Point City is located in the northwest corner of Davis County bordered by Weber County on the North, Clinton and Clearfield to the East, Syracuse to the South, and the Great Salt Lake to the West. West Point City is served by two water systems. The east half of the city is served by the West Point Water System and the west half is served by the Hooper Water Improvement District. This plan will focus on the West Point Water System.

The population of West Point City is approximately 9936, with 8600 persons being served by the West Point Water System. It is anticipated that the build out population will be 26,000 with 19,900 being served by the West Point System. Generally the growth has been residential; however we anticipate commercial developments to come in the near future and we are planning our water system now to be able to serve both the residential and commercial users. New in 2015 one big commercial user is Smith’s Marketplace slated to be open in 2016.

Secondary water is available throughout the City. The secondary water system is owned and operated by the Davis and Weber Counties Canal Company.

Current Water Supply

As of right now we purchase all of our culinary water from Weber Basin Water Conservancy District. West Point City has an annual contract with the district to purchase the water. West Point also owns water rights in two wells located in the City that act as a backup to the water purchased from Weber Basin. The City Owns two 1 million gallon water storage tanks that provides fire suppression and equalization storage. Well #1 is for backup and Well #3 cycles once a week and flushes.

West Point City Culinary Water Sources			
Source Name	Type	Water Right #	Acre-ft
Well # 1	Underground Well	31-3205	744
Well # 3	Underground Well	31-1828; 31-2577	2911

West Point City Culinary Water Purchases		
Source Name	Annual AF	Price per AF
Weber Basin	500	\$221.08
Weber Basin	200	\$166.94

Existing and Projected Connections and Water Use

The majority of the connections in West Point City are residential connections. There are few considered to be commercial. Here is the average over the last 5 years. Also included is the total water deliveries for the past 5 years.

Existing Culinary Water Use				
Conn. Type	Connections	Yearly Use per connection (AF)	Use (af/yr)	Gal/capita/day
Residential	2333	.22	514.06	53.36
Institutional	0	0	0	0
Commercial	17	0.69	11.76	176.45

Projected Water Use - 40 yrs			
Conn. Type	Connections	Yearly Use per connection (AF)	Use (AF/yr)
Residential	5100	0.24	1224
Institutional	15	0.85	13
Commercial	175	0.65	114

States 2010 average (potable 185, secondary 55 gpcd) Residential Potable 127 gpcd, Residential Secondary 40 gpcd

Secondary Water Use

Secondary water is provided by the Davis and Weber Counties Canal Company. We estimate that 95% of all residents of West Point City are connected to the secondary water system. All new construction is required to connect to the system. There are also a number of different irrigation companies that provide irrigation water for agricultural purposes.

III. Water Problems, Conservation Measures and Goals

Problems Identified

1. Lack of education. Many residents do not follow the appropriate watering times or over water their lawns and gardens.
 - a. Goal – West Point City has started and plans to continue to send out informational brochures and newsletters with suggestions on appropriate watering. The City has also recently hired a compliance officer who has the charge to notify residents who are violating the watering restrictions. The officer does this by means of a door tag.

IV. Current Conservation Practices

West Point City has already implemented several water conservation measures and policies to encourage the residents of the City to conserve water. The following describes many of these measures.

1. Water Ordinance. The City currently has an ordinance that makes it unlawful to waste water or to use it for inappropriate uses. This ordinance also allows the City to restrict water use in times of shortage.
2. “Quick Notes”. The City has published a series of simple brochures that address several issues of concern in the City. These are distributed at City Hall and have been a valuable tool in answering questions of concerned citizens and getting the necessary information out to residents. There is a specific quick note devoted to water conservation.
3. City Newsletter. Every month a newsletter is mailed to the home of each resident of West Point City. The topics of the newsletter are varied, but often focus on water conservation practices, especially during the watering season. The newsletters have been very effective.
4. Current Metering Situation. West Point City has all Master Meter’s. Right now they are all radio read meters, we drive by the homes and it picks up the reads as we drive the City. The technology in the meters are very effective. It has a lot of features leak detection, tamper detection, reversal of flow to list a few. They have the ability to remember and store data. The best thing about them for conservation right now is when a meter sends out a leak alert it sends it to billing and attaches a note for the resident to see and gives info on how to track down a possible leak.
5. Meter Replacement Schedule. West Point water meters currently have a 1% failure rate per month. These failures are detected and replaced on a month to month basis.

6. WestPointCity.com Currently the City website has ways for residents to conserve water. One way is helping resident find leaks in there own homes. They are directed there by staff and the West Point City water bill if it has a possible leak. They are directed to ways to find it. This is a beneficial way because when residents receive high water bills they can find problem and conserve water.

Conservation Goals

Right now we are under the states water usage per capita per day. We would like to maintain that for the next five years. We do not currently have a water conservation coordinator on our staff.

V. Current Water Rates

The current water rate structure that has been adopted by West Point City has been designed to cover the costs of operating the water system. It could be improved by changing it to encourage more conservation. This can be a difficult thing to do and requires that more information about water use within the City. Re-structuring the water rates will be done later. The following table lists the current water rates.

Current Water Rates – Monthly 2015			
Conn. Type	base rate (includes 6,000 gal)	Each additional 1,000 gal up to 10,000	Each additional 1,000 gal over 10,000
All	\$23.75	\$1.40	\$1.65

VI. Cost Analysis

The costs associated with implementing the goals listed earlier are summarized in the below table.

The cost analysis for goal 4 (education materials) shows an overall net benefit. It is estimated that water use will be reduced by approximately 3% over the next ten years by distributing education materials. Education is a very cost effective method of encouraging water conservation. As for education and encouraging residents to conserve, people are more aware of the importance of conserving water with the shortage’s that we’ve had the last couple of years.

Cost Analysis - Goals 4 – Pamphlets				
Avoided Costs	Capital Costs	Annual Costs	Program Duration	Total Benefit
\$20,464.00	\$0.00	\$8,333.00	10 yrs	\$12,131.00

VII. Implementation, Monitoring and Evaluation

The implementation schedule and responsible person for each program is listed below. This conservation report will be updated every 5 years as required.

Implementation, Monitoring and Evaluation				
Program	Responsible Person	Begin Date	End Date	Evaluation Schedule
City Newsletter	Community Affairs	unknown	none	Monthly

Appendix A – Water Conservation Ordinance

A. Chapter 13.10 WATER

Sections:

- [13.10.010](#) Supervisor.
- [13.10.020](#) Powers and duties.
- [13.10.030](#) Rate schedules and connection fees.
- [13.10.040](#) Connections and extensions.
- [13.10.050](#) Pipes to be kept in good repair.
- [13.10.060](#) Waste of water prohibited.
- [13.10.070](#) City to have free access.
- [13.10.080](#) City not liable for damage.
- [13.10.090](#) Water not for motors.
- [13.10.100](#) Water shortage.
- [13.10.110](#) Two users on same connection.
- [13.10.120](#) Subscriber only to use water.
- [13.10.130](#) Prohibitions.
- [13.10.140](#) Users outside city limits.
- [13.10.150](#) Cross-connection control and backflow prevention.
- [13.10.160](#) Extension of water mains.
- [13.10.170](#) Fire hydrant use.
- [13.10.180](#) Fire hydrant clearance.

13.10.010 Supervisor.

The city water system shall be under the supervision of the public works superintendent. [Code 2000 § 9-4-1].

13.10.020 Powers and duties.

It shall be the duty of the public works superintendent to supervise, manage, operate and maintain the city's water system in accordance with the provisions of the city ordinances and the rules and regulations adopted by the city council. It shall be his duty to authorize all connections to the city's water system, to keep suitable maps and records of the system and of all connections, repairs and extensions made to the water system. He shall supervise the maintenance of the water system and any extensions or repairs thereof, inspect all connections made to the system and shall make periodic inspections of the water system and keep a record showing when each part of the system was inspected. He shall, upon request, report to the city council the condition of the water system and shall furnish such information regarding the same as the city manager may from time to time require. The public works superintendent may employ, subject to the approval of the city manager, such help as shall be necessary to carry out the duties prescribed by the city ordinances and by the rules and regulations adopted by the city council.

[Code 2000 § 9-4-2].

13.10.030 Rate schedules and connection fees.

Rate schedules and connection fees deemed necessary or expedient shall be adopted by the city council by resolution without publication thereof and all such schedules and rules and regulations whether heretofore or hereafter adopted shall become effective upon adoption thereof by the city council. [Code 2000 § 9-4-3].

13.10.040 Connections and extensions.

No connection shall be made to the city water system and no extension shall be made to any installation served by the water system until a permit has been issued by the public works superintendent. The public works superintendent shall not issue a permit until the required connection and other fees have been paid. [Code 2000 § 9-4-4].

13.10.050 Pipes to be kept in good repair.

All water users shall keep their service pipe and connections and other apparatus in good repair and protected from frost at their own expense, but no person, except under the direction of the public works superintendent, shall be allowed to dig into the street for the purpose of laying, removing, or repairing any service pipe. [Code 2000 § 9-4-5].

13.10.060 Waste of water prohibited.

It shall be unlawful for any water user to waste water, or to allow it to be wasted, by imperfect stop-taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow, or wastefully to run water from hydrants, faucets or stops or through basins, water closets, urinals, sinks, or other apparatus, or to use the water in violation of the rules and regulations for controlling the water supply. [Code 2000 § 9-4-6].

13.10.070 City to have free access.

The city, by its agents, shall at all ordinary hours have free access to places supplied with water from the water system for the purpose of examining the apparatus to ascertain the amount of water used and the manner of its use. [Code 2000 § 9-4-7].

13.10.080 City not liable for damage.

The city shall not be liable for any damage to a water user by reason of stoppage or interruption of his water supply caused by fires, scarcity of water, accidents to works or mains, alterations, additions, repairs or from any other cause. [Code 2000 § 9-4-8].

13.10.090 Water not for motors.

No water shall be supplied from the pipes of the city water system for the purpose of driving any motor, siphon, turbine or other wheels, or any hydraulic engines, or elevators, or for driving or propelling machinery of any kind whatsoever, nor shall any license be granted or issued for any such purpose except by special permission of the city council. [Code 2000 § 9-4-9].

13.10.100 Water shortage.

The city council may, by resolution, regulate, restrict or limit the use of water during water shortage

periods and shall have the power to take all necessary means and make any necessary regulations as circumstances may require to protect the users of the city water. [Code 2000 § 9-4-10].

13.10.110 Two users on same connection.

Where two or more families or premises are supplied from the same water service pipe, the failure on the part of either of said parties to comply with these regulations shall warrant the city to withhold a supply of water through said service pipe until a separate service pipe with stopcock and key box is put in for each user of water under a separate application. [Code 2000 § 9-4-11].

13.10.120 Subscriber only to use water.

It shall be unlawful for any water user to permit any person from other premises, or any unauthorized persons, to use or obtain water regularly from his premises or water fixtures, either outside or inside his building. [Code 2000 § 9-4-12].

13.10.130 Prohibitions.

A. Turning on Water without Authority. It shall be unlawful for any person, after the water has been turned off from his premises for either nonpayment of utility charges as provided for herein or for a violation of the rules and regulations pertaining to the West Point water and sewer systems, to turn on or allow the water to be turned on or used without authorization from the public works superintendent.

B. Destruction of or Interference with System. It shall be unlawful for any person to destroy, deface, injure or interfere with the operation of any part, pipe, fixture, appliance or appurtenance of the West Point water system.

C. Introducing Substances. It shall be unlawful for any person to place, cause to be placed or to introduce into the West Point water system or any source of water supplying said system any matter, substance, chemical or compound without authorization from the public works superintendent. [Code 2000 § 9-4-13].

13.10.140 Users outside city limits.

The city may sell water to users outside the city limits at such rates and under such terms and conditions as the city council may determine by resolution. [Code 2000 § 9-4-14].

13.10.150 Cross-connection control and backflow prevention.

A. No water service connection to any premises shall be installed or maintained by West Point City unless the water supply is protected as required by state laws, regulations, codes, and this chapter. Service of water to a consumer found to be in violation of this chapter shall be discontinued by West Point City:

1. If a backflow prevention assembly required by this chapter for control of backflow and cross-connections is not installed, tested, and maintained; or
2. If it is found that a backflow prevention assembly has been removed or bypassed; or
3. If an unprotected cross-connection exists on the premises; or

4. If the periodic system survey has not been conducted.

Service will not be restored until such conditions or defects are corrected.

B. The customer's system(s) shall be open for inspection at all reasonable times to authorized representatives of the public works superintendent to determine whether cross-connections or other structural or sanitary hazards, including violation of this chapter, exist and to audit the results of the required survey.

C. Whenever the public works superintendent deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, at or near the property line, or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line. It shall be the responsibility of the consumer to purchase, install, test and maintain any backflow prevention device/assembly required to comply with this chapter.

D. The type of protective assembly required under subsection (C) of this section shall depend upon the degree of hazard which exists at the point of cross-connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey.

E. All presently installed backflow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purposes described herein at the time of installation and which have been properly maintained shall, except for the inspection and maintenance requirements under subsection (F) of this section, be excluded from the requirements of these rules so long as the public works superintendent is assured that they will satisfactorily protect the public water system. Whenever the existing assembly is moved from the present location or requires more than minimum maintenance, or when the public works superintendent finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly meeting the local and state requirements.

F. It shall be the responsibility of the consumer at any premises where backflow prevention assemblies are installed to have certified surveys/inspections, and operational tests made at least once per year at the consumer's expense. In those instances where the public works superintendent deems the hazard to be great, he may require certified surveys/inspections and tests at more frequent interval. It shall be the duty of the public works superintendent to see that these tests are made according to the standards set forth by the State Department of Health, Bureau of Drinking Water/Sanitation.

G. All backflow prevention assemblies shall be tested within 10 working days of initial installation.

H. No backflow prevention assembly shall be installed so as to create a safety hazard such as installation over an electrical panel, steam pipes, boilers, pits, or above ceiling level.

I. If violations of this chapter exist or if there has not been any corrective action taken by the consumer within 10 days of a written notification of deficiencies noted within the survey, then the public works

superintendent shall deny or immediately discontinue service to the premises by providing a physical break in the service line until the customer has corrected the condition(s) in conformance with the state and city statutes relating to plumbing, safe drinking water supplies and the regulations adopted pursuant thereto. [Code 2000 § 9-4-15].

13.10.160 Extension of water mains.

A. Any person or persons, including any sub divider or developer, desiring to have water mains extended or modified within the city limits, and being willing to advance the whole expense of such extension or modification, may make application to the city by petition containing:

1. A description of the proposed extension or modification accompanied by a map showing the location thereof.
2. An offer to pay the whole expense incurred by the city in providing such extension or modification and to advance such payment as said expense shall be agreed upon by the petitioner and the city.

B. Upon receipt of such petition and map, and before the petition is granted, the city council may:

1. Obtain from the public works superintendent a statement showing the estimated cost and expense of making such extension or modification.
2. Obtain from the public works superintendent a description of the area and number and type of users that may be served in the future by the extension or modification and the estimated prorated share of the cost that should be borne by said future users.
3. Determine the amount to be charged future users of the extension or modification and what portion thereof shall be reimbursed to the petitioner upon payment by future users, and the time limit thereof.
4. Prepare an agreement specifying the manner and circumstances under which the extension or modification will be constructed and under which said reimbursement will be made.

C. The city council may grant or deny said petition as in its discretion seems best for the welfare of existing users in the city.

D. If the city council grants said petition, the petitioner and the city may execute said agreement. The petitioner shall deposit with the city treasurer the amount of the estimated cost and expense of making such extension or modification before any work shall be done on such extension or modification, and within 30 days after the granting of said petition or such other time as the city council shall indicate.

E. Before any work shall be done on said extension or modification, the petitioner shall furnish at no cost to the city adequate rights-of-way or easements, in the name of the city, for construction and perpetual maintenance and replacement of said extension or modification.

F. If the petitioner or his agent is to construct the water line, the petitioner or agent shall guarantee the proper installation and construction of the water line and fixtures and that the water line and fixtures shall be maintained in a state of good repair free from defective material or workmanship for a period of 24 months from the date the city council has accepted the improvements and a final walk-through is performed.

G. Any such extension or modification shall be deemed the property of West Point City upon acceptance by the city. [Code 2000 § 9-4-16].

13.10.170 Fire hydrant use.

No persons, other than city personnel acting within the scope of their employment, shall open a fire hydrant or other access facility, standpipe, or bypass valve on the city water system, or extract water there from by any other means for any purpose except upon permission from the public works department. [Ord. 01-19-2010A § 1].

13.10.180 Fire hydrant clearance.

It is unlawful for any person to obstruct a fire hydrant with landscaping of any kind including trees, shrubs, rocks, structures or snow. If a fire hydrant is located adjacent to a property, it is the property owner, occupant, or lessee's responsibility to remove any snow that would limit free access by the fire department. The removal of snow would include accumulation from weather related events, snow removal or snow plowing. (See WPCC 12.30.030). [Ord. 01-19-2010A § 1].

RESOLUTION NO. 12-15-2015A

**A RESOLUTION ADDOPTING THE
WEST POINT CITY WATER CONSERVATION PLAN**

WHEREAS, the Utah Water Conservation Act (73-10-32 UCA) requires all water systems serving more than 500 connections to have a water conservation plan; and

WHEREAS, the plan must be updated every five years; and

WHEREAS, said plan has been updated and revised; and

WHEREAS, The City Council is in favor of said plan.

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

1. The City Council approves and accepts the West Point City Water Conservation Plan 2015.

PASSED AND ADOPTED this 15th day of December 2015.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
November 17th, 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
6:00 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 November 17, 2015 at 6:00 pm with Mayor Pro Tem Petersen presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Council Member Gary Petersen, Council Member Jerry Chatterton, Council Member Andy Dawson and Council Member Jeff Turner.

EXCUSED: Mayor Erik Craythorne and Council Member Kent Henderson

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Evan Nelson, Finance Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

VISITORS: Rob Ortega, Misty Rogers

1. Discussion of the West Point City Council Meeting Schedule for Calendar Year 2016 (Mrs. Casey Arnold)

Casey Arnold stated that the City Council meets regularly to discuss and take actions on items, and must provide notice to the public on the date, time and location of these meetings. The annual schedule must be approved by ordinance, and Mrs. Arnold recommended that the upcoming 2016 calendar be approved in the General Session.

2. Discussion of Rezone of Bennett Property located at 1300 N 4000 W (Mr. Boyd Davis)

Mr. Davis stated that this rezone is on the Agenda for a public hearing in the General Session, and will need to be approved by ordinance, which was left off of the agenda, and if the Council approves the ordinance, it will be Ordinance 11-17-2015B.

This property is known as “Allen Bennett’s Farm”, owned by Allen Bennett and family. Craythorne Construction is purchasing this property, and they are requesting this property to be rezoned for residential property from agriculture. The frontage along the road is zoned R-2, but the majority is currently zoned agriculture. The property is approximately 38 acres, and the general plan calls for it all to be zoned residential as an R-2 zone, which is 2.71 units per acre. Being that it meets the General Plan, Mr. Davis recommended the Council approve the rezone.

Council Member Dawson inquired as to where the West Davis Corridor would come through, and Mr. Davis stated that it would be west of this property.

Council Member Petersen stated that he had no problem approving the rezone, but had a general question regarding that there was no north access to this property, and the south access is “not good” because of the connection at 4000 W and 300 N. Mr. Petersen wondered if the City needs to do something better, or petition the state to do something. Mr. Davis stated that the intersection at 4000 W 300 N does need to be addressed, but at this point the City had not looked into the traffic issues at this intersection in depth, but would expect that the majority of the traffic would be on 800 N heading east. Mr. Petersen stated that now might be a prime time for UDOT to perform a traffic study. Mr. Chatterton suggested that a system similar to how they construct tunnels be used to extend the bluff a little further west so that the intersection is above the hill and not right on the hill.

Council Member Turner inquired as to how many homes would be in this future subdivision. Mr. Davis stated that at 38 acres, 2.7 units per acre, it would be 70-80 homes, but they are not planning on going to full capacity, and are planning on doing some larger sized lots. Allen Bennett signed the Application for rezone.

3. Discussion of Quit Claim Deed for Property located at 3335 W 300 N – Mr. Boyd Davis

The property in question is owned by Rick Miller, who has been getting a tax notice for a sliver of property for about ten years. Mr. Miller does not know how or why it was put into his name, but had been paying the taxes, up until the last three years, which results in an approximate \$100 in back taxes owed. Mr. Davis told Mr. Miller that he would have to pay those taxes before the City would Quit Claim it. Mr. Chatterton asked if he indicated that he would pay that, Mr. Davis stated that he would, but was unhappy about having to pay it. Mr. Chatterton suggested paying it for him, and Mr. Petersen suggested that Mr. Miller pay the balance owed, then the City could buy the property for the amount of the paid taxes. Mr. Turner inquired as to how or why it was transferred into his name, to which Mr. Davis replied that he was not sure, and had not looked deeply into it. Mr. Petersen expressed concern that someone might be giving up their right, so some title work might be a good idea. In regards to the back taxes, Mr. Turner stated that if he solicited the City to buy the property, he should pay the taxes, to which Mr. Petersen agreed, but would like to see the research on the title. Mr. Dawson suggested that the City pay the \$100 in taxes and transfer the property to the City, because if he was that person, he would not want the property or to pay the back taxes.

Ultimately, the decision was made to approve the Quit Claim Deed, and the City would pay the back taxes.

4. Citizen Comment Follow-up – Mr. Laws

Mr. Laws stated that a comment was received from Mr. Doug Zaugg, who was concerned about the speed limit on 3000 W. Mr. Laws stated that the speed limit is posted at 30 MPH, and staff does not recommend lowering it, as the speed limit in residential areas is 25 MPH, and 3000 W should be posted higher than that. Councilmembers expressed that the round-a-bouts would slow the traffic down, once completed. Mr. Chatterton suggested that we have the Sheriff monitor the area once it is open back up to traffic so that the public is aware that they need to slow down. Mr. Petersen stated that he believed the speed should actually be 35 MPH.

Mr. Zaugg also expressed his suggestion that the Citizen Comment period should be moved to the end of the General Session meetings, but Mr. Laws stated that it was explained to him that the reason it is not later in the meeting is because action would already have been taken by the Council without the chance to hear any citizens' comments. Council stated that the Agenda is available to the public, and citizens are welcome to contact the Council or City Staff with any questions or comments prior to the meeting.

Additional Items Discussed During the Administration Session

Discussion of cul-de-sacs – Mr. Boyd Davis:

Item was not the Agenda, but was for discussion purposes only, no action needed. Mr. Davis asked for the Council's interpretation of the City Code for cul-de-sacs, which states that it is a "minor terminal street provided with a turnaround...and shall be no longer than 600 feet from the center of the road to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter." Mr. Davis showed two images, and asked which one would be considered a cul-de-sac. The images were of one cul-de-sac, and the second was two cul-de-sacs with an elbow connecting the two streets that both ended in cul-de-sacs.

Mr. Dawson stated that it would be the single cul-de-sac, as that was considered a minor turnaround. Mr. Davis stated that we have an example of the second image in Derby Acres subdivision. Mr. Chatterton stated that both examples would work, but recommended additional wording to clarify, because as we continue to buildout, we might find places that need a cul-de-sac, but do not fit this description. Mr. Davis stated that just to be clear, he is not proposing a recommendation one way or another, but is only looking for Council's interpretation of the code. Mr. Laws stated that there is currently an application for the second type of cul-de-sac, and our code is what is currently restricting it, not

the fire code. Mr. Petersen stated that according to the current code, he could not see the second image being allowed. All councilmembers agreed.

Mr. Davis stated that in regards to the current application received from Craythorne Construction, his direction to the applicants was that the Code did not allow for this type of cul-de-sac, but that they should clarify with the City Council on what the code allows. If the Council did not think the code would allow this type of cul-de-sac, then they would need to request a change to the code. Ultimately, the Council decided that if they want to use this type of cul-de-sac, the code has to change. That process will start with a recommendation from the Planning Commission.

Additional:

Further discussion was given to the upcoming snow plow season, regarding trees and overnight parking on the street. Council and Staff discussed that the residents had been given notice from the Code Enforcement Office and the Sheriff Department, and would begin issuing citations in December.

Mr. Chatterton suggested that we reevaluate the code restricting parking of anything in front of the front plane of the house or garage. He was concerned that the current code had many residents in non-compliance. Mr. Petersen clarified that the code only included things that would have to be towed, or could not drive themselves. He also stated that the City should be careful of allowing more parking of trailers, etc., in front of the house, to avoid the neighborhoods becoming "junky", and if residents have vehicles too large to be in compliance, they would need to find alternate storage.

Mr. Dawson asked if Weber Basin paid the City for the damaged caused from the water lines to the roads and parking lots at the parks. Mr. Laws stated that he had talked to Weber Basin, and their position was that the contract was pretty clear in that they can't guarantee pressure to our system, high or low, and that the contract holds them harmless. They also said that when they isolated the PRV to work on it, there was some calibration of valves with fast opening and closing farther up the system by some other Weber Basin employes, which caused some of the surging, which caused the lines to break. Weber Basin did not feel obligated to pay for the damage, but they had a desire to make it right. Mr. Petersen stated that the City has a tendency to "play nice", but that Weber Basin should feel liable and want to fix it, as we wouldn't have problems if the surging had not happened. Mr. Chatterton wanted to be put on the record that Weber Basin should pay half of the costs to repair. Mr. Rochelle estimated around \$10,000 to fix the damages. The Council had a desire to work well with Weber Basin.

The Administrative Session adjourned.



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
November 17, 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 November 17, 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 and Council Member Jeff Turner

EXCUSED – Council Member Gary Petersen and Council Member Kent Henderson

CITY EMPLOYEES PRESENT – Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Evan Nelson, Finance Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

VISITORS PRESENT – Doug Zaugg, Annette Judd, LynnAnn Winterton, Hunter Winterton and Misty Rogers.

1. **Call to Order** – Mayor Craythorne welcomed those in attendance, and expressed his appreciation to the Boy Scouts for attending the meeting.
2. **Pledge of Allegiance** – Repeated by all
3. **Prayer** – Council Member Andy Dawson
4. **Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – no comment

Council Member Dawson – no comment

Council Member Turner – no comment

Mayor Craythorne – On Item 12, the Rezone for the Bennett Property, Mayor Craythorne discloses that it involves property he owns.

5. **Communications from Staff**

Mr. Laws stated that the Staff and Council Christmas Party is December 4th, and all reservations will need to be given to Jolene Kap.

Mr. Laws stated that the City Hall Lighting Ceremony would be December 7th at 6:00 pm, and that the Cemetery Luminary would be on December 18th, at 4:00 pm.

6. **Citizen Comment**

Mr. Doug Zaugg – 438 N 3000 W, West Point City - Asked for a follow-up to his request on how to change speed limits on roads. Mr. Laws stated that he did know the procedure, and he and Mr. Zaugg could discuss it. The Mayor concurred.

7. Consideration of Approving the Appointment of Mrs. Casey Arnold as City Recorder – Mr. Kyle Laws

Mr. Laws recommended approving the appointment of Casey Arnold as City Recorder.
Council Member Turner motioned to approve Mrs. Casey Arnold as the new City Recorder.
Council Member Chatterton seconded the motion.
The Council unanimously agreed.

8. Consideration of approval of minutes from October 20, 2015

Council Member Chatterton motioned to approve the minutes from the October 20, 2015 City Council Meeting.
Council Member Turner seconded the motion.
The Council unanimously agreed.

9. Approval of the Board of Canvassers Report for the West Point City Municipal General Election – Mrs. Casey Arnold

Mrs. Arnold presented the results of the West Point City Municipal General Election. Three Council seats were vacant and up for election. The three candidates with the highest votes, who would fill those three available seats were Gary Petersen (802 votes), Jeff Turner (672 votes) and Jerry Chatterton (658 votes). Mrs. Arnold recommended approving the Board of Canvassers Report.
Council Member Dawson motioned to approve the Board of Canvassers Report for the 2015 General Election.
Council Member Chatterton seconded the motion.
The Council unanimously agreed.

10. Consideration of Ordinance No. 11-17-2015A, Approval of the West Point City Council Meeting Schedule for Calendar Year 2016 – Mrs. Casey Arnold

Mrs. Arnold stated that the 2016 City Council Meeting would need to be approved by ordinance, and recommended approving that ordinance.

a. Public Hearing – No comment

Council Member Chatterton motioned to close the public hearing.
Council Member Turner seconded the motion.
The Council unanimously agreed.

b. Action

Council Member Chatterton motioned to approve Ordinance No. 11-17-2015A, an Ordinance Setting the West Point City Council Meeting Schedule for Calendar Year 2016.
Council Member Turner seconded the motion.

Roll Call Vote

Council Member Turner – Aye
Council Member Dawson – Aye
Council Member Chatterton – Aye
The Council unanimously agreed.

11. Consideration of Resolution No. 11-17-2015A, Accepting a Quit Claim Deed from Richard C. Miller – Mr. Boyd Davis

Mr. Davis stated that this is the property at the corner of 300 N and 3335 W. Mr. Miller has somehow obtained possession of this property, which is the existing one foot “holding strip” behind the sidewalk. He has asked the City to take control of the property. Mr. Davis stated that in-depth research has not been conducted on why or how Mr. Miller obtained the property, but recommends to the Council that it be transferred to the City. Mr. Craythorne stated that even if we researched it out, the City would still want to accept the property.

Mr. Davis said that there is approximately \$100 in back taxes due, and Mr. Miller was told he would need to pay that before the Council would accept the property, but that it would be up to the Council. Staff recommends either accepting the property subject to those taxes being paid, or tabling the issue until further title research or decision on the back taxes has been done.

Council Member Chatterton motioned to approve Resolution No. 11-17-2015A, and that the City pay the owing back taxes, which are approximately \$100.00.

Council Member Dawson seconded the motion.

The Council unanimously agreed.

Mr. Dawson requested doing a surface investigation to discover how and why the property was transferred into Mr. Miller’s name.

12. Consideration of Rezone for the Bennett Property located at 1300 N 4000 W - Mr. Boyd Davis

Mr. Davis stated this property is commonly known as “Bennett Farms”. The current zoning on the property is mostly agriculture; the frontage along the main road is residential. The proposal is to rezone this property into 100% residential, in an R-2 zone, which allows 2.7 units per acre. This rezone is consistent with the General Plan and Staff recommends approval of the rezone. Notices have been sent out to all affected entities, and property owners within 300 feet of the property. A public hearing was held with the Planning Commission, and the Planning Commission recommends approval of this rezone.

a. Public Hearing – No comment

Council Member Chatterton motioned to close the public hearing.

Council Member Dawson seconded the motion.

Council unanimously agreed.

Mr. Chatterton inquired as to whether there was any public input at the Planning Commission meeting, which Mr. Davis answered that there was a comment in regards to what the zoning would allow, but there was no comment in opposition to the rezone.

b. Action

Council Member Dawson motioned to approve Ordinance 11-17-2015B, an Ordinance Rezoning a Certain Portion of West Point City from A-40 to R-2, regarding the property located at 1300 N 4000 W.

Council Member Turner seconded the motion.

Roll Call Vote

Council Member Chatterton – Aye

Council Member Dawson – Aye

Council Member Turner – Aye

The Council unanimously agreed.

13. Motion to Adjourn

Council Member Chatterton motioned to adjourn.

Council Member Dawson seconded the motion.

The Council unanimously agreed.

ERIK CRAYTHORNE, MAYOR December 15, 2015
DATE

CASEY ARNOLD, CITY RECORDER December 15, 2015
DATE