



WEST POINT CITY COUNCIL NOTICE & AGENDA

West Point City Hall
3200 West 300 North
West Point City, UT 84015
August 2, 2016

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. **Discussion of FY2017 Budget** – Mr. Ryan Harvey [page 5](#)
2. **Discussion of Animal Control Ordinance Regarding Trapping of Cats** – Mr. Kyle Laws [page 9](#)
3. **Discussion Regarding a Proposed Rezone at 800 N 3000 W from A-40 to R-3 (SW Corner)** – Mr. Boyd Davis [page 11](#)
4. **Discussion Regarding the Rezone of the Dahl Family Property at 4500 W 300 N** – Mr. Boyd Davis [page 13](#)
5. **Discussion of Ordinance No. 08-02-2016A, Establishing Temporary Regulations Pertaining to Development within the Residential Zones of West Point City Ordinance** – Mr. Boyd Davis [page 15](#)

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 Follow-Up** – Mr. Kyle Laws
7. **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)
8. **Consideration of Approval of Minutes from the July 19, 2016 City Council Meeting** [page 19](#)
9. **Youth Council Update**
10. **Consideration of Approval of a Contract with Holbrook Asphalt for Street Maintenance Work** – Mr. Boyd Davis [page 27](#)
11. **Consideration of Approval of Bid for Advanced Paving to Pave the Dirt Parking Lot at Loy Blake Park** – Mr. Boyd Davis [page 29](#)
12. **Consideration of Final Approval of the Craythorne Homestead Phase 2 Subdivision Located at 549 S 4500 W** – Mr. Boyd Davis [page 31](#)
13. **Consideration of Approval of Resolution No. 08-02-2016A, Approving a Postponement Agreement for the Craythorne Homestead Phase 2 Subdivision** – Mr. Boyd Davis [page 39](#)
14. **Consideration of Approval of Ordinance No. 08-02-2016A, Establishing Temporary Regulations Pertaining to Development within the Residential Zones of West Point City** – Mr. Boyd Davis [page 17](#)
15. **Consideration of Appointing Megan Mills as City Treasurer for West Point City** – Mr. Kyle Laws
16. **Motion to Adjourn**

Posted this 1st day of August, 2016

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.

August

- 2 City Council-7pm
- 4 Summer Party-5pm
- 11 Planning Commission-7pm
- 16 City Council-7pm
- 19 Senior Dinner-5:00pm
- 25 Planning Commission-7pm

September

- 5 Labor Day-Closed
- 6 City Council-7pm
- 8 Planning Commission-7pm
- 19 Senior Lunch-11:30am
- 20 City Council-7pm
- 22 Planning Commission-7pm

October

- 4 City Council-7pm
- 6 Cemetery Cleaning
- 12 Council/Staff Lunch-11:30am
- 13 Planning Commission-7pm
- 14 Halloween Carnival-7pm
- 17 Senior Lunch-11:30am
- 18 City Council-7pm
- 27 Planning Commission-7pm

November

- 1 Election Day
- 5 Flags on Veteran's Graves YC
- 10 Planning Commission-7pm
- 11 Veteran's Day-Closed
- 15 City Council-7pm
- 21 Senior Lunch-11:30am
- 24-25 Thanksgiving-Closed

December

- 2 Christmas Party-7pm
- 5 City Hall Lighting Ceremony-6:00 pm
- 6 City Council-7pm
- 8 Planning Commission-7pm
- 19 Senior Lunch-11:30am
- 20 City Council-7pm
- 23 Cemetery Luminary-4pm
- 26-27 Christmas-Closed

January 2017

- 6-7 Council Retreat

TENTATIVE UPCOMING ITEMS

Date: 8/16/2016

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Bruce Dopp
2. 4th of July Wrap-Up – Mrs. Jolene Kap
3. Quarterly Financial Report – Mr. Ryan Harvey
4. Discussion of the Street Cut Permit Policy – Mr. Boyd Davis
5. Discussion of the Property Tax Rate for the 2016 Taxable Year for West Point City – Mr. Ryan Harvey

General Session – 7:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws
2. Consideration of Approval of Ordinance No. 08-16-2016A, Approving a Rezone at 800 N 3000 W from A-40 to R-3 – Mr. Boyd Davis
3. Consideration of Approval of Ordinance 08-16-2016B, Approving a Rezone at 4500 W 300 N from A-40 and R-2 to R-1 – Mr. Boyd Davis
4. Consideration of Resolution No. 06-21-2016A, Adoption of the Property Tax Rate for the 20156 Taxable Year for West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
5. Consideration of Ordinance No. 06-21-2016B, Adoption of the FY2017 Final Budget and Compensation Schedule for Employees and Officers of the City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action

Date: 9/6/2016

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws
2. Youth Council Update

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. Consideration of Approval of the Payback Agreement for the Homewood Subdivision – Mr. Boyd Davis
6. Consideration of Final Approval of the Mackay Subdivision – Mr. Boyd Davis
7. Discussion Regarding the Junk Car Ordinance – Mr. Boyd Davis

General Session

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

CDRA

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

City Council Staff Report

Subject: Discussion of the FY2017 Final Budget
Author: Kyle Laws
Department: Executive
Date: August 2, 2016

BACKGROUND

The Fiscal Year 2017 budget process began in early 2016. The City Council held many discussions on the budget and invited public input. The final steps to complete the budget process are to, first, approve a property tax rate, and second, approve the final budget.

ANALYSIS

Property Tax Rate Approval

Each year the City is required to approve a property tax rate. The City is entitled to receive the same amount in total property tax revenue as received in the previous year, plus an additional amount from new growth. The County sets the *certified tax rate* to ensure this. If the City wishes to collect more property tax revenue than is allowed by the certified rate, the Council must hold a public hearing and approve an alternative tax rate. In previous discussions, the Council expressed an interest in holding a Truth in Taxation public hearing to consider a rate higher than the certified rate.

The Davis County Assessor has indicated that property values in West Point City have increased by about 11.87% this year. As a result of the change in value, the County has set our certified rate at 0.000984, which is lower than the 2015 approved rate. The Council may choose to accept the certified rate, maintain the rate from 2015, or approve a rate somewhere between the two. A list of some possible rates, with corresponding revenue amounts, is shown in the table below.

| Potential Rates | Revenue | |
|-----------------|---------|----------------|
| 0.000984 | 400,443 | Certified Rate |
| 0.001000 | 406,954 | |
| 0.001015 | 413,058 | |
| 0.001020 | 415,093 | |
| 0.001025 | 417,128 | |
| 0.001030 | 419,163 | |
| 0.001036 | 421,604 | 2015 Rate |

If the Council chooses to approve the certified rate, our estimated property tax revenue will be \$400,443, an increase of \$23,794 over 2014. The increase is a result of new growth. If the Council chooses to maintain the 2015 rate, our estimated property tax revenue will be \$421,604, an increase of \$44,955 over 2015. This information is summarized in the table below. Choosing to maintain the rate would increase the property tax of a \$229,000 residence by \$6.55 per year.

| | | |
|--|--|--------------------|
| | | Increase over 2014 |
|--|--|--------------------|

| | | |
|--|-----------|----------|
| Revenue approved in 2015 | \$376,649 | |
| Revenue approved in 2015 at Certified Rate | \$400,443 | \$23,794 |
| Revenue in 2015 if rate maintained | \$421,604 | \$44,955 |

We will hold a Truth in Taxation public hearing on August 16th and the Council will vote to approve a tax rate at that time. The Council will also approve the Final Budget for Fiscal Year 2017.

Questions may arise about the purpose or use of the possible increase to property tax revenue. We have so many needs that it is not hard to find a use for this additional revenue. Here is a list a few of those needs for discussion purposes:

- Seal coat on the entire trail system: \$51,341.51
- Sidewalk maintenance: Over \$10,000 worth of repairs per year for several years
- Park Development: Depending on how we want to phase the development of Loy Blake Park near 520 North, this could be one time or ongoing for multiple years. The amount to completely develop this section of park is unknown at this time.
- Other budgetary needs as explained below.

Final Budget

The City Council approved the FY2017 Tentative Budget on June 7, 2015. We would like to propose approval of the Final Budget which includes several changes from the Tentative Budget. Some of the proposed changes come as a result of an update to the Capital Projects Matrix. The Tentative Budget was calculated using the Matrix when it was current through March 2016. Since that time, it has been updated to reflect changes and activity through June 2016. Here is a summary of the proposed changes, by fund.

General Fund

Miss West Point – An increase of \$1,000 is being requested to cover rising costs for both the pageant and the Halloween Carnival, which is put on by the Miss West Point Royalty.

4th of July – There was a request by the committee for \$500 to pay for a band to march in the parade next year. It is likely that the payment would need to be made prior to the event so the funds are being requested for this year. We would love to have our own Syracuse High School band play, but have been unsuccessful in recruiting them.

Capital Projects Fund

Park Improvements Project – We would like to discuss this project in more detail to get the Council’s input on how to prioritize the funds allocated to this project. We have over \$500,000 currently assigned to this project. Some of the specific projects already discussed to use these funds on are:

- Paving the North Parking lot off of 520 North, this is a change order for Advanced Paving who has already been awarded the South Parking lot. Total estimated cost is about \$95,000.
- HA5 application for the trail system, particularly if the property tax rate increase does not get approved. Estimated cost is just over \$51,000.

- New playground equipment for children ages 3-5 at Bingham park

Local Option Transportation Projects – We have a specific funding source provided by the State Legislature and approved by vote in last November’s election. We added this project to the CIP Matrix to account for it separately for now. We will likely list specific projects in the future and will add this funding source to those projects.

2000 West Utilities – With the construction and widening of 2000 West taking place next year, and with UDOT’s decision to extend the project to 470 North, we will have some added expense to upgrade existing utility lines. We are working on the costs for those upgrades and will have those at the next City Council meeting for final budget adoption.

Other accounts were modified as a result of the Capital Projects Matrix update.

RECOMMENDATION

No Action Required. This is for discussion purposes only; however, staff would like feedback from the Council on the budget issues outlined above. Approval will be sought at the next meeting held August 16, 2016.

SIGNIFICANT IMPACTS

Possible increase to property tax bills

ATTACHMENTS

None

City Council Staff Report

Subject: Discussion of Animal Control Ordinance Regarding Cats
Author: Kyle Laws
Department: Executive
Date: August 2, 2016



Background

Several months ago, a couple of residents came to City Council meeting and asked the Council to consider changing the animal control ordinance. Their request came as a result of their neighbor trapping their domesticated cats and turning them in to Davis County Animal Control. Because they were considered domestic, the residents had to pay a fee to retrieve their cat from the shelter. The residents complained that a feral cat that is trapped is vaccinated, neutered, and returned to the area. Both residents have a cat for the primary purpose of catching mice and keeping them out of their homes. Their neighbor doesn't like cats and has baited them in order to catch them and turn them in to animal control.

Analysis

In April 2016, we discussed changing the ordinance to exempt cats from the "Animal at Large" definition. This would allow cat owners to let their cat out of the house and would not require them to be restrained. The Council was favorable to this change but also wanted staff to explore options to control trapping or baiting cats.

After discussing this issue with Davis County Animal Control Director, Clint Thacker, we concluded that if the City desires to regulate trapping, the following should be considered in the language:

- Only legal and humane trapping methods would be allowed
- Only authorized agents or organizations be allowed to trap cats, meaning that residents would not be allowed to trap a cat and turn it in to Animal Control
- A cat with clearly identifiable marks of ownership must be immediately released if trapped, (an exception would be a nuisance cat as determined by the nuisance definition.

If the City Council wants to move forward with regulating trapping of cats we will work with Animal Control to determine specific language.

Recommendation

No action required. This is for discussion purposes only, but Staff would like any feedback or direction the Council may have regarding this ordinance.

Significant Impacts

There are no significant impacts at this time.

Attachments

None

City Council Staff Report

Subject: Rezone – Oleson – 800 N 3000 W
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

The Oleson family property is approximately 6 ½ acres on the southwest corner of 800 N 3000 W. A developer is purchasing the property and is requesting a rezone. The property is currently zoned A-40 (agriculture) and R-2 (residential) and he is requesting a rezone to R-3 (residential).

Analysis

The applicant is requesting that his property be rezoned from A-40 (agriculture) and R-2 (residential) to R-3 (residential). This request is consistent with the general plan and seems to be appropriate for the proposed use

A public hearing is scheduled with the Planning Commission on August 11th. We plan to put this on the August 16th City Council meeting agenda for final approval of the rezone.



Recommendation

No action necessary tonight. Staff recommends that this item be placed on the next City Council agenda for a public hearing and to take action.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Rezone – Dahl – 300 N 4500 W
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

The Dahl family property is approximately 20 acres on the southeast corner of 300 N 4500 W. The family is planning to develop the property into a residential subdivision. The property is currently zoned A-40 (agriculture) and R-2 (residential) and they are requesting a rezone to R-1 (residential).

Analysis

The applicant is requesting that his property be rezoned from A-40 (agriculture) and R-2 (residential) to R-1 (residential). This request is consistent with the general plan and seems to be appropriate for the proposed use

A public hearing is scheduled with the Planning Commission on August 11th. We plan to put this on the August 16th City Council meeting agenda for final approval of the rezone.



Recommendation

No action necessary tonight. Staff recommends that this item be placed on the next City Council agenda for a public hearing and to take action.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Temporary Land Use Regulation for Residential Projects
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

Recently there has been more interest in developing residential properties in the City. Council and Staff have discussed the need to update the regulations on residential properties in the City. Due to the fact that there is a possibility of receiving development applications before the regulations are updated, Staff has proposed the idea of placing temporary land use restrictions, also known as a moratorium, on residential rezone and subdivision applications. This would allow the City enough time to update the code before considering the applications.

Analysis

Staff has reviewed the State Code with regard to temporary land use regulations and has also consulted with the City Attorney. It appears that the City may enact by ordinance temporary land use regulations if the City makes a finding of compelling, countervailing public interest. The temporary regulation shall not exceed six months. A public hearing is not required.

Staff believes that the zoning ordinance is needs to updated and may currently allow some uses that are not in the best interest of the City is a compelling argument that justifies a temporary restriction. This will allow the City sufficient time to review and update the ordinance.

The ordinance that is attached to this report will prohibit any application for a subdivision or residential rezone project for six months. The restriction may be removed earlier if deemed appropriate.

Recommendation

Staff recommends that the City Council approve ordinance 08-02-2016A establishing Temporary Regulations Pertaining to Development within the Residential Zones of West Point City.

Significant Impacts

None

Attachments

Ordinance 08-02-2016A

ORDINANCE NO. 08-02-2016A

AN ORDINANCE OF THE WEST POINT CITY COUNCIL ESTABLISHING TEMPORARY REGULATIONS PERTAINING TO DEVELOPMENT WITHIN THE RESIDENTIAL ZONES OF WEST POINT CITY, UTAH

WHEREAS, the West Point City Council has previously adopted Title 17, Chapter 17.25.010 of the West Point City Zoning Ordinance establishing Residential zones and setting forth regulations regarding the zones; and

WHEREAS, the City Council has concerns relating to the code regulating the uses allowed within the zones; and

WHEREAS, the City Council finds that in order to protect the public welfare and the fiscal integrity of the City, it is necessary and essential to further review the City's Residential zone regulations; and

WHEREAS, appropriate action must be taken to protect the City's ability to regulate the Residential zones in a way that will be beneficial to the City and to pursue appropriate land use management and regulation approaches that ensure consistent application of its zoning ordinances; and

WHEREAS, the City staff needs time to process appropriate amendments pertaining to the existing Residential Development Ordinance and related zoning and land use regulations and development requirements; and

WHEREAS, the City is authorized by law to enact ordinances establishing temporary land use regulations for any part or all of the City prohibiting, restricting or regulating development approvals; and

WHEREAS, the City Council finds there are compelling reasons that make it necessary to enact temporary regulations as more particularly set forth herein.

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

Section 1. Enactment. The following Ordinance is hereby enacted and adopted to read in its entirety as follows:

TITLE. This Ordinance shall take effect without codification and may be cited as the "2016 Residential Zone Development Temporary Land Use Regulations Ordinance" of West Point City.

FINDINGS. The West Point City Council hereby finds that the health, safety, welfare and convenience of the public and the residents of West Point City will be promoted and

enhanced by adopting this Ordinance imposing temporary regulations governing the processing, approval and regulation of any developments in the Residential zones within the City. The City Council hereby finds that such restrictions are necessary and desirable to promote proper land use and development within the City and to allow for adequate study and revision of regulations and amendments protecting the fiscal integrity of the City with regard to Residential developments.

In order to accomplish the foregoing objectives and matters related thereto, it is essential and mandatory that adequate time be provided to complete the processing of amendments to the Residential zone regulations of the City.

TEMPORARY REGULATIONS.

a. **Restrictions on Residential Zone Development Approvals.** No new applications within the Residential zones for zoning or development of any project shall be accepted, considered or acted upon by the West Point City Planning Commission or City Council during the term of this Ordinance.

b. **Term.** This Ordinance shall remain in effect for six (6) months from its effective date unless earlier repealed by the City Council.

Section 2. Conflict. To the extent of any conflict between this Ordinance and any other West Point City Ordinances, Resolutions or regulations, the provisions of this Ordinance shall be controlling. This Ordinance is not intended to amend or repeal any other West Point City Ordinances, Resolutions or regulations.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. In the interest of public health, safety and welfare, this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST POINT CITY, STATE OF UTAH, ON THIS _____ DAY OF AUGUST, 2016.

WEST POINT CITY

ATTEST:

Casey Arnold, City Recorder

By: _____
Erik Craythorne, Mayor



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
July 19, 2016**

Mayor
Erik Craythorne
Council

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

City Manager
Kyle Laws

Administrative Session

5:30 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 July 19th, 2016 at 6:00 pm with Mayor Craythorne presiding.

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

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Paul Rochell, Public Works Director; Troy Moyes, City Planner; and Casey Arnold, City Recorder

VISITORS: Lynn Craythorne, Stephen Fackrell, Bob Bellek, Brad Larsen, Rob Ortega, and Kevin Smith

1. Discussion of Park Hours and Court Light Times – Mr. Kyle Laws

Mr. Laws stated that last year, the City installed new basketball and tennis courts, along with new court lights. When the signs for the new courts were created, they stated that the court lights will stay on until 11:00 PM. Even though the Code states that the park closes at 10:00 PM, the decision was made to have the lights stay on until 11:00 PM to accommodate the longer daylight hours of summer. This time has not been a problem in the past, but this year there have been complaints by residents living near the park that those using the courts between 10:00 and 11:00 are blasting loud music while playing. Staff then set the lights to be shut off at 10:30 PM, but have now received even more complaints that the lights are shutting off before the time stated on the signs. Mr. Laws stated that the City can change the Code to accommodate summer hours, or leave the closing time at 10:00 and change the lights to close that time. Additionally, the Code states that no persons can be in the park between 10:00 PM and 7:00 AM, but there are residents using the park before the opening hours as well.

Mayor Craythorne commented that the tennis courts have given West Point the reputation of having some of the nicest courts around. If the City were to abide by the 10:00 PM Code, during this time of year, the lights would only be on for roughly 15 minutes. He continued to state that the problem is not necessarily with the tennis players, but more directed towards the basketball players. They are the ones playing loud music and being noisy, and causing the complaints. The City spent a lot of money on the lights, and the Mayor would like to see them utilized. Council Member Henderson suggested that loud music be restricted after 10:00 PM, but the lights can stay on later. Council Member Petersen stated that the City should not violate its own ordinance by having the lights stay on later, and so the code needs to be addressed for all parks in the City. He continued to comment that as a resident neighboring a park, 10:30 PM would be the latest he would like the parks to stay open; any later is too disruptive. He would prefer the closing time to stay at 10:00 PM, as most mischievous activities happen after that time. Mr. Laws suggested having an exception to the code for the Courts, as they would be well-lit. Council Member Chatterton suggested writing an

ordinance specific to the courts at the Loy Blake Park. The Council also discussed that the fire pits are also used later than 10:00 PM because of the fact that it stays light so late this time of year.

Ultimately, the Council decided that for a trial period, 10:30 PM was an acceptable time to have the court lights shut off, and depending on how that trial goes, consider changing the ordinance at a later date.

2. Discussion of New Parking Lots at Loy Blake Park – Mr. Kyle Laws

As a side note, Mr. Laws stated that in regards to the speed bumps along 550 N, the contractor would prefer to wait to install them until after the parking lots are completed, so that the heavy equipment is not driving over them. The Council agreed that was acceptable.

In regards to the new parking lots, Staff has discussed having Advanced Paving pave the north parking while they are already on site paving the south lot. Advanced Paving has submitted a quote to do this for \$92,538. Council Member Chatterton asked if the mobilization line item should be lower, since they are already on site. Mayor Craythorne commented that mobilization is a 'catch all' for any miscellaneous expenses. Mr. Davis stated that Advanced Paving used many of the same numbers in their bid for the south parking lot, and believes that they would again be the low bidder if the north parking lot was sent out for bid. The Council agreed that the quote was acceptable, and that both parking lots should be completed.

Mr. Laws stated that in the plans, it designates a 30' buffer between the King's residence and the parking lot, and then the speed humps will be right there as well. There were previous suggestions of constructing a concrete walking path that would connect, with trees and a buffer from that house. Mr. Laws suggested that in addition to paving the lot, the path and landscaping be completed there so that it does not remain a dirt and graveled area. The Council agreed to that.

As for funding, the Parks Improvement fund currently has about \$390,000 in it, so there is plenty of funding to cover these additional projects, but Staff asked for Council's suggestions on what other projects those funds should be used for. This discussion will be held at a later meeting.

3. Discussion of Rezone for the Flint Property Located at 4300 W 1300 N – Mr. Boyd Davis

Mr. Davis explained that Stephen Fackrell has requested a rezone of the Flint property for a small strip of A-40 designation to an R-1 designation. The request is in accordance with the City's General Plan. The Planning Commission held a public hearing on the rezone, and has approved the request. A public hearing will also be held in tonight's General Session, and the request has been properly noticed. The City has received one comment from the resident across the street, who is opposed to the rezone because of the close proximity to her home. Mayor Craythorne wanted to insure that because of the flooding issues in this area, the houses to be built in this area not be allowed to have basements, unless they install a gravity flow land drain. Mr. Davis confirmed that an ordinance was passed with this requirement after all the flooding issues in the Pheasant Creek subdivision. The Council wanted to really make sure that it does not allow another subdivision to have the same flooding problems. Mr. Davis stated that the exact subdivision plans have not yet been submitted, but the developer is aware of the requirement, and his engineer is studying the water level to determine its options. If no adequate draining system can be implemented, the City's ordinance will require slab on grade homes (no basements).

4. Discussion Regarding Craythorne Homestead Phase 2 – Mr. Boyd Davis

Mayor Craythorne stated that as a disclosure, he is not the applicant of this subdivision.

Mr. Davis stated that this Phase 2 is a single lot subdivision, and it is a unique lot because it was originally part of Phase 1, which has not yet been approved. Due to the high costs of developing along a state highway assessed by UDOT, the developers have changed their plans. However, they would like to develop this one lot for their son to build his home. The lot will have double frontage and the home will face to the west. UDOT has approved the driveway access from 4500 W. Additionally, the family is also dedicating the road right-of-way that it owns to the City, to get it off of their tax records.

A postponement agreement will also be required for both the front and the rear of the home. Council Member Petersen was concerned that when the time comes to develop the rest of the property, the developer won't think that he will be required to curb and gutter this particular lot, because it is not part of that subdivision. He inquired as to how the agreement is enforceable at the needed time. Mr. Davis stated that he would talk to the City's attorney to get the exact process. Council Member Dawson commented that he is against having more driveway accesses onto a main road like 4500 W. A few years ago, it wasn't as big of an issue, but 4500 W is becoming a high traffic road, and we don't want the same issues that we are seeing on 2000 W. Council Member Turner agreed, and believes that it is up to Council to have the foresight to prevent more issues like this, and wants the Planning Commission to be aware of the Council's concerns.

This item will be on the agenda for approval at the next Council meeting.

5. Joint Meeting with the Planning Commission to Discuss the General Plan

Mayor Craythorne thanked the Planning Commission for attending and for their efforts. He feels that our Commission is one of the best around and truly has the desire to do what is best for the City.

The City Planner, Troy Moyes, explained that the Commission has presented a draft with areas of action and/or further discussion. This draft will also be in the upcoming newsletter to help keep residents up-to-date on the proposed changes to the General Plan.

One proposed change is to create an Institutional Zone to identify school district property. These areas have previously been designated as commercial (Action 2). Action 3 regards a change to cover existing homes and school district property, and an expected interchange to Legacy. Action 4 took out the commercial zones along 4500 W. Action 5 shrunk the commercial area to a more reasonable size to accommodate more neighborhood type commercial properties (preschools, gas station, etc.). Action 6 used to be solely industrial, but this change proposes zoning it higher density residential, R-5 (patio home community, etc.). Action 7 expands the commercial area, and identifying some of the School District property. Syracuse's General Plan also has all this area along SR193 designated as commercial. Action 8 shifts Legacy Highway to UDOT's preferred route. Action 9 requires more discussion to this area, as it no longer is zoned for the Legacy corridor, and it is proposed being changed to R-2. However, Mr. Davis stated that the land there is very wet and that be taken into account before allowing homes to be built there. The Mayor commented that the Army Corp of Engineers has actually designated that area as wetlands.

Action 10 is proposed to change to R-3, lower density housing. Action 11 is proposed to be R-1, to bring more estate-type homes along the golf course. Action 12 replaces the R-5 residential to an R-3 zone. Action 13 also changes the zoning from R-5 to R-3. Action 14 was also identified as R-4, but the development has already happened and is an R-3, so the change matches what is already there. Action 15 proposes R-2 next to the Jr. High, which still needs some discussion. Action 17 designates commercial zones along SR193. Action 18 reflects the changes that take place with the Heslop development.

Mayor Craythorne commented that Action 1 might need more discussion, as the City does not want to alienate those unincorporated areas of Hooper with an industrial park zone. In regards to Action 10, 11, 12, R-1 might be appropriate for Areas 10 and 12 as well, because of the difficulty transferring between subdivisions of different requirements. The Mayor also commented that he has been approached by a developer with plans for proposing high-density housing next to the Smiths development, and the Mayor would rather talk about that possibility before it finalizes the General Plan, instead of having that discussion later and having to change the Plan if approved.

Action for Area 16 needs more discussion, and Mr. Moyes suggested speaking with the current owners on their vision for the area. Mr. Davis commented that some of the things that have been proposed there are solely residential, mixed use, high commercial (like Farmington Station, etc.). The Mayor commented that he would like to see bigger residential lots in that area.

Mr. Moyes asked for the Council's vision on what kind of use it would like to see in Area 16. He suggested some sort of a gathering area for residents, with the theory that the more time people spend there, the more money is spent, which

is why Farmington Station does so well. Commission Chair Lee commented that they had discussed putting something there that was unique, and stood out, and makes West Point 'neat'. What that is exactly, is still up for discussion.

Council Member Dawson commented that there are no parks east of 2000 W, even though it is the most populated area in the City. Mr. Davis suggested putting a park in along the power lines, as Clinton has done.

The Council and Planning Commission will keep brainstorming ideas and further discuss the areas in question at a later date. Mr. Moyes asked if the Commission and Council wanted to have another discussion session before holding a public hearing, and it was decided that the public hearing be pushed back to allow time for another combined work session on the proposed changes and zoning definitions.

The Administrative Session adjourned.



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
July 19, 2016**

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 July 19th, 2016 at approximately 7:00 pm with Mayor Craythorne presiding.

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

EXCUSED – Council Member Petersen

CITY EMPLOYEES PRESENT – Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Paul Rochell, Public Works Director; Troy Moyes, City Planner; and Casey Arnold, City Recorder

VISITORS PRESENT – Lynn Craythorne, Stephen Fackrell, Bob Bellek, Brad Larsen, Rob Ortega, and Kevin Smith

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

Council Member Chatterton – In regards to the Zika Virus that entered the state and the resultant death, ten teams were sent out by the CDC to come to Davis County and investigate. So far, the theory has been that the mosquitos in this area have not been able to transmit that virus, but now it is believed that it can be transferred by bodily fluids, and not just directly from a mosquito.

Council Member Dawson – no comment

Council Member Petersen – no comment

Council Member Turner – no comment

Council Member Henderson – Thanked the Staff, Public Works, and volunteers for their outstanding work for the Independence Day celebration.

Mayor Craythorne – Echoed Council Member Henderson’s comments, and added that he has received tons of positive feedback from residents and attendees of the event. The Mayor also commented that increases are likely coming for the culinary water costs, as he and other members of Staff learned at a recent meeting with Weber Basin Water Conservation District. The system is aging and in need of repair, and costs will need to increase to cover those infrastructures.

5. Communications from Staff

Mr. Laws reminded the Council of the Staff and Council Summer Party on August 4th. Also passed along a compliment from an older gentleman who came into City Hall, and said that West Point's firework show was better than any other show he had seen, including in other states. The gentleman gave a check for \$50 to go towards next year's fireworks, and the acknowledgement was much appreciated by the City.

6. Citizen Comment Follow-Up

Mr. Laws stated that there were comments regarding a speeding issue in the Bartholomew Lane subdivision. Staff felt that some of the issue would be solved now that 3000 W is open, and there is no longer any deterred traffic along their road. Staff also instructed Gardner Engineering to put out traffic counters to track speed and traffic. Once the data is collected, Staff will present solutions to the Council.

7. Citizen Comment

Kevin Smith – 705 N 4100 W: Stated that he is the Tennis Coach for Roy High School, and wants to address the Council about the tennis court lights at the Loy Blake Park. Mr. Smith stated that the tennis courts attract players from all over, people who have never even heard of West Point before, because they are the nicest courts around. He would really like the lights to stay on as late as possible. He understands that noise is an issue, but even at 10:30, it is hard to get a full match in after it cools down.

8. Consideration of Approval of Minutes from the June 21, 2016 City Council Meeting

Council Member Dawson motioned to approve the minutes from the June 21, 2016 City Council Meeting
Council Member Turner seconded the motion
The Council unanimously agreed

9. Consideration of Ordinance 07-19-2016A, Rezoning Property Located at 4300 W 1300 N from A-40 to R-1 – Mr. Boyd Davis

Mr. Davis stated that this item was discussed in the Administrative Session, and is a request to rezone a small strip of A-40 designation to an R-1 designation. This rezone is in accordance with the General Plan. Council Member Turner wanted to confirm with the developer that they are aware of the land drain requirement, to which the developer confirmed that he was aware. Council Member Turner continued to state that as a Council, they have the responsibility to protect the residents from the flooding issues that are in Pheasant Creek, because those residents are really suffering and have "horrific" problems. He wanted to make sure that there were checks in place to make sure that this problem was not repeated in a different subdivision. Mayor Craythorne stated that one resident in that area has three pumps running 24/7, 365 days a year. Council Member Henderson agreed with those comments, and also wanted to make sure that the subdivision was protected from those problems. The developer commented that land studies are being conducted and they will follow the requirements of the City.

a. Public Hearing
No comment

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

b. Action
Council Member Dawson motioned to approve Ordinance 07-19-2016A

Council Member Chatterton seconded the motion
The Council unanimously agreed

Roll Call Vote

Council Member Turner – Aye
Council Member Henderson – Aye
Council Member Petersen – Excused
Council Member Chatterton – Aye
Council Member Dawson – Aye
The Council unanimously agreed.

10. Consideration of Approval of the City Manager’s Recommendation to Hire Ryan Harvey as the Administrative Services Director for West Point City – Mr. Kyle Laws

Mr. Laws stated that after interviews with several qualified candidates, Staff narrowed the pool to three candidates. Council Member Henderson joined in the second round of interviews, and Mr. Ryan Harvey was the first choice for all the interviewers. Mr. Harvey currently works for Provo City, which has a strong mayor form of government, and has also worked in Sugarland, Texas, South Ogden City and Ottawa, Kansas, and so has experience in many different types of municipal government. He has extensive experience with budget and finance. He could not be in attendance at the meeting due to obligations with Provo City, but expressed to Mr. Laws his excitement for this opportunity.

Council Member Chatterton motioned to approve the recommendation to hire Ryan Harvey as the Administrative Services Director for West Point City
Council Member Henderson seconded the motion
The Council unanimously agreed

11. Motion to Adjourn

Council Member Chatterton motioned to adjourn the General Session
Council Member Turner seconded the motion
The Council unanimously agreed

MAYOR ERIK CRAYTHORNE August 2, 2016
DATE

CASEY ARNOLD, CITY RECORDER August 2, 2016
DATE

City Council Staff Report

Subject: Holbrook Asphalt Contract
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

Each year we enter into a contracts to do road maintenance. This year we plan to do a larger amount of HA5 (High Density Mineral Bond Seal) treatment on several roads and on the trails. The amount of the contract is over the threshold that requires City County approval.

Analysis

The HA5 product is unique and at current time there are no other similar products that we consider an equal. For that reason, we are recommending that this contract be awarded as a sole source supplier, meaning that we only have one bid. However, we have compared the price to other products that we have used and found that it is very price competitive. We have used the HA5 product as a replacement for slurry seals over the past 5 years and have found that it is a much better treatment.

There is one other product, called Onyx, that we are going to try on a small area to determine if it is worth using. If so, we will consider bidding it against HA5 next year.

The bid from Holbrook Asphalt, the supplier of HA5, is \$132,516. This works out to \$1.51 per square yard. By contrast a chip seal costs between \$2.00 and \$2.50 per square yard.

This bid also includes work on new subdivisions that will be paid by the developers.

Recommendation

Staff recommends that the bid for the Road Maintenance Project be awarded to Advanced Paving for \$132,516.78.

Significant Impacts

None.

Attachments

Contract



Utah Office
 3828 South 1700 East
 St. George, UT 84790
 P: 435.652.4427
 F: 435.656.3943

Nevada Office
 5375 S Cameron St., O
 Las Vegas, NV 89118
 P: 702.823.3902
 F: 702.777.7575

Arizona Office
 3806 S 16th Street
 Phoenix, AZ 85040
 P: 602.307.0425
 F: 435.656.3943

PROPOSAL

| Date | Estimate |
|-----------|----------|
| 5/18/2016 | 31456 |

www.HolbrookAsphalt.com

| Customer | Project Description | Project Location |
|---|-----------------------|---|
| West Point City 3200 West 300 North West Point City, UT 84015 | 2016 HDMB - 3000 West | 300 West 200 S to 1300 N (see maps) |

| P.O. Number | Terms | Advisor | Region | State License # |
|-------------|---------------------|---------|--------------|-----------------|
| | Due upon completion | Aaron | UT, Northern | UT-371406-5501 |

| Description | Quantity | Rate | Total |
|--|----------|----------|-----------|
| HA5 HIGH DENSITY MINERAL BOND: (35,833 SQ. YARDS.) 3000 WEST -- Clean & prepare surface using high pressure air & wire bristle brooms. -- Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. -- No guarantee surface treatments will adhere to areas saturated with motor oil. -- HA5 meets demands of APWA (American Public Works Association) specification (Section 32 01 13.68 High Density Mineral Bond). | 35,833 | 1.51 | 54,107.83 |
| TRAFFIC CONTROL: Initial setup, traffic control transitions and final pickup of a lane shift on: - Phase 1: 3000 West from 200 South to 300 North for three (3) day(s).* - Phase 2: 3000 West from 300 North to 800 North for three (3) day(s).* - Phase 3: 3000 West from 800 North to 1300 North for three (3) day(s).* | 1 | 3,245.20 | 3,245.20 |
| HA5 HIGH DENSITY MINERAL BOND: (46,511 SQ. YARDS) CITY TRAILS & DEVELOPER ROADWAYS -- Clean & prepare surface using high pressure air & wire bristle brooms. -- Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. -- No guarantee surface treatments will adhere to areas saturated with motor oil. -- HA5 meets demands of APWA (American Public Works Association) specification (Section 32 01 13.68 High Density Mineral Bond). *CITY TRAILS: 200 South (13,841), Emigrant (14,627), East Park (2,686), Bingham Park: (2,847) *DEVELOPER ROADWAYS: 550 North (5,318), W1500: (7,193) | 46,511 | 1.51 | 70,231.61 |
| CENTER LINE STRIPING *12,098 linear feet of skipped line striping on the 200 South Trail *12,805 linear feet of solid striping on the Emigrant Trail | 16,838 | 0.25 | 4,209.50 |
| EXTRA CLEANING CHARGE: -- If roadways have excessive debris due to construction, acts of nature or rock piles of landscape materials etc., and are in need of additional cleaning, such work will be charged at \$1,250/day. -- Cleaning crews may include a water truck, pressure washer and 2 personnel. | | | 0.00 |
| If necessary, a payment and/or performance bond cost will be adjusted to the total price of this proposal at a rate of 1.2 percent. | | 722.64 | 722.64 |

Total \$132,516.78

Proposal void 30 days from date listed on proposal. By signing this proposal (contract), I agree that Holbrook Asphalt Co. may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancellation partially or completely on any project. Delays include project demand and material supply. Holbrook Asphalt Co. is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval.

PAYMENT TERMS: Due Upon Completion (Completion by line item and/or completion of project core)
 There may be concerns from Client following completion. Upon request, post-project walk-throughs may be scheduled to review concerns. Payment will still remain due upon invoice. Holbrook Asphalt Co. is committed to client satisfaction and resolving concerns, though at times, this may be delayed.

As the Client, I agree to not withhold payment due to walk-through requests, cleaning, touch-up, or warranty concerns. I understand and agree that I will be billed for towing as incurred and will be due on receipt. I agree that if I demand to retain payment until warranty work or touch up is completed, the retainer will be a fixed amount of 5% of invoice, up to \$750.00. I agree that I may be billed as each line item is completed and each item may become their own respective invoice.

I understand that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fee's of up to 40%. These terms apply to all amount(s) incurred by me and for whom I have committed management responsibility, regardless of timing. This agreement provides Holbrook Asphalt Co. written consent of Right to Lien.

Signature _____ Print Name _____ Date _____ Holbrook Asphalt Co. _____
 West Point City Council 28 August 2, 2016

City Council Staff Report

Subject: 520 North Parking Lot Change Order
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

At the last Council meeting we discussed the possibility of doing a change order to do the north parking lot on the expansion of the Loy Blake Park. The contractor has provided a price to do the work and a change order of this size requires City Council approval.

Analysis

The total cost of the change order is \$92,538. The prices have increased from the original bid, but they are still lower than the average of the original bids from ten different contractors. This appears to be a fair bid.

Recommendation

Staff recommends that the change order for the 520 North Roadway and Parking Lot Project be awarded to Advanced Paving for \$92,538.

Significant Impacts

None.

Attachments

Bid



**ADVANCED
PAVING AND
CONSTRUCTION**

**P.O. Box 12847
Ogden, UT 84412
Phone: (801)731-7882
Fax: (801)731-7885**

| | |
|---|----------------------------|
| To: WEST POINT CITY | Contact: Boyd Davis |
| Address: 3200 WEST 300 NORTH WEST POINT, UT 84015 | Phone: |
| | Fax: |
| Project Name: 520 North Parking Lot Change Order | Bid Number: 362047 |
| Project Location: 520 North, West Point, UT | Bid Date: |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|--|---|--------------------|------|-------------|--------------------|
| Schedule B | | | | | |
| 01 | Mobilize | 1.00 | LS | \$7,468.000 | \$7,468.00 |
| 02 | Rough Grade Parking Lot | 2,500.00 | SY | \$1.400 | \$3,500.00 |
| 03 | Import Fill Material - Pit Run | 500.00 | TON | \$20.000 | \$10,000.00 |
| 04 | 30" Curb And Gutter, Inc. Roadbase | 710.00 | LF | \$19.000 | \$13,490.00 |
| 05 | 10" Roadbase | 1,500.00 | TON | \$20.000 | \$30,000.00 |
| 06 | 3" Asphalt | 450.00 | TON | \$57.600 | \$25,920.00 |
| 07 | Stripe Parking Stall | 1.00 | LS | \$450.000 | \$450.00 |
| 08 | Conduit For Future Overhead Lights & Sprinklers | 300.00 | LF | \$5.700 | \$1,710.00 |
| Total Price for above Schedule B Items: | | | | | \$92,538.00 |

Total Bid Price: \$92,538.00

Payment Terms:

| | |
|---|---|
| <p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p> | <p>CONFIRMED: Advanced Paving and Construction, LLC.</p> <p>Authorized Signature: _____</p> <p>Estimator: Bart Van Der Stappen bartv@advancedpaving.net</p> |
|---|---|

City Council Staff Report

Subject: Craythorne Homestead Ph. 2,
Final Approval
Author: Boyd Davis
Department: Community Development
Date: August 2, 2016

Background

The applicant is requesting final approval for a single lot subdivision located at 549 S 4500 W. The lot is 0.42 acres and is zoned R-1. The lot meets all requirements for those zones. All utilities will be stubbed into the property from 4500 West.

Analysis

This is a unique lot because it was originally part of a larger subdivision that has not been approved yet. The full Craythorne Homestead Project contains 126 lots and will be developed in several phases. This lot was part of what was originally going to be phase 1, which was adjacent to 4500 West. However, due to the high costs of developing along a state highway, the developers changed their plans and moved away from 4500 West. The family that owns the property would like to develop one lot for their son to build his home and have submitted an application for this single lot. This lot will have double frontage and the home will face to the west. The family said they have always intended to face the house to the west.

Staff has reviewed the plat and plans for the subject subdivision and gave the developer a list of some minor corrections to be made. All of the corrections are complete and the subdivision was approved by the Planning Commission on June 16th.

This subdivision will also require a postponement agreement on the curb, gutter, and sidewalk. There is no existing curb along this section of street.

Recommendation

Staff recommends final approval of the Craythorne Homestead Phase 2 Subdivision and approval of the postponement agreement.

Significant Impacts

There are no significant impacts at this time.

Attachments

Plat
Postponement agreement
Resolution 08-02-2016A

Craythorne Homestead - Phase 2

A part of the Southeast 1/4 of Section 6, T4N, R2W, SLB&M, U.S. Survey
West Point City, Davis County, Utah
June 2016

Legend

- ▲ Set Nail in Curb
- Found 5/8" Rebar (24" long) & "GBE" cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- P.U.E. Public Utility Easement
- ▭ Buildable Area
- Set Rebar & Cap



Scale: 1" = 50'



Graphic Scale

NARRATIVE:

This Subdivision Plat was requested by Mrs. Terry Ellis for the purpose of platting a single lot and dedicating 4500 West to Utah Department of Transportation.

A Brass Cap Monument was found at the South Quarter Corner and a monument was found witnessing the Center of Section 6, T4N, R2W, SLB&M, U.S. Survey. A line bearing North 00°06'59" East was used as the Basis of Bearings.

Property corners were monumented as depicted on this Subdivision Plat.



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Craythorne Homestead Phase 2, in Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground.

Signed this _____ day of _____, 2016.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Craythorne Homestead - Phase 2 and hereby dedicate, grant and convey to West Point City, Davis County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Point City, Davis County, Utah those certain strips designated as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, sanitary sewer and drainage, as may be authorized by West Point City.

Signed this _____ day of _____, 2016.

~ Trudice M. Craythorn Trust ~
Dated March 19, 1990

~ Lynn E. Craythorn Trust ~
Dated March 17, 1990

Terry M. Ellis - Trustee

Lynn E. Craythorn - Trustee

BOUNDARY DESCRIPTION

A Part of the Southeast 1/4 Quarter of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at a point which is 802.00 feet North 0°06'59" East from the South 1/4 Corner of said Section 6, said point falls on the Centerline of 4500 West Street (SR-110), West Point City, Davis County, Utah; thence North 0°06'59" East 1181.49 feet along said centerline; thence East 75.00 feet; thence South 0°06'59" West 490.65 feet; thence Southwesterly along the arc of a 982.19 foot radius curve to the right a distance of 184.28 feet (Long Chord bears South 5°29'28" West 184.01 feet); thence Southwesterly along the arc of a 898.33 foot radius curve to the left a distance of 168.54 feet (Long Chord bears South 5°29'28" West 168.29 feet); thence South 0°06'56" West 209.81 feet; thence South 89°53'01" East 147.06 feet; thence South 0°06'56" West 38.72 feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 10.00 feet (Long Chord bears South 19°12'44" West 9.81 feet) to a point of reverse curvature; thence Southerly along the arc of a 55.00 foot radius curve to the left a distance of 93.59 feet (Long Chord bears South 10°26'27" East 82.70 feet); thence South 0°06'59" West 1.12 feet; thence North 89°53'01" West 201.00 feet to the Point of Beginning.

Contains: 90,150 Sq.Ft. or 2.070 Acres

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Terry M. Ellis and Lynn E. Craythorn.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

Δ = 38°11'35"
L = 10.00'
R = 15.00'
LC = 9.81'
S 19°12'44" W

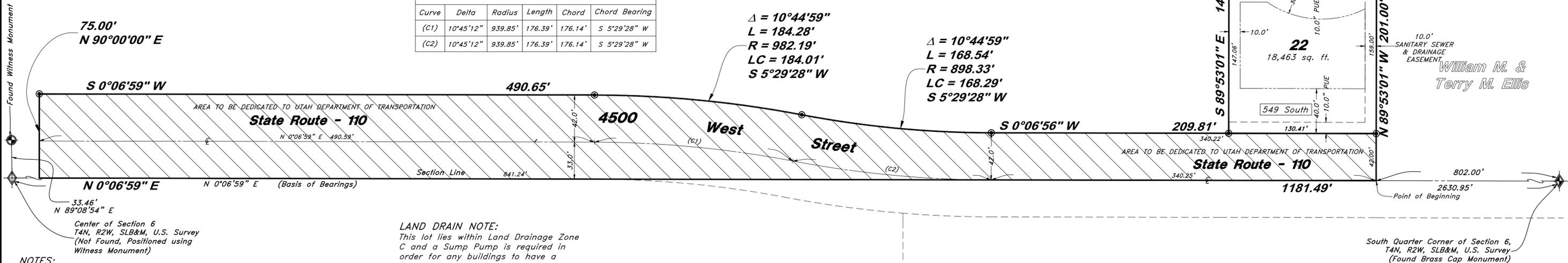
Δ = 97°29'57"
L = 93.59'
R = 55.00'
LC = 82.70'
S 10°26'27" E

| CENTERLINE CURVE DATA | | | | |
|-----------------------|-----------|---------|---------|---------------|
| Curve | Delta | Radius | Length | Chord Bearing |
| (C1) | 10°45'12" | 939.85' | 176.39' | S 5°29'28" W |
| (C2) | 10°45'12" | 939.85' | 176.39' | S 5°29'28" W |

Trudice M. Craythorn Trust

Δ = 10°44'59"
L = 184.28'
R = 982.19'
LC = 184.01'
S 5°29'28" W

Δ = 10°44'59"
L = 168.54'
R = 898.33'
LC = 168.29'
S 5°29'28" W



NOTES:

- Many areas in West Point City have water problems due to a seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the City that any building at any specified elevation will solve ground water problems. Solution of these problems is sole responsibility of the permit applicant and property owner.
- Corner lot building setbacks are shown so that builder has the option of which street the house fronts on. Building setbacks are still controlled by zoning ordinances in effect and should be approved by West Point City before Construction begins.

LAND DRAIN NOTE:

This lot lies within Land Drainage Zone C and a Sump Pump is required in order for any buildings to have a basement.

WEST POINT CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Point City, Utah this _____ day of _____, 2016.

Attest _____

Mayor

WEST POINT CITY ENGINEER

Approved by the City Engineer on this _____ day of _____, 2016.

Signature

WEST POINT PLANNING COMMISSION

Approved by the Planning Commission of West Point City on the _____ day of _____, 2016.

Chairperson

WEST POINT CITY ATTORNEY

Approved by the Attorney of West Point City on this _____ day of _____, 2016.

Signature

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

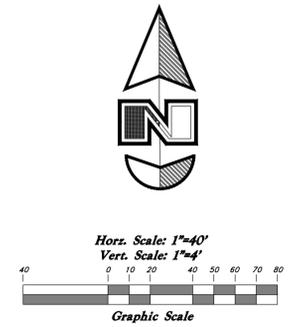
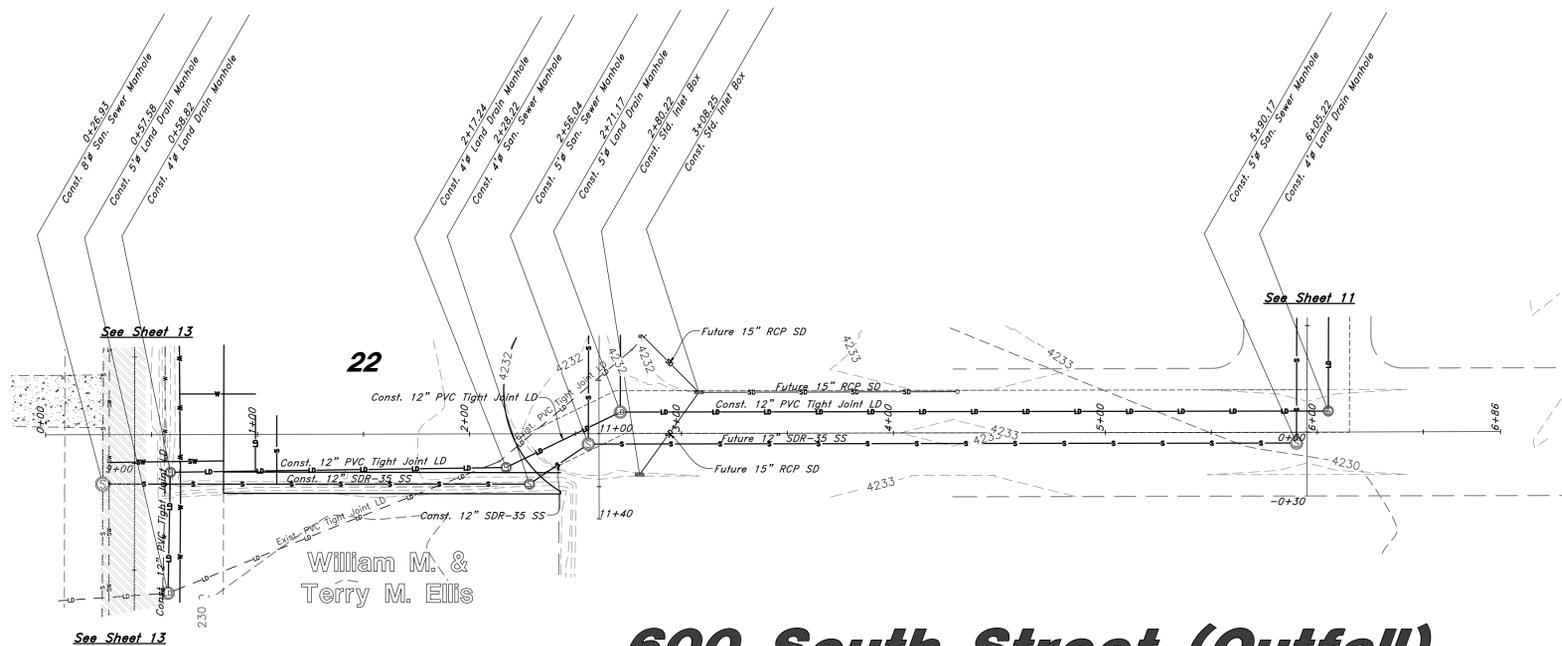
TENTATIVE FINAL



GREAT BASIN ENGINEERING, INC.
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

NOTES

- All construction shall conform to West Point City standards and specifications.
- All construction on the Irrigation Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed West Point City Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet groves shall be bicycle safe.
- All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.

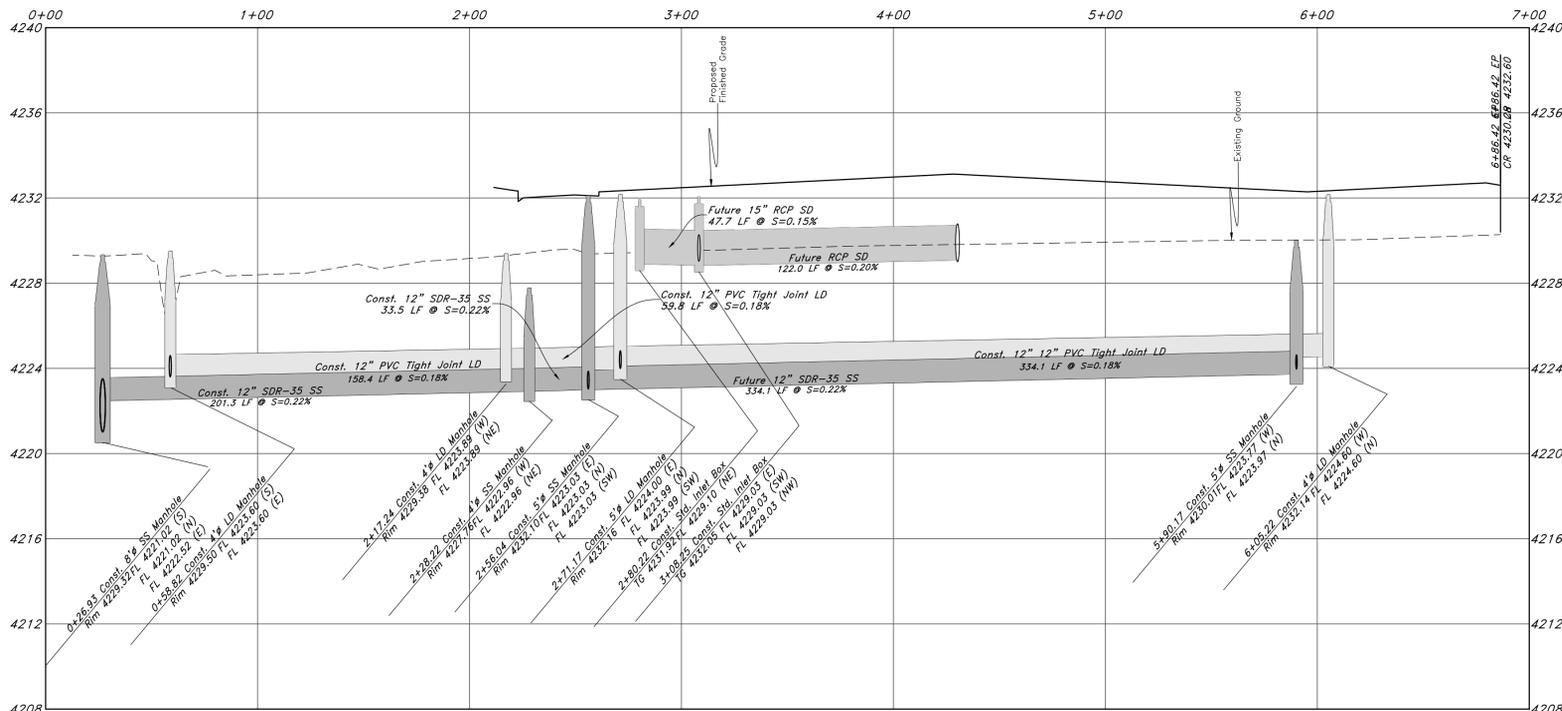


STANDARD MANHOLE ON EXISTING SEWER LINE

- Manhole shall be constructed so as to prevent load to the existing pipe. The base of the manhole shall provide a minimum of 9 inches of concrete beneath the existing pipe unless otherwise shown, placed on 12 inches of one-inch gravel bedding compacted to 95% density.
- Manhole floor elevation shall be a minimum of 2 inches above top of pipe, have a 12:1 slope to the pipe, and a smooth finish.
- Connection to manhole shall be made using a flexible, watertight connection per ASTM C923, Kor-n-seal or equal. Flexible couplings shall be correctly sized, flexible water tight couplings per ASTM C1173, Fernco Inc, Mission Rubber Company or approved equal. All hardware shall be 316 series stainless steel, unless otherwise approved.
- Manhole shall be constructed using a pre-cast eccentric type sections and cast iron traffic type frame and cover marked "NORTH DAVIS SEWER". Section joints shall be sealed with rubber gaskets and shall be watertight.
- Wrap exterior joints. Wrap shall conform to ASTM C877 Type II or Type III. Press-seal Ez-Wrap, Cretex Wrap, Conseal 2/2 or approved equal.
- Invert of branch line at manhole connection shall be adjusted to be at or near crown of existing main line.
- Branch line channel to be formed with same slope, size, depth, and shape as pipe with smooth finish; it shall be curved in direction of flow with uniform radius and minimize dropping and splashing of flow.
- Cutting into existing line shall be made by smooth saw cuts.
- Installing contractor shall be responsible for proper slope and installation of connecting line.
- Installing contractor shall be responsible for proper backfilling, compacting, and pavement restoration.
- Contractor shall notify District 48 hours before installation begins and a District inspector must be present before installation takes place.
- Contractor shall meet all restoration requirements of the agency, city or DOT where the manhole is installed and shall coordinate any additional installation or inspection requirements with the agency.

CONNECTION TO AN EXISTING MANHOLE

- Item numbers 3, 5, 8, 9, 10 and 11 above shall apply.
- In addition, the manhole junction channel shall be constructed to the same size, shape, and slope of the incoming line. Channel shall curve in the direction of flow with uniform radius and minimize dropping and splashing of flow.
- No manhole connection shall be made until complete design drawings of the manhole and line installations are submitted to the District for approval - 14 days prior to work commencing.

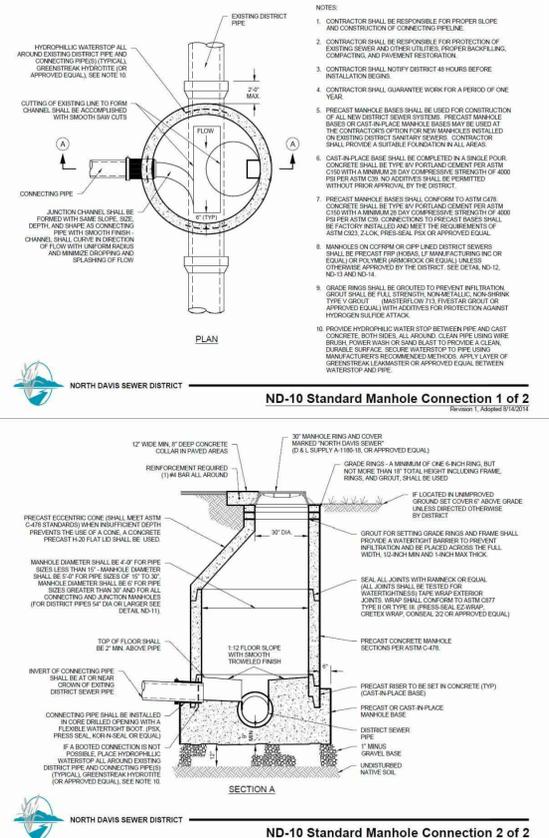


Legend

| | | | | | |
|---------------------|---|----------------------------|----------|---------------------|--------------------|
| San. Sewer Manhole | ⊙ | Corrugated Metal Pipe | CMP | Existing Asphalt | [Hatched Pattern] |
| Water Manhole | ⊙ | Concrete Pipe | CP | New Asphalt | [Solid Grey] |
| Storm Drain Manhole | ⊙ | Reinforced Concrete Pipe | RCP | Heavy Duty Asphalt | [Diagonal Hatched] |
| Cleanout | ⊙ | Ductile Iron | DI | Existing Concrete | [Stippled] |
| Electrical Manhole | ⊙ | Polyvinyl Chloride | PVC | New Concrete | [Solid White] |
| Catch Basins | ⊙ | Top of Asphalt | TA | Spill Curb & Gutter | [Double Line] |
| Exist. Fire Hydrant | ⊙ | Edge of Asphalt | EA | Demo Tree | [Circle with X] |
| Exist. Water Valve | ⊙ | Centerline | CL | | |
| Water Valve | ⊙ | Flowline | FL | | |
| Sanitary Sewer | ⊙ | Finish Floor | FF | | |
| Culinary Water | ⊙ | Top of Curb | TC | | |
| Gas Line | ⊙ | Top of Wall | TW | | |
| Irrigation Line | ⊙ | Top of Concrete | TCN | | |
| Telephone Line | ⊙ | Natural Ground | NG | | |
| Secondary Waterline | ⊙ | Finish Grade | FG | | |
| Power Line | ⊙ | Match Existing | ME | | |
| Land Drain | ⊙ | Fire Department Connection | FDC | | |
| Power pole w/guy | ⊙ | Exist. Contour | -90- | | |
| Light Pole | ⊙ | Finish Grade | -95.337A | | |
| Overhead Power Line | ⊙ | Exist. Grade | -95.711A | | |
| | | Ridge Line | -R- | | |

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



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 WWW.GRETBASINENGINEERING.COM

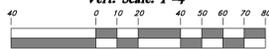
Plan / Profile
Craythorne Homestead Phase 1
 4100 West 600 South
 West Point City, Davis County, Utah
 A part of Section 6, T4N, R2W, SLB&M, U.S. Survey

Call before you Dig
 Avoid utility, underground utility lines. It's costly.
811
 1-800-882-4111
 7 Apr, 2016
 SHEET NO. **12**
 of 14
 OSN312

TENTATIVE FINAL



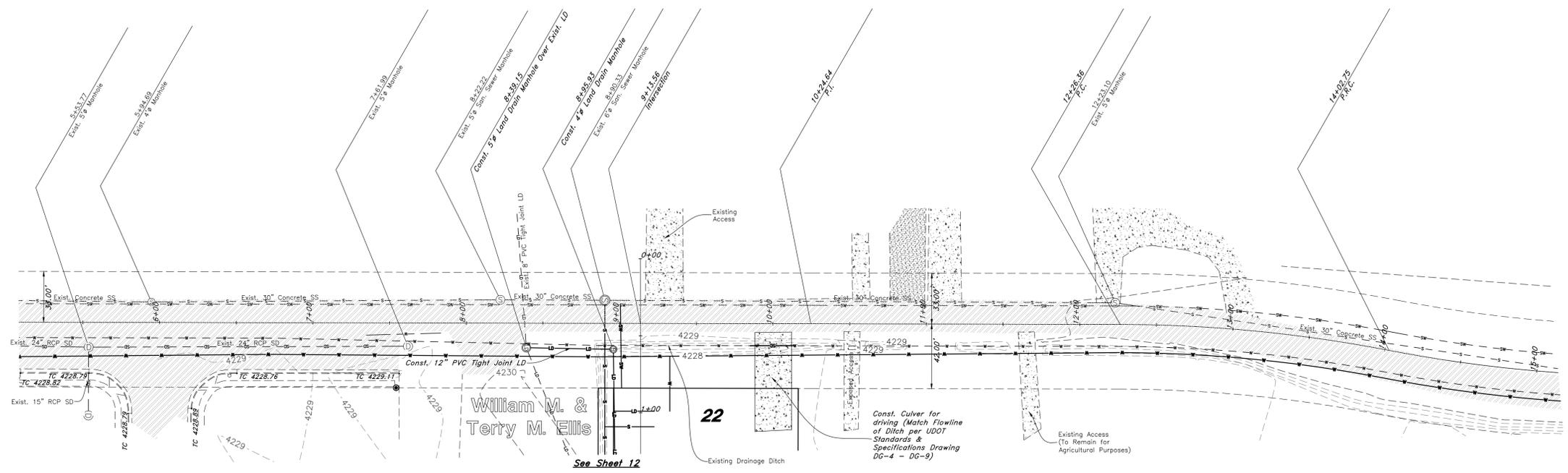
Horz. Scale: 1"=40'
Vert. Scale: 1"=4'



Graphic Scale

NOTES

- All construction shall conform to West Point City standards and specifications.
- All Construction on the Irrigation Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed West Point City Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.



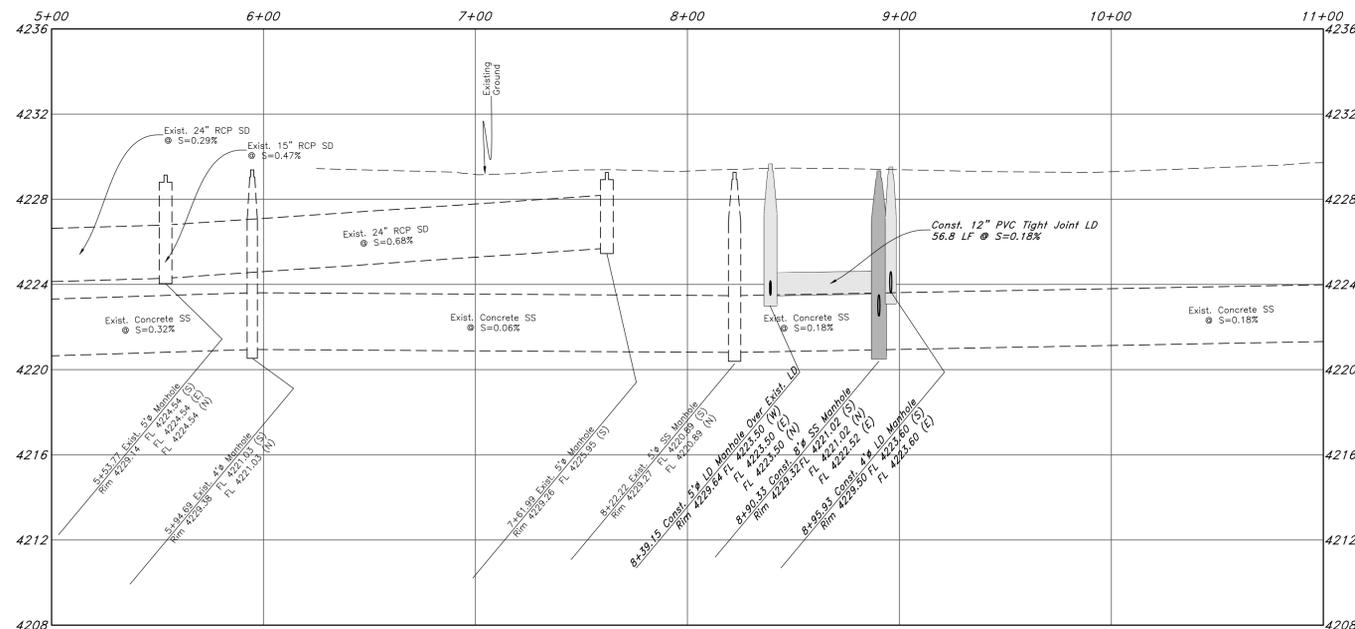
4500 West Street (SR-110) (Outfall)

STANDARD MANHOLE ON EXISTING SEWER LINE

- Manhole shall be constructed so as to prevent load to the existing pipe. The base of the manhole shall provide a minimum of 9 inches of concrete beneath the existing pipe unless otherwise shown, placed on 12 inches of one-inch gravel bedding compacted to 95% density.
- Manhole floor elevation shall be a minimum of 2 inches above top of pipe, have a 12:1 slope to the pipe, and a smooth finish.
- Connection to manhole shall be made using a flexible, watertight connection per ASTM C923, Kor-n-seal or equal. Flexible couplings shall be correctly sized, flexible water tight couplings per ASTM C1173, Fernco Inc, Mission Rubber Company or approved equal. All hardware shall be 316 series stainless steel, unless otherwise approved.
- Manhole shall be constructed using a pre-cast eccentric type sections and cast iron traffic type frame and cover marked "NORTH DAVIS SEWER". Section joints shall be sealed with rubber gaskets and shall be watertight.
- Wrap exterior joints. Wrap shall conform to ASTM C877 Type II or Type III, Press-seal Ez-Wrap, Crelex Wrap, Con Seal 2/2 or approved equal.
- Invert of branch line at manhole connection shall be adjusted to be at or near crown of existing main line.
- Branch line channel to be formed with same slope, size, depth, and shape as pipe with smooth finish; it shall be curved in direction of flow with uniform radius and minimize dropping and splashing of flow.
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- Contractor shall meet all restoration requirements of the agency, city or UDOT where the manhole is installed and shall coordinate any additional installation or inspection requirements with the agency.

CONNECTION TO AN EXISTING MANHOLE

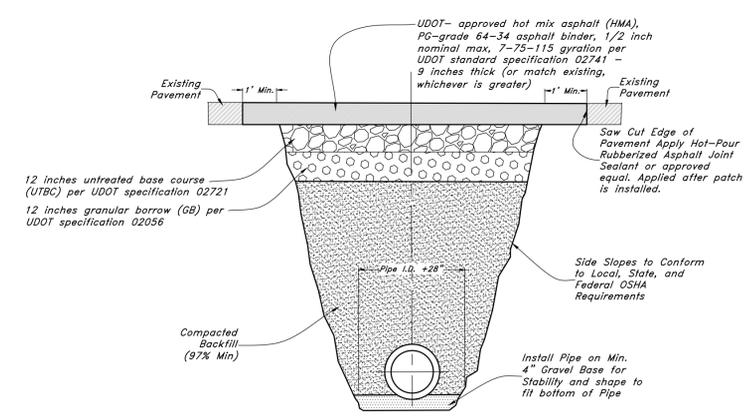
- Item numbers 3, 5, 8, 9, 10 and 11 above shall apply.
- In addition, the manhole junction channel shall be constructed to the same size, shape, and slope of the incoming line. Channel shall curve in the direction of flow with uniform radius and minimize dropping and splashing of flow.
- No manhole connection shall be made until complete design drawings of the manhole and line installations are submitted to the District for approval - 14 days prior to work commencing.



Legend

(Note: All items may not appear on drawing)

| | | | | | |
|---------------------|---|--------------------------|--------|---------------------|--|
| San. Sewer Manhole | ⊙ | Corrugated Metal Pipe | CMP | Existing Asphalt | |
| Water Manhole | ⊙ | Concrete Pipe | CP | New Asphalt | |
| Storm Drain Manhole | ⊙ | Reinforced Concrete Pipe | RCP | Heavy Duty Asphalt | |
| Cleanout | ⊙ | Ductile Iron | DI | Existing Concrete | |
| Electrical Manhole | ⊙ | Polyvinyl Chloride | PVC | New Concrete | |
| Catch Basins | ⊙ | TCN | TCN | Spill Curb & Gutter | |
| Exist. Fire Hydrant | ⊙ | EA | EA | Demo Tree | |
| Fire Hydrant | ⊙ | CL | CL | | |
| Exist. Water Valve | ⊙ | FL | FL | | |
| Water Valve | ⊙ | TC | TC | | |
| Sanitary Sewer | — | TCW | TCW | | |
| Culinary Water | — | TW | TW | | |
| Gas Line | — | NC | NC | | |
| Irrigation Line | — | FC | FC | | |
| Storm Drain | — | ME | ME | | |
| Telephone Line | — | FDC | FDC | | |
| Secondary Waterline | — | FL | FL | | |
| Power Line | — | 90 | 90 | | |
| Fire Line | — | 95.721 | 95.721 | | |
| Land Drain | — | R | R | | |
| Power pole | ⊙ | | | | |
| Power pole w/guy | ⊙ | | | | |
| Light Pole | ⊙ | | | | |
| Fence | — | | | | |
| Flowline of ditch | — | | | | |
| Overhead Power line | — | | | | |



UDOT Trench Detail (SR-110)

Not to Scale

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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UDOT CONSTRUCTION NOTES:

- All Construction with the UDOT right of way will need to meet or exceed UDOT standards and specifications for road and bridge construction as most recently amended.
- Asphalt paving will need to have a minimum 2.0% and maximum 3.0% cross slope.
- Saw Cut Existing asphalt to provide a smooth clean edge.



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Plan / Profile

Craythorne Homestead Phase 1

4100 West 600 South
 West Point City, Davis County, Utah
 A part of Section 6, T4N, R2W, SLB&M, U.S. Survey

7 Apr, 2016

SHEET NO. **13** of 14

05N312

TENTATIVE FINAL

**POSTPONEMENT OF IMPROVEMENTS AGREEMENT
(Craythorne Homestead Ph. 2, 549 S 4500 W)**

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:

See “Attachment A”

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:

Casey Arnold, 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)

RESOLUTION NO. 08-02-2016A

**A RESOLUTION APPROVING A POSTPONEMENT AGREEMENT
BETWEEN TERRY ELLIS AND WEST POINT CITY FOR
THE INSTALLATION OF STREET IMPROVEMENTS IN THE WEST EDGE
SUBDIVISION**

WHEREAS, Terry Ellis is the developer of the Craythorne Homestead Ph. 2 Subdivision, located at 549 S 4500 W; 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, Duane L. Singleton 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 2nd day of August, 2016.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder