



3200 W 300 N, West Point, UT 84015

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA July 19th, 2022 WEST POINT CITY HALL

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

THIS PUBLIC MEETING WILL BE HELD IN-PERSON AT WEST POINT CITY HALL AND ALSO ELECTRONICALLY.

The Public may attend the meeting electronically and comment when appropriate by:

- Join via Zoom: <https://us02web.zoom.us/j/83575900057>
- Telephone: 1(669) 900-6833 – Meeting ID: 835 7590 0057

The public may attend this meeting in-person at West Point City Hall under the following Guidelines:

- Avoid entering if they have a fever of 100.4° or above, cough, trouble breathing, sore throat, or feel generally unwell

The public may also participate in the Citizen Comment and Public Hearing Items PRIOR to the meeting via email:

- Email: carnold@westpointcity.org
- Email Body: **Must** include First & Last Name and Address and a succinct statement of your comment.
- Subject Line: "Citizen Comment – July 19, 2022 City Council"

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

1.	Discussion Regarding the 2021 Municipal Wastewater Planning Report – Mr. Kasey Gibson	pg. 4
2.	Discussion Regarding a Postponement Agreement at 4398 W 800 N – Mr. Boyd Davis	pg. 23
3.	Discussion Regarding an Acceptance of Deed for Property at 2234 W 300 N – Mr. Boyd Davis	pg. 28
4.	Discussion Regarding Garbage Rate Increase – Mr. Ryan Harvey	pg. 31
5.	Discussion Regarding a Request to Develop Phase 8 of the Harvest Fields Subdivision Simultaneously with Other Phases– Mrs. Bryn MacDonald	pg. 34
6.	Discussion of a Proposed Code Amendment Regarding Residential Landscaping Standards – Mrs. Bryn MacDonald	pg. 36
7.	Other Items	

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1.	Call to Order	
2.	Pledge of Allegiance	
3.	Prayer or Inspirational Thought (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 (Emailed comments received prior to the meeting using the instructions above will be read to the Council at this time)	
-	Please clearly state your name and address prior to commenting and keep comments to a maximum of 2 ½ minutes	
-	Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives	
-	If attending the meeting in-person, please approach the podium	
-	If attending the meeting electronically, use the "raise hand" icon if on a computer or dial *9 on the phone to indicate that you would like to make a comment; when it is your turn, the meeting host will unmute you.	
7.	Consideration of Approval of the Minutes from February 15, 2022 West Point City Council Meeting	pg. 45
8.	Presentation of the 9/11 Commemoration Event - Presented by the Major Brent Taylor Foundation	
9.	Consideration of Approval of Resolution No. 07-19-2022A, Approving the 2021 Municipal Wastewater Planning Report– Mr. Kasey Gibson	pg. 4
10.	Consideration of Approval of the Final Plat of the Legacy Storage Subdivision (Located at Appx. 4181 W 800 N) – Mrs. Bryn MacDonald	pg. 39
11.	Consideration of Approval of Resolution No. 07-19-2022B, Approving a Postponement Agreement for 4398 W 800 N – Mr. Boyd Davis	pg. 23
12.	Consideration of Approval of Resolution No. 07-19-2022C, Acceptance of Deed for Property Located at 2234 W 300 N – Mr. Boyd Davis	pg. 28
13.	Consideration of Approval of Ordinance No. 07-19-2022A, Amending WPCC Title 2, Chapter 2.65 Regarding Animals At Large – Mr. Kyle Laws	pg. 41
14.	Motion to Adjourn the General Session	

Posted July 15th, 2022:

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 (24) hours prior to the meeting and we will seek to provide assistance.

TENTATIVE UPCOMING ITEMS

Date: **08/02/2022**

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2023 Final Budget and 2022 Property Tax Rate for West Point City and All Related Agencies – Mr. Ryan Harvey
2. Discussion Regarding the Transportation Master Plan – Mr. Boyd Davis
3. Discussion Regarding the Transportation Impact Fee – Mr. Boyd Davis
4. Discussion Regarding the 650 N Road Project – Mr. Boyd Davis
5. Discussion Regarding the Law Enforcement Contract with Davis County – Mr. Kyle Laws

General Session – 7:30 pm

1. Consideration of Approval of the Final Plat for the West Field Subdivision (Located at Appx. 1814 N 4500 W)
 2. Consideration of Approval of Resolution No. ****, Approving a Development Agreement for the Holiday Oil Gas Station
 3. Consideration of Approval of the Final Site Plan for the Holiday Gas Station & Car Wash
 4. Consideration of Approval of the Holiday Oil Subdivision Located at Appx. 3000 W. 300 N
 5. Swearing-In of the 2022-2023 West Point City Youth Council
 6. Consideration of Approval of Ordinance No. ****, Amending WPCC Section 17.70.040 Regarding Residential Landscaping Standards - Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
-

Date: **08/16/2022**

Administrative Session – 6:00 pm

SPECIAL BUDGET MEETING – 7:00 pm

1. Consideration of Approval of Resolution No. 08-16-2022A, Approving the 2022 Property Tax Rate – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
2. Consideration of Approval of Ordinance No. 08-16-2022A, Approving the FY2023 Final Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action

General Session – 7:00 pm



WEST POINT CITY 2022 CALENDAR

2022

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JANUARY

3	Swearing-In Ceremony - 12 PM
4	City Council - 6 PM
10	Senior Lunch - 11:30 AM
11	Council/Staff Lunch - 11:30 AM
13	Planning Commission - 6 PM
17	MLK Jr. Day - CLOSED
18	City Council - 6 PM
27	Planning Commission - 6 PM

JULY

2 & 4	PARTY AT THE POINT EVENTS
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
16	MOVIE IN THE PARK - DUSK
19	City Council - 6 PM
25	Pioneer Day Holiday - CLOSED
28	Planning Commission - 6 PM

FEBRUARY

1	City Council - 6 PM
4-5	City Council Planning & Visioning Session
10	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
21	President's Day - CLOSED
24	Planning Commission - 6 PM

AUGUST

2	City Council - 6 PM
8	Senior Lunch - 11:30 AM
11	Planning Commission - 6 PM
12	Summer Party 6:30 - 8:30 PM
13	MOVIE IN THE PARK - DUSK
16	City Council - 6 PM
25	Planning Commission - 6 PM

MARCH

1	City Council - 6 PM
10	Planning Commission - 6 PM
15	City Council - 6 PM
21	Senior Lunch - 11:30 AM
24	Planning Commission - 6 PM

SEPTEMBER

5	Labor Day - CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM

APRIL

5	City Council - 6 PM
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
16	EASTER EGG HUNT - 10 AM
19	City Council - 6 PM
22-23	ANNUAL SPRING CLEAN-UP
28	Planning Commission - 6 PM

OCTOBER

TBD	ANNUAL FALL CLEAN-UP
4	City Council - 6 PM
6	CEMETERY CLEANING
10	Employee Training - CLOSED
13	Planning Commission - 6 PM
14	HALLOWEEN CARNIVAL - 7 PM
17	Senior Lunch - 11:30 AM
18	City Council - 6 PM
25	Council/Staff Lunch - 11:30 AM
27	Planning Commission - 6 PM

MAY

3	City Council - 6 PM
5	CEMETERY CLEANING
9	Senior Lunch - 11:30 AM
10	Council/Staff Lunch - 11:30 AM
12	Planning Commission - 6 PM
14	TAKE PRIDE IN WEST POINT
17	City Council - 6 PM
26	Planning Commission - 6 PM
30	Memorial Day - CLOSED

NOVEMBER

1	City Council - 6 PM
5	FLAGS ON VETERANS' GRAVES
8	ELECTION DAY
10	Planning Commission - 6 PM
11	Veterans Day - CLOSED
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
24-25	Thanksgiving - CLOSED
28	CITY HALL LIGHTING - 6 PM

JUNE

4	MISS WEST POINT PAGEANT
6	Senior Lunch - 11:30 AM (Loy Blake)
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
20	JUNETEENTH (OBSERVED) - CLOSED
21	City Council - 6 PM
23	Planning Commission - 6 PM

DECEMBER

2	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23	CEMETERY LUMINARY - 4 PM
26-27	Christmas Holiday - CLOSED

CITY COUNCIL STAFF REPORT



Subject: Municipal Wastewater Planning Report
Author: Paul Rochell/Kasey Gibson
Department: Public Works
Meeting Date: July 19, 2022

Background

The Municipal Wastewater Planning Annual Report is a program established by the State of Utah Department of Environmental Quality to assist cities in their awareness of their wastewater collection and treatment facilities. The purpose of the Municipal Wastewater Planning Annual Report is to allow West Point City to identify and solve potential problems in the Wastewater Collection System before they become serious and costly.

Completion of the Self-Assessment Report gives West Point City additional points on the Utah Wastewater Project Priority List. The Priority List is used to allocate funds under the wastewater grant and loan programs. The results are used to focus on the State's technical assistance programs.

Analysis

The report is a self-assessment report developed by the Department of Environmental Quality. It includes, but is not limited to the following sections and subsections:

Financial Evaluation

- Operation and Maintenance
- Capital Improvements
- Projected Needs

Collection system

- System Age
- New Development
- Operator Certification
- Facility Maintenance

Recommendation

Staff Recommends Council Adopt a Resolution Approving West Point City's 2021 Municipal Wastewater Planning Program Annual Self-Assessment Report.

Significant Impacts

None

Attachments

Resolution

Self-Assessment Report

RESOLUTION NO. 07-19-2022A

**A RESOLUTION APPROVING THE 2021
MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT**

WHEREAS, West Point City, a Municipal Corporation, hereinafter referred to as the “City,” is a public body of the State of Utah; and,

WHEREAS, the City is governed by a Mayor and City Council duly elected according to law;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED that West Point City informs the Water Quality Board of the Utah Department of Environmental Quality of the following actions taken by the West Point City Council:

1. Reviewed and approved the attached Municipal Wastewater Planning Program Annual Report for 2021.
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit (if applicable).

PASSED AND ADOPTED this 19th day July, 2022

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

*Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2021
WEST POINT CITY*

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2022

Are you the person responsible for completing this report for your organization?

Yes

No

This is the current information recorded for your facility:

Facility Name:	WEST POINT CITY
Contact - First Name:	Paul
Contact - Last Name:	Rochell
Contact - Title <small>West Point City Council</small>	Public Works Dir. <small>7</small>
Contact - Email:	<small>8</small>

July 19, 2022

Contact - Phone:	801-776-0970
Contact - Email:	prochell@westpointcity.org

Is this information above complete and correct?

Yes

No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

Yes

No

Click on a link below to view a previous year's examples of sections in the survey:

(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Yes

No

Financial Evaluation Section

Form completed by:

Kasey J Gibson

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Are Debt Service Reserve Fund⁶ requirements being met?

What was the annual average User Charge¹⁶ for 2021?

28.20

Do you have a water and/or sewer customer assistance program* (CAP)?

Yes

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	<input type="radio"/>	<input checked="" type="radio"/>
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	<input type="radio"/>	<input checked="" type="radio"/>
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input type="radio"/>	<input checked="" type="radio"/>

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	<input checked="" type="radio"/>	<input type="radio"/>
Has a Capital Improvements Reserve Fund ⁴ been established to provide for anticipated	<input checked="" type="radio"/>	<input type="radio"/>

capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the last five years?

Do you charge Impact fees⁸?

2021 Impact Fee (if not a flat fee, use average of all collected fees) =

827

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

Do you maintain a Plan of Operations¹⁰?

Have you updated your Capital Facility Plan² within the last five years?

Yes

No

Do you use an Asset Management¹ system for your sewer systems?

Describe the Asset Management System (check all that apply)

Spreadsheet

GIS

Accounting Software

Specialized Software

Other

Yes

No

Do you know the total replacement cost of your sewer system capital assets?

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost	Purpose of Improvements		
	Please enter a valid numerical value	Replace/Restore	New Technology	Increase Capacity
2022	145732	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2022 thru 2026	363050	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2027 thru 2031		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2032 thru 2036		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2037 thru 2041		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

Collections System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Kasey Gibson

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

12

What is the average depth of the collection system (in feet)?

7

What is the total length of sewer pipe in the system (length in miles)?

40.40

How many lift/pump stations are in the collection system?

2

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

150

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1980

constructed, replaced or renewed? (If more than one, cite the oldest)

2019

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;*
- (b) affects one or more public, commercial or industrial structure(s);*
- (c) may result in a public health risk to the general public;*
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or*
- (e) discharges to Waters of the state.*

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2021

Number of Class 1 SSOs in Calendar
year

0

Number of Class 2 SSOs in Calendar
year

0

Please indicate what caused the SSO(s) in the previous question.

N/A

Please specify whether the SSOs were caused by contract or tributary
community, etc.

N/A

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand
production in the past two years, such that flow or wastewater loadings to
the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated
in the next 2 - 3 years that will increase flow or BOD5 loadings to the
sewerage system by 25% or more?

Yes

No

Number of new commercial/industrial connections in the last year

0

Number of new residential sewer connections added in the last year

223

Equivalent residential connections⁷ served

3601

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

8

Approximate population served

11600

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Paul Rochell	IV	prochell@westpointcity.org

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Kasey Gibson

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Hunter Wilson, Michael McEwen, Anthony Stone
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Yes
Yes

No
No

Have you implemented a preventative maintenance program for your collection system?

Have you updated the collection system operations and maintenance manual within the past 5 years?

Do you have a written emergency response plan for sewer systems?

Do you have a written safety plan for sewer systems?

Is the entire collections system TV inspected at least every 5 years?

Is at least 85% of the collections system mapped in GIS?

Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?

Has the SSMP been adopted by the permittee's governing body at a public meeting?

Has the completed SSMP been public noticed?

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Date of Public Notice

00 15 2021

During 2021, was any part of the SSMP audited as part of the five year audit?

Yes

No

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes

No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Our wastewater system is relatively new. Therefore we have a substantial amount of PVC. The lift station's are in good working order with back up generators and onsite propane.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

Upgrading 2000 W Sewer line. 470 N - 800 N 8" along 2500 W 200 S- 175 N 2300 W
From 200 S - 150 N 12 In line on 4000 W 1050 N - 1300 N

What sewerage system problems, other than plugging, have you had over the last year?

Is your utility currently preparing or updating its capital facilities plan²?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100% Covered

Partially cover

Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

Yes

No

Any additional comments?

N/A

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

✕ Kasey Wilson clear

Has this been adopted by the council? If no, what date will it be presented to the council?

- Yes
- No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

07/19/2022

Please log in.

Email

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

CITY COUNCIL STAFF REPORT



Subject: Postponement Agreement – Spencer King
Author: Boyd Davis
Department: Engineering
Meeting Date: July 19, 2022

Background

The King Subdivision is a single lot subdivision located at 4398 W 800 N. The applicant is requesting a postponement agreement for the curb, gutter, and sidewalk improvements along the frontage of the lot.

Analysis

The postponement agreement is attached to this report. This agreement requires the property owner to pay for the installation of the improvements at any point the City determines it is time to be done. This will most likely be done when the City widens 800 N and completes the improvements in front of all of the existing homes. There is no schedule for that project yet.

If approved, the postponement agreement will be recorded on the property so that any future owners will be notified of the agreement.

Recommendation

Staff recommends approval of Resolution 07-19-2022B, approving the agreement and authorizing the Mayor to sign the document.

Significant Impacts

None

Attachments

Resolution 07-19-2022B
Agreement

RESOLUTION NO. 07-19-2022B

**A RESOLUTION APPROVING A POSTPONEMENT AGREEMENT
BETWEEN SPENCER KING AND WEST POINT CITY FOR
THE INSTALLATION OF STREET IMPROVEMENTS AT 4398 W 800 N**

WHEREAS, Spencer King plans to build a home at 4398 W 800 N; and

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

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

WHEREAS, Spencer King 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 19th day of July, 2022.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**POSTPONEMENT OF IMPROVEMENTS AGREEMENT
(4398 West 800 North)**

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

RECITALS

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

A PART OF THE E 1/2 OF SEC 31-T5N-R2W, SLB&M; BEG AT A PT ON THE 1/4 SEC LINE, SD PT BEING S 89°57'29" E 554.87 FT ALG THE 1/4 SEC LINE FR THE CENTER COR OF SD SEC; & RUN TH N 02°04'17" E 410.69 FT; TH S 89°57'29" E 100.00 FT; TH S 02°04'17" W 435.70 FT TO AN EXISTING FENCE ALG THE N R/W LINE OF 800 NORTH STR; TH N 89°57'29" W 100.00 FT ALG SD N R/W LINE; TH N 02°04'17" E 25.01 FT TO THE POB.

CONT. 1.00 ACRE

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: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

(property owner)

By: _____

Title: _____

(SEAL)

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

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

Notary Public

(SEAL)

CITY COUNCIL STAFF REPORT



Subject: Acceptance of Deed
Author: Boyd Davis
Department: Engineering
Meeting Date: July 19, 2022

Background

Shane Turner owns the property located at 2234 W 300 N. He is in the process of dividing the property into two parcels in hopes of creating a flag lot in the future on the back of the property. As he has done his survey, it was discovered that a portion of the City's wellhouse is located on his property. He would like to deed that property to the City.

Analysis

Shane has already prepared a warranty deed to transfer the property to the City, but it must be accepted by the City Council before it can be recorded. Attached to this report is an acceptance document that must be signed by the Mayor before recording.

Mr. Turner has also explained that there is a fence on the east side of the wellhouse that should be considered the property line, however, the City's property extends about 6' over the fence line. That portion of the property is nearly equal in size to the portion he is granting to the City. That is not part of the current deed or acceptance, but he may be back in the future to request a boundary line agreement for the fence.



Recommendation

Staff recommends approval of Resolution 07-19-2022C, accepting the deed and authorizing the Mayor to sign the document.

Significant Impacts

None

Attachments

- Resolution 07-19-2022C
- Acceptance of Deed
- Map

RESOLUTION NO. 07-19-2022C

A RESOLUTION ACCEPTING A WARRANTY DEED FROM SHANE TURNER

WHEREAS, SHANE TURNER is the owner of real property identified as Davis County parcel ID 140550277; and

WHEREAS, SHANE TURNE desires to transfer the property to West Point City; and

WHEREAS, a warranty deed and a legal description of the right-of-way property have been prepared; and

WHEREAS, the West Point City Council has reviewed said warranty deed and finds it acceptable to the City.

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

1. West Point City hereby accepts the property described in the warranty deed.
2. The Mayor is hereby authorized to sign said warranty deed.

PASSED AND ADOPTED this 19th Day of July, 2022.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

CITY COUNCIL STAFF REPORT



Subject: Garbage Rate Increase
Author: Ryan Harvey
Department: Administrative Services
Meeting Date: July 19, 2022

Background

The Contract that the City had with Econo Waste expired earlier this year. With Econo Waste indicating that their prices would be much higher, the City sent out an RFP for Waste, Recycling, and Green Waste Services. ACE Recycling and Disposal won the bid and started collecting for the City in April, 2022. When the City Council awarded the bid to ACE, Staff indicated that we would need to adopt new rates with the approval of the FY2023 Budget.

Analysis

The overall increase in fees from moving to ACE was 17.34%, as indicated here:

	Econo Waste		ACE	
Start Date	Rate	Price	Rate	Price
1st Black	3.50	11,746.00	5.27	17,686.12
2nd Black	1.50	1,315.50	1.50	1,315.50
Blue	3.65	8,949.80	4.29	10,519.08
Green	3.65	6,194.05	3.31	5,617.07
Fuel		839.00		
Total		29,044.35		35,137.77

In addition to the fee increase from the City Hauler, the City has experienced an increase in tipping fees that we pay to Wasatch Integrated Waste. The increase over the past year is 3.88%, making the overall increase in trash hauling services per month 12.68%.

In order for the Garbage Fund to sustain itself, the City needs to collect approximately 15% more than the monthly cost to account for the following:

- Staff time answering phone calls from residents
- Staff time coordinating service with ACE
- Staff time delivering and picking up cans from residents
- Cost of cans that have been damaged from wear and tear
- Cost of the dumpsters at the Parks, City Hall, and Public Works

- Cost of Spring and Fall Clean-Up
- Cost of extra service during the 4th of July Celebration

Also, note that as part of the contract, the City agreed that the hauler fees would go up each year based on a cost of living adjustment using the U.S. Bureau of Labor Statistics, West Region.

With all of this in mind, Staff has come up with four proposals that the City Council can choose from. Each proposal generates approximately the same amount of revenue.

Proposal #1 – Actual Cost + 15% with 1st and 2nd Black Can Equal (Rounded)

	Current Cost		Proposal #1		
	Rate	Total	Rate	Difference	Total
1st Black	11.80	40,226.20	13.50 (13.36)	1.70	46,021.50
2nd Black	10.00	9,050.00	13.50 (13.36)	3.50	12,217.50
Blue	4.75	12,179.00	4.75 (4.93)	0.00	12,179.00
Green	6.00	10,266.00	6.00 (6.08)	0.00	10,266.00
Total		71,721.20			80,684.00

This proposal takes the actual cost to provide each service and adds 15%. The numbers are also rounded to the nearest 50 cents (except recycling). It also makes the 1st and 2nd Black cans the same price to discourage people from creating more waste by getting a second black can.

Proposal #2 – Actual Cost + 15%

	Current Cost		Proposal #2		
	Rate	Total	Rate	Difference	Total
1st Black	11.80	40,226.20	14.27	2.47	48,651.54
2nd Black	10.00	9,050.00	9.94	-0.06	8,992.08
Blue	4.75	12,179.00	4.93	0.18	12,650.00
Green	6.00	10,266.00	6.08	0.08	10,406.35
Total		71,721.20			80,699.97

This proposal is the same as Proposal #1, except it passes on the discount of the 2nd Black can to the residents. It is also not rounded.

Proposal #3 – Based on Percentage Increase for each can

	Current Cost		Proposal #3		
	Rate	Total	Rate	Difference	Total
1st Black	11.80	40,226.20	13.71	1.91	46,723.60
2nd Black	10.00	9,050.00	11.62	1.62	10,511.77
Blue	4.75	12,179.00	5.59	0.84	14,330.25
Green	6.00	10,266.00	5.59	-0.41	9,570.56
Total		71,721.20			81,136.18

This proposal increases or decreases the rate by the same percentage that it increased for each can.

Proposal #4 – Based on Overall Percentage Increase of 12.68% for each can

	Current Cost		Proposal #4		
	Rate	Total	Rate	Difference	Total
1st Black	11.80	40,226.20	13.30	1.50	45,327.48
2nd Black	10.00	9,050.00	11.27	1.27	10,197.68
Blue	4.75	12,179.00	5.35	0.60	13,723.48
Green	6.00	10,266.00	6.76	0.76	11,567.88
Total		71,721.20			80,816.52

This proposal takes the overall increase of 12.68% and applies that percentage increase to each can.

Recommendation

Staff recommends Proposal #1. Also, staff recommends setting this as the standard for increases each year going forward.

Significant Impacts

Residents will be paying more per month for 1st and 2nd Black cans.

Attachments

None.

CITY COUNCIL STAFF REPORT



Subject: Discussion Regarding Request to Develop Harvest Fields Phase 8 Simultaneously With Other Phases
Author: Bryn MacDonald
Department: Community Development
Meeting Date: July 19, 2022

Background

The applicant is seeking an exception from the City Council to construct Phase 8 of the Harvest Fields PRUD subdivision located at approximately 1200 South 4500 West. Phase 8 consists of 16 lots. The applicant previously received approval to construct phases 2-7. The code does not allow multiple phases to be developed at the same time, unless an exception is granted by the City Council.

Analysis

Preliminary approval for the entire development was granted in March, 2020. Phases 1-4, totaling 101 lots, were granted final plat approval in July 2020. Phases 5 and 6 were given final plat approval in March 2021. Phases 7 and 8 were given final plat approval in July 2021,

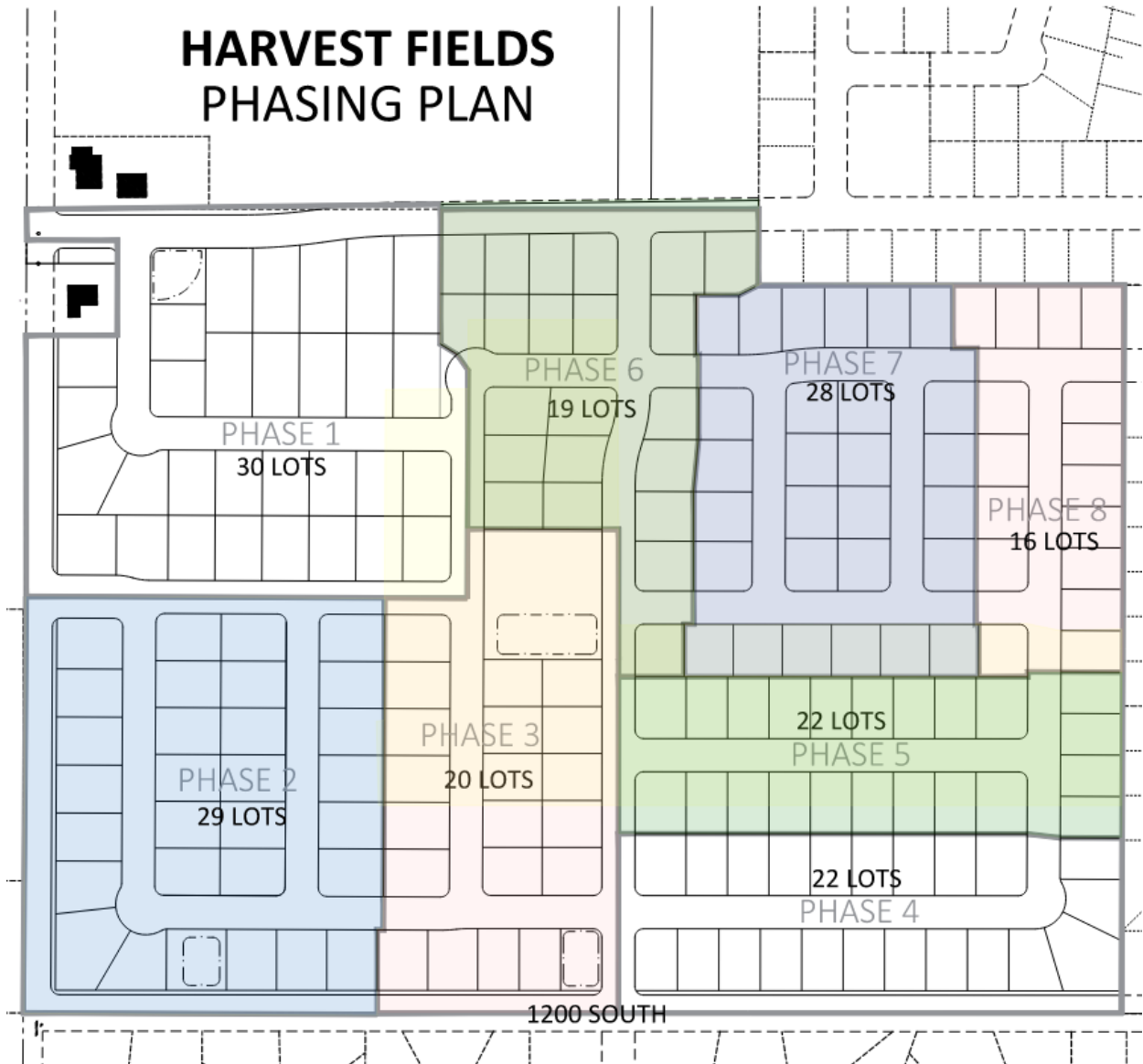
16.05.09 Subdivision Standards

D. Lots

In no case shall more than two phases be developed consecutively. The city council may grant exceptions to these rules if deemed appropriate.

The City Council granted an exception in February 2021 to allow phases 3-6 be submitted and constructed at the same time. The applicant received an exception to allow phases 2 and 7 to be constructed in May 2021. The table below shows that 113 building permits have been issued out of the 140 lots that have received final plat approval. (Phases 1 and 8 have not received final plat approval). Four of the phases have had all of the building permits issued.

Phase	Number of lots	Permits issued
1	30	0
2	29	8
3	20	20
4	22	22
5	22	22
6	19	19
7	28	22
8	16	0



Although the development was approved as one large project, there are two different product types being built in the subdivision. Phases 1 and 2 are bigger lots with larger homes being built, including basements. Phases 3-8 are smaller lots without basements. The developer is requesting to construct phase 8 because they only have a few lots left in phase 7 and then they will be sold out of this product type. Phase 2 is selling much slower and this product will take longer to absorb with the current market conditions.

Recommendation

This item is on for discussion only. No action is required at this time.

CITY COUNCIL STAFF REPORT

Subject: Discussion – Landscaping Text Amendments
Author: Bryn MacDonald
Department: Community Development
Date: July 19, 2022



Background

Over the past several months the City Council and Planning Commission have been discussing proposed changes to the current residential landscaping standards as outlined in the West Point City Code. Those standards set minimum landscaping for all residential lots and also allow residents to apply for a more drought-tolerant design (i.e. replacing turf grass with rock). These applications are currently being reviewed and approved by staff. Together with staff, the Planning Commission has worked on establishing specific standards for this kind of request.

Analysis

The code currently requires all single-family homes to be landscaped. If a property owner wants to do more than 30 percent xeriscape/rock, they must submit an application, including a landscape plan, to staff for review and approval. The existing code has no standards for how these applications should be reviewed by staff. This text change proposes minimum requirements for drought-tolerant landscaping and will make it easier for staff to review the applications.

The text change also proposes to eliminate grass in park strips and in required landscape buffers along arterial and collector streets.

Proposed Text Amendment

17.70.040 Residential Landscaping Standards

Landscaping on residential lots shall comply with the following standards:

- A. Landscaping shall be installed in front yards on the entire width of the lot including park strips but excluding the driveway. On corner lots, landscaping shall be installed in all areas between the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
- B. ~~Park strips shall be efficiently irrigated and landscaped. The live plant materials may include xerographic concepts with up to 50 percent inert materials. Any xeriscape plan shall include at least one shrub for every 40 square feet of xeriscape area, and no more than 25 percent of the area as turf or defined beds of ornamentals. No new turfgrass shall be planted in park strips or areas with a width of 8 feet or less. Park strips shall be landscaped with trees, shrubs, pavers, rock, mulch, or another ground cover. Concrete may be used as long as it is constructed in a way that distinguishes it from the adjacent sidewalk such as stamping with a brick, stone or finishing it with other decorative patterns. All exposed utilities (such as meter boxes and valves) located in the park strip shall have a minimum clearance of one foot from all concrete.~~

- C. Landscaping shall include a combination of lawn, shrubs, ground cover, or trees. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or nonliving organic permeable material. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand.
- D. Residential dwelling lots shall have no more than 30 percent of "mulch" meaning material such as natural crushed rock, bark, wood chips, or other materials left loose and applied to the soil ~~ground cover~~ (excluding driveways ~~and lawn~~). The following materials shall be prohibited in the landscaped area: crushed asphalt, recycled concrete, slag, and road base.
- E. On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.
- F. Said landscaping shall be completed within one year from the date the certificate of occupancy was issued for the residence or within one year of removal of landscaping.
- ~~G. If more than 30 percent mineral ground cover is desired (excluding driveways and lawn) for approval, after a site plan review by the community development director, increases may be granted if a professional design is provided that shows a combination of different sizes/types of inert materials, such as boulders, dry streams, gathering places, etc.~~
- G. If more than 30 percent of "mulch" (as defined in subsection "D") mineral ground cover is desired (excluding driveways), an application, including a professional landscape plan, must be submitted for review by the Community Developer director. Landscapes completely devoid of planned live vegetation are prohibited. The plan must include the following minimum requirements:
 - 1. A combination of at least two different types of "mulch" materials must be used such as artificial turf, rock of different sizes and colors, or wood chips.
 - 2. Live Vegetation: The following standards for live vegetation shall be considered the minimum requirement:
 - a. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of twelve inches in height or spread) shall be installed or used for every 100 square feet of the landscaped area; and one tree for every 1,000 square feet of the landscaped area; or
 - b. One shrub (this include ornamental grasses, perennial flowers, and other plants with a minimum of twelve inches in height or spread) shall be installed for every 50 square feet of the landscaped area;
 - 3. Trees: Trees that are used in the calculation for live vegetation shall meet the following minimum size requirement.
 - a. Deciduous; two-inch caliper
 - b. Ornamental and flowering: one and one-half inch caliper
 - c. Evergreen: six feet tall

H. Trees ROW Location. Lawn trees are permitted but must be planted at least eight feet back from the right-of-way (ROW) as measured to the point of the tree nearest the street line. Trees that encroach upon the ROW shall be pruned to provide a clear, walkable and drivable public ROW.

17.130.100 Subdivision Improvements Required (buffers along arterials and collectors)

(K)3 A landscape and irrigation plan must be submitted and approved by the community development director. Landscaping ~~shall~~ may include irrigated street trees, ornamental grasses, ground covers, rock mulches, and shrubs. One two-inch caliper tree shall be required for every 25 feet of frontage. Trees must be picked from the city approved list. Five shrubs shall be required for every required tree. Shrubs shall be one-gallon containers or larger. A six-foot solid or semi-private fence shall be installed along the entire perimeter on the inside edge of the landscape strip.

Recommendation

The Planning Commission recommended approval of the text changes to the landscaping ordinance. This item is on for discussion only. No action is requested at this time.

Attachments

None

LEGACY STORAGE SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEST POINT CITY, DAVIS COUNTY, UTAH - MARCH 2022

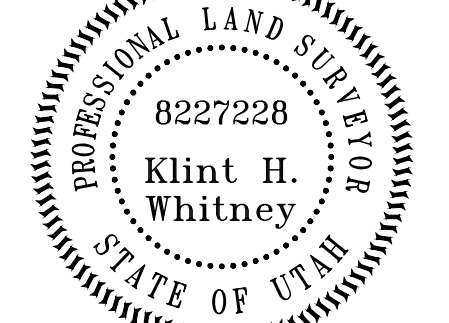
WILLIAM COMPTON
 140380083

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING LOCATED NORTH 89°59'08" WEST 920.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 00°00'52" EAST 50.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°59'08" WEST 60.00 FEET; THENCE NORTH 00°00'52" EAST 340.00 FEET; THENCE NORTH 89°59'08" WEST 16.45 FEET; THENCE NORTH 00°04'26" WEST 325.45 FEET; THENCE ALONG THE ARC OF A 6836.00 FOOT RADIUS CURVE TO THE RIGHT 680.87 FEET, HAVING A CENTRAL ANGLE OF 05°42'24"; CHORD BEARS NORTH 02°46'49" EAST 680.59 FEET; THENCE SOUTH 89°59'08" EAST 324.12 FEET; THENCE SOUTH 00°00'52" WEST 1005.25 FEET; THENCE NORTH 89°59'08" WEST 280.00 FEET; THENCE SOUTH 00°00'52" WEST 340.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.536 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LEGACY STORAGE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2022.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

LEGACY STORAGE SUBDIVISION

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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST POINT CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEST POINT CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2022.

PRINTED NAME/TITLE: _____

SIGNATURE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF DAVIS)

On this _____ day of _____, 2022, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said (Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said (Corporation) executed the same.

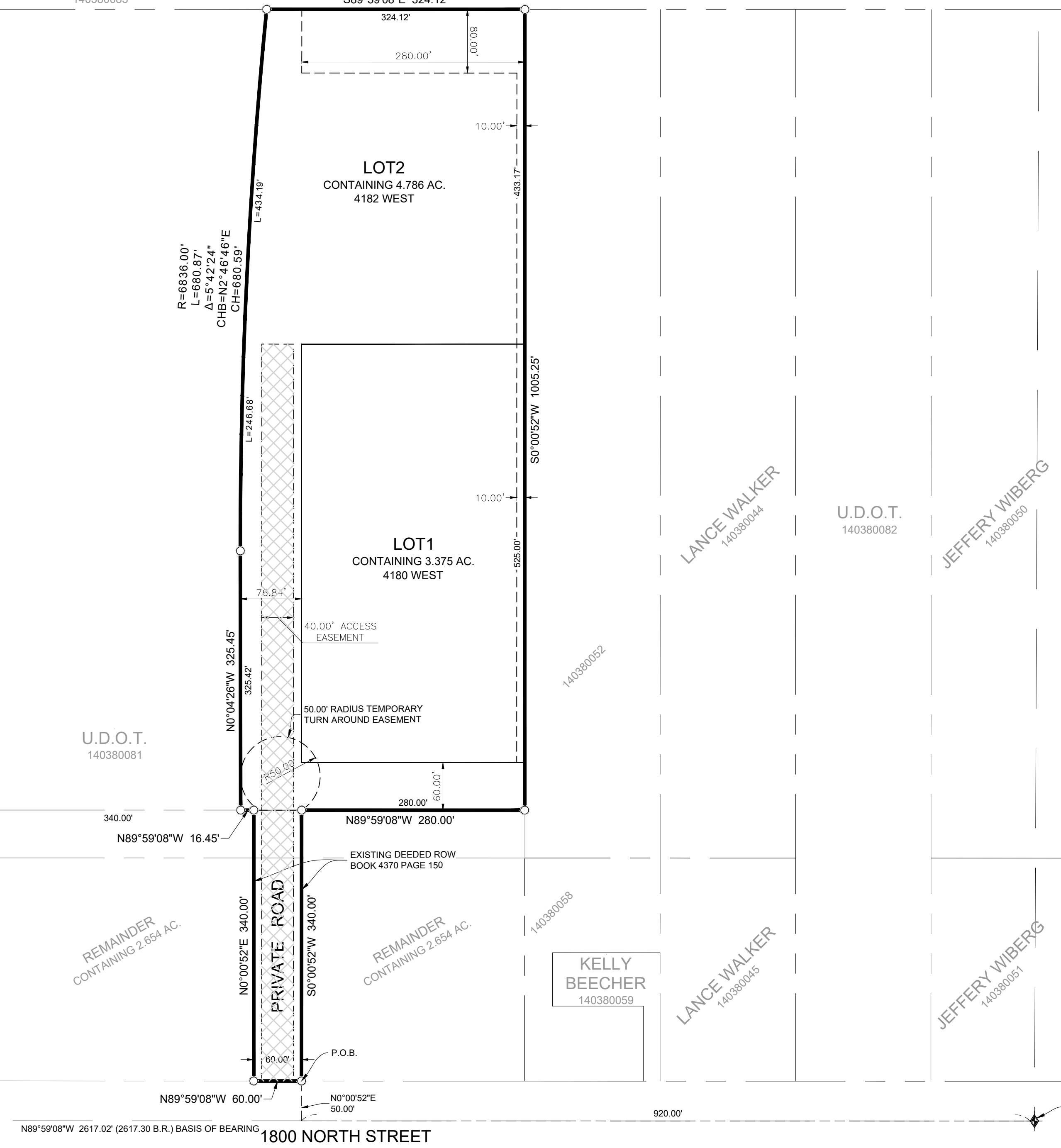
STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TIM GOOCH, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°59'08" WEST DAVIS COUNTY RECORD BEARING.

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - 40' WIDE ACCESS EASEMENT



CENTER SECTION 30
 T5N, R2W - S.L.B.&M.
 FND DAVIS COUNTY
 BRASS CAP

NOTES

- CURRENT ZONE C-C
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0063E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
- HIGH WATER NOTE:
 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 THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER. THIS SUBDIVISION IS WITHIN LAND DRAIN ZONE B AND NO BASEMENTS ARE ALLOWED WITHOUT A LAND DRAIN SYSTEM.

CITY ATTORNEY APPROVAL
 APPROVED BY THE WEST POINT CITY ATTORNEY,
 SIGNED THIS _____ DAY OF _____, 2022.

 CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED BY THE WEST POINT CITY PLANNING COMMISSION,
 SIGNED THIS _____ DAY OF _____, 2022.

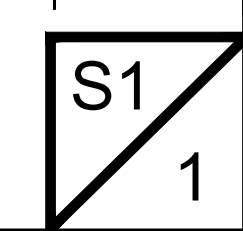
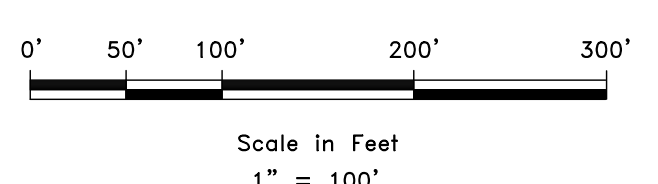
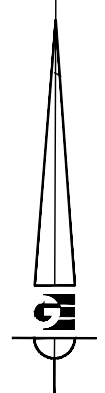
 CHAIRMAN

CITY COUNCIL APPROVAL
 APPROVED BY THE WEST POINT CITY COUNCIL,
 SIGNED THIS _____ DAY OF _____, 2022.
 ATTEST: _____
 TITLE: _____

 MAYOR

CITY ENGINEER APPROVAL
 APPROVED BY THE WEST POINT CITY ENGINEER,
 SIGNED THIS _____ DAY OF _____, 2022.

 CITY ENGINEER



DAVIS COUNTY RECORDER

BOOK NUMBER _____
 PAGE NUMBER _____
 ENTRY NUMBER _____
 TIME RECORDED _____
 DATE RECORDED _____
 FEE PAID _____

 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY RECORDER

CITY COUNCIL STAFF REPORT



Subject: Discussion of Animal Code Regarding Cats
Author: Kyle Laws
Department: Executive
Date: July 19, 2022

Background

Eight years ago, the City Council adopted an amendment to the animal ordinance and exempted cats from the “At-Large” definition. At that time the practice of Animal Care of Davis County was to take at-large cats back to the shelter for holding until the owner claimed their pet and paid a \$40 fee. There were several residents who had issues with this practice because of another policy of Animal Care that would allow feral cats to be returned to the location of capture after being vaccinated. Some of the residents claimed their neighbors were 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. These residents claimed they have cats for the primary purpose of catching mice and keeping them out of their homes. And that they cannot do that job if they have to remain in the house all the time.

Analysis

In recent months, the Animal Care officers have had many complaints about at-large cats and they feel constrained by the code. The officers feel that there is nothing they can do to help with the issues because of the definition in our code. After discussing the reasons behind the code change with the officers, they explained their current practice regarding cats. They informed Staff that they do not have room for cats at the shelter and if they pick up a cat that has identification they will return it to the owner rather than taking it to the shelter. This change in practice certainly changes the need to exempt cats from the at-large definition. The officers suggested we consider a change to remove the exemption and allow them to address the “at-large” problems they are getting calls on. Knowing their change in practice, Staff believes a change would be appropriate and necessary. The ordinance would be changed and will read as follows:

The provisions of the Davis County animal control ordinance are hereby adopted by reference as and for the animal control ordinance of West Point City, subject to any exceptions and additions which may be contained in the West Point City Code.

~~A. Definition of “Animal at Large.” Section 6.04.010 of the Davis County animal control ordinance entitled “Definitions” defining “animal at large” is hereby replaced and amended to read for West Point City purposes as follows:~~

~~“Animal at large” means any animal, except cats, whether licensed or not, when:~~

- ~~1. The animal is off the property of the owner or custodian and is not under the immediate physical restraint by the owner or custodian. “Immediate physical restraint” means a durable restraint device, such as a leash, cage, or other device capable of keeping the animal under physical control.~~
- ~~2. The animal is on the property of the owner or custodian and is not:~~
 - ~~a. Securely confined in a building, fenced area, cage or kennel;~~
 - ~~b. Under the immediate physical restraint by the owner or custodian; or~~

~~c. Under the immediate and effective control of the owner or custodian and does not cause fear to or constitute or appear to present any threat or danger to the safety, comfort or health of other persons.~~

~~3. A working dog while being used for herding sheep, cattle, or other livestock; a hunting dog while lawfully being used to hunt game; or a dog while being trained for herding or hunting shall not be deemed to be an animal at large if the dog is under the proper control of its owner or custodian. [Ord. 08-16-2016A § 1; Ord. 02-21-2012 § 2].~~

This section being deleted is the same language found in the Davis County Animal Control Ordinance, with the exception of the change we made several years ago to exclude cats from the definition. Now that we are changing it back to include cats, there is no need for this language to be redundant in our code because we are realigning ourselves with the County Code.

Recommendation

Staff recommends approval of Ordinance No. 07-19-2022A, Amending the definition of “animals at-large.”

Significant Impacts

There are no significant impacts at this time.

Attachments

Ordinance No. 07-19-2022A

ORDINANCE NO. 07-19-2022A

AN ORDINANCE AMENDING TITLE 2, CHAPTER 2.65 TO REMOVE THE DEFINITION OF “ANIMALS AT LARGE”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, West Point City has previously adopted by referenced all of the terms and provisions of the “Davis County Animal Control Ordinance (“Animal Control Ordinance”); and,

WHEREAS, West Point City has the authority to amend and expand upon various provisions of the Animal Control Ordinance; and,

WHEREAS, West Point City desires to modify the The West Point City Code, Title 2, Chapter 2.65 to no longer provide for an exception to the Davis County Animal Control Ordinance definition regarding “Animals at Large”;

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

Section One: AMENDMENT TO WEST POINT CITY CODE

The West Point City Code, Title 2, Chapter 2.65 is hereby amended and adopted as follows:

2.65.010 Adoption of Davis County animal control ordinance

The provisions of the Davis County animal control ordinance are hereby adopted by reference as and for the animal control ordinance of West Point City, subject to any exceptions and additions which may be contained in the West Point City Code.

~~A. Definition of “Animal at Large.” Section 6.04.010 of the Davis County animal control ordinance entitled “Definitions” defining “animal at large” is hereby replaced and amended to read for West Point City purposes as follows:~~

~~“Animal at large” means any animal, except cats, whether licensed or not, when:~~

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- ~~2. The animal is on the property of the owner or custodian and is not:~~
- ~~a. Securely confined in a building, fenced area, cage or kennel;~~
 - ~~b. Under the immediate physical restraint by the owner or custodian; or~~
 - ~~c. Under the immediate and effective control of the owner or custodian and does not cause fear to or constitute or appear to present any threat or danger to the safety, comfort or health of other persons.~~
- ~~3. A working dog while being used for herding sheep, cattle, or other livestock; a hunting dog while lawfully being used to hunt game; or a dog while being trained for herding or hunting shall not be deemed to be an animal at large if the dog is under the proper control of its owner or custodian. [Ord. 08-16-2016A § 1; Ord. 02-21-2012 § 2].~~

Section Two: EFFECTIVE DATE

This Ordinance shall become effective immediately upon passage and adoption and publication of the Summary as required by law.

PASSED AND ADOPTED this 19th day of July, 2022.

WEST POINT CITY, a Municipal Corporation

By: _____
BRIAN VINCENT
Mayor

ATTEST:

CASEY ARNOLD
City Recorder



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
February 15th, 2022

Mayor
Brian Vincent
City Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Annette Judd
Michele Swenson
Brad Lee
City Manager
Kyle Laws

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on February 15th, 2022 at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and also electronically via Zoom. Zoom meeting was accessible to attendees by entering Meeting ID# 828 6354 4686 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

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

EXCUSED: None

VISITORS PRESENT: No sign-in required for those attending virtually.

1. Discussion Regarding an Amendment to the Developers Agreement for the Wildfire Estates Subdivision Monument Sign – Mrs. Bryn MacDonald

Mrs. MacDonald stated that the original Development Agreement for this subdivision included entry monument signs on each side of the entry road and the developer is requesting that the agreement be amended to eliminate the sign on the south side of the entry into the subdivision. The request to remove the second sign in exchange for “enhanced landscaping” was discussed by the Council in a previous meeting, and the developer was asked to submit an explanation of specifically what that enhanced landscaping would be. A letter from the developer highlighting that information, as well as an amended landscape plan, has now been submitted. The letter states:

Per your request we have provided the following enhanced landscaping at Wildfire Estates.

- *We installed 2.5” caliper trees instead of 15-gallon trees.*
- *We installed Armstrong Maple trees in the park strips and islands instead of Pacific Sunset Maples. Armstrong maples will not encroach on the sidewalks.*
- *We increased the planter bed width from 4’ to 10’ in front of the fence line at the entrance.*
- *We added an additional (6) 2.5 caliper trees to the entrance along the fence line to help give variety and depth to the fence line beds.*
- *We added an additional (8) shrubs along the entrance with (2) varieties of shrubs to create a layering affect in front of the fence.*
- *We are adding an automatic LED outdoor lighting system at the entrance which will light up the (14) trees and the monument sign from dusk to dawn.*

We are confident that these changes and additions will make a significant difference in creating a warmer, more welcoming feel to the community.

We request that you approve this change to replace the second entrance monument and secondary monuments noted on the original submittal.

Mr. Laws inquired as to why the original plan also included five interior monument signs, but the amended plan submitted has removed the interior signs. Council Member Petersen stated he had the same question, and also why the plan is requesting to be amended at all; it was the developers who proposed these amenities in exchange for being given certain zoning allowances, and now that development is already being built out, they want to go back on what they agreed to. Mrs. MacDonald stated that the developer had in fact already gone ahead with implementing the amended changes, which was discovered during an inspection by Staff, even though the Council did not grant the approval when it was last discussed. The Council was not happy that the developer

disregarded the Council's request for more information about the landscaping that would be enhanced in return for removing the second monument sign requirement and instead went ahead and made the changes. As the developer did not adhere to the original agreement, the Council lacks confidence that the developer would even follow an amendment agreement. They would also like to know what zoning allowances were given in exchange for the second entrance and interior monument signs.

Mark Sandberg, representing the developer of the project, attended the meeting virtually and explained how the enhanced landscaping that they have done "is more than what a few additional monument signs would have cost and is going to be much more attractive." Council Member Chatterton inquired as to whether the LED outdoor lights meet the standards of the City's dark sky ordinance. Mr. Sandberg stated that he was unaware of such an ordinance but would make sure that they do.

Council Member Judd questioned Mr. Sandberg on why the choice was made to go ahead and make the changes before receiving approval from the Council. He answered that he did not realize that they had to get approval of landscaping in common areas and he was of the opinion that he "thought it was an upgrade" and that was why he "didn't think there was a problem." He also noted that there had been an issue with the property owner on the north entrance corner wanting a 6 ft. fence around his property, which is directly behind that entrance monument sign, instead of the planned 3 ft. fence; he hoped that by removing the second entrance sign originally planned for the south corner of the entrance, he could avoid a similar issue with that property owner. Council Member Petersen commented that Mr. Sandberg is an experienced developer and would definitely be aware that approval from the Council would be needed to appropriately deviate from a development agreement.

Council Member Petersen stated that, in his opinion, he felt that the Council needed more information and understanding of what the landscaping items that have been done compensate for not installing the monument and entrance signs. Mr. Davis stated that one item on the list that can be addressed is the added LED lighting system at the entrance, as lights pointed upwards towards the sign and trees will clearly be in violation of the City's dark sky ordinance.

The Council agreed that more information is needed on the installed enhanced landscaping and what bonus density was given for the amenities that the developer is proposing to remove (or has already not installed) from the agreement. Staff was directed to obtain that information from the developer and present that information to the Council for further discussion and consideration.

2. Discussion Regarding a Grant from Davis County for the 300 N Road Project – Mr. Boyd Davis

Mr. Davis stated that West Point has been fortunate enough to receive a grant from Davis County to reconstruct 300 N from 2000 W to 4000 W, which has been discussed with the Council previously and will be a large project in the City. 300 N from 1000 W to 2000 W has already been reconstructed, and this project will continue that reconstruction and widen the road, add a center turning lane, and install curb, gutter and sidewalk on each side of the road. The grant amount is \$3,000,000 and the County is asking the City to enter into an interlocal agreement to officially award the funds to West Point. Once approved, the City will have two years to commence the project.

The agreement states that Davis County will reimburse the City for 80% of the project costs, up to a maximum of \$3,000,000. West Point must contribute 20%, up to a maximum of \$750,000. Fortunately, the City also received a grant from the Wasatch Front Regional Council for the same project and the two grants can be used as matching funds for each other. West Point City will be responsible to plan, design, and construct the road project using our own funds and then request reimbursement from the County, however, reimbursements can be done periodically throughout the project.

The agreement also outlines other requirements that the City must abide by, which includes following APWA standards for design and commencing the project within two years. Mr. Davis stated that APWA design standards are similar to normal, generic building code and all stipulations seem reasonable to Staff. The agreement will also be reviewed by the City Attorney.

Mr. Davis stated that Staff would like to propose beginning the design work of the project this year and start construction the following year, completing as much of the project that can be completed with the funds from Davis County and then continuing when the WFRC grant money comes available in 2026.

The Council thanked Staff for being aware of and applying for these types of grants, as they are a huge benefit to the City and residents when funds are granted. As the project is designed, the Council wants to ensure that there be the least amount of impact on residents as possible. They agreed that it may be a good idea to break the project up into different phases in case the funds from Davis County are not enough to pay for the whole project, in order to avoid having this whole section of road inaccessible while waiting for the WFRC grant money to become available. Mr. Davis stated that as the design process starts, Staff plans to discuss with the Council the best options for how to complete the project while putting as little burden on residents and others who use the road as possible.

The Council had no further discussion at this time and will consider approval of the agreement at the next meeting.

3. Discussion Regarding a Reimbursement Agreement for Land Purchase for Recreation & Public Works Facilities with Future Bond Proceeds – Mr. Ryan Harvey

Mr. Harvey stated that the City is looking to purchase land next to the proposed West Point City Jr. High in order to do a joint project with the Davis County School District. This project has been discussed by Staff and Council multiple times over the past few years and will add more gym space and outdoor field space for the City to use for its recreation programs.

The City has planned to issue bonds in order to fund the project. However, those bonds will not be ready to be issued until much later in the year. Therefore, in order to purchase the land now, but be able to roll it into the bond issue, the Council will need to approve a Reimbursement Resolution. This will allow the City to purchase the land now with existing funds, and then pay itself back with the proceeds of the bond later this year.

The Council had no further discussion at this time and will consider approval of the resolution in tonight's General Session.

4. Other Items

Mr. Laws stated the City is currently in the process of redesigning its website with a provider called Civic Plus, which also offers several other programs specific to government agencies. One of these programs is Civic Rec, which the City is already using for recreation and park reservation management, and Staff also recently purchased (using CARES Act funds) their agenda management module called Civic Clerk. The program will allow for Staff to better track and put together agenda items, as well as assist with noticing, publishing, meeting minute taking, and more. The Council will also be able to log into their own portal and be able to view the agendas, make notes, bookmark items, etc. that will be saved and accessible from any device they log in from. Staff is still being trained on the program and once they are ready to start implementing it, training will also be given to the Council on how their portal works. With that, Mr. Laws would like direction from the Council on whether tablets or iPad's should be purchased for them to have and bring to each meeting, or leave at City Hall and put out for them to use at the meeting, or if they would like to provide their own. The Council felt that purchasing the tablets is a good idea, and the best option would be for them to be kept at City Hall and then given out each meeting. More discussion will be held as Staff is ready to start using the program.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
February 15th, 2022

Mayor
Brian Vincent
City Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Annette Judd
Michele Swenson
Brad Lee
City Manager
Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on January 15th, 2022 at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and also electronically via Zoom. Zoom meeting was accessible to attendees by entering Meeting ID# 828 6354 4686 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

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

VISITORS PRESENT: No sign-in required for those attending virtually.

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

Council Member Lee – As the appointed Board Member of the Mosquito Abatement District Davis, he attended his first meeting of the District the previous week. At the meeting, he learned that Davis County itself does more to treat mosquitoes than the entire State of Colorado.

Council Member Chatterton – None

Council Member Petersen – None

Council Member Judd – None

Council Member Swenson – The Council Visioning Session held earlier this month was very beneficial, and she expressed her appreciation to Staff and the rest of the Council for all the time and effort that went into the meetings. As a new Council Member, she took pages of notes and is still processing all of the information and new things she learned. She also wanted to relay a concern raised to her by a resident regarding the new subdivision off of 1300 N and 4000 W. This resident built a new home in the subdivision and is really concerned about the plans for the surrounding properties, because they are already starting to experience some flooding. Mayor Vincent advised her to speak with Staff to get more information on the development and the surrounding area.

Mayor Vincent – The North Davis Sewer District has completed about 20% of the new pipeline project, and are preparing to install a metal sleeve under the causeway in the next few months. That project will require tearing out the road, so traffic will have to be diverted until it is completed. The Mayor also commented that the Legislative Session is underway, and there are multiple bills being proposed regarding building standards, zoning, etc., and also a major bill regarding secondary water metering. The bill will likely pass and require that by a certain time, secondary water is metered on all properties. Most are currently in the process of doing this, however, the deadline proposed to have all connections retrofitted with meters is “pretty aggressive and maybe even impossible.” The Utah League of Cities & Towns is working on negotiating an amended bill.

5. Communications from Staff

None

6. Citizen Comment

None

7. Consideration of Approval of Resolution No. 02-15-2022A, Approving an Amendment to the Development Agreement for the Wildfire Estates Subdivision – Mrs. Bryn MacDonald

Due to the discussion regarding this amendment in tonight’s Administrative Session, the Council did not want to take action on approving the resolution until the information requested is received and more discussion can be held.

Council Member Petersen motioned to table approval of Resolution No. 02-15-2022A, Approving an Amendment to the Development Agreement, until Staff has received more information from the developer (on the installed enhanced landscaping and what bonus density was given for the amenities that the developer is proposing to remove (or has already not installed) from the agreement and can present that information to the Council for further discussion).

Council Member Chatterton seconded the motion

The Council unanimously agreed

8. Consideration of Approval of Resolution No. 02-15-2022B, Declaring the Intention of West Point City to Reimburse Itself for Expenditures Incurred in Connection with Certain Improvements with Proceeds of Bonds – Mr. Ryan Harvey

Mr. Harvey reviewed the information presented to the Council in the earlier Administrative Session, summarizing that the City is looking to purchase land next to the proposed West Point City Jr. High in order to do a joint project with the Davis County School District. This project has been discussed by Staff and Council multiple times over the past few years and will add more gym space and outdoor field space for the City to use for its recreation programs.

The City has planned to issue bonds in order to fund the project. However, those bonds will not be ready to be issued until much later in the year. Therefore, in order to purchase the land now, but be able to roll it into the bond issue, the Council will need to approve a Reimbursement Resolution. This will allow the City to purchase the land now with existing funds, and then pay itself back with the proceeds of the bond later this year.

This project has been in the planning process for some time and the Council had no further discussion.

Council Member Petersen motioned to approve Resolution No. 02-15-2022B

Council Member Judd seconded the motion

The Council unanimously agreed

9. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Lee seconded the motion

The Council unanimously agreed

BRIAN VINCENT, MAYOR

July 19th, 2022

July 19th, 2022

CASEY ARNOLD, CITY RECORDER