



**West Point City Council Meeting  
3200 West 300 North  
West Point City, UT 84015  
August 21, 2012**

**ADMINISTRATIVE SESSION**

**6:00 pm – Council Room**

Minutes for the West Point City Administrative Session held August 21, 2012 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

**MAYOR AND COUNCILMEMBERS PRESENT** - Mayor Erik Craythorne, Council Member Andy Dawson, Council Member Kent Henderson, Council Member Jerry Chatterton, Council Member Roger Woodward, and Council Member Gary Petersen

**PLANNING COMMISSION MEMBERS PRESENT** – Rawlee Wilson, John Detamore, Brad Lee, Curtis Seeds, Jeremy Strong, and Lowell Mielke

**EXCUSED** – Cory Thompson

**CITY EMPLOYEES PRESENT** - City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Planner Jeff Oyler, and City Recorder Misty Rogers

**VISITORS PRESENT** - none

Mayor Craythorne welcomed all in attendance, and opened the Administrative Session by turning the time over to Mr. Hill.

**1. Davis COG Interlocal Agreement – Mr. Gary Hill**

The Davis County Council of Governments (GOG) recently discovered in order to disburse highway corridor preservation funds they need to amend their interlocal agreement to be compliant with the statutes.

**2. Joint meeting with Planning Commission to discuss General Plan Revisions – Mr. Boyd Davis/Mr. Jeff Oyler**

Mr. Davis stated the Church Farm Plan or the SR-193 Corridor has been discussed in the past, and Staff has incorporated the recommendations given from both the Planning Commission as well as the City Council. Mr. Davis requested both the Planning Commission as well as City Council give their input on the proposed information. He also stated this is nothing but a general plan; it can be changed over time. Mr. Davis stated the goal of the meeting was to gain consensus for the following five specific areas within the plan.

1. Location of the Major Roadways
2. Business Park (size & location)
3. Open Space
4. Amount of Property Being Saved and Location Saved for a Commercial Area
5. Mixed Use Zone and High Density Housing

Staff asked the Planning Commission and City Council Members the following questions.

- How do you feel about the location of the major roadways?

The proposed roadways are located at 100 North and 2550 West. Mr. Davis stated that Staff placed the proposed roads where specifically designed to meet up with existing intersections. He also stated they also become natural boundaries for the different zones.

The City Council and Planning Commission agreed with the proposed roadway alignments.

- Are you comfortable with the amount of business park property being reserved?

Mr. Oyler stated a minimum of 70 acres is need for a business park. Therefore, staff proposed West Point set aside 80 acres for the purpose of a business park.

Council Member Dawson asked how many acres Ninegret plans to use for a business park in Syracuse. Mr. Hill stated Ninegret plans to use approximately 140 acres, which is larger than what West Point City is proposing to set aside.

Council Member Petersen asked staff to remember the possibility of a business wanting access to both sides of a road.

Commissioner Mielke asked if there is an advantage to having a designated area for a research park or could it be designated as mixed use. Mr. Oyler stated the importance of designating specific areas of intention, as this could help with future businesses coming to the area. Staff believes 2000 West is the most viable location for commercial use.

The City Council and Planning Commission agreed with the proposed location and amount of property set aside for a business park.

- Are you comfortable with a requirement for open space?

Mr. Davis stated in past discussions, the Planning Commission and the City Council have expressed a desire for open space to be set aside.

The Planning Commission and Council agreed there should be a requirement for open space in the General Plan.

- Are you comfortable with the amount of commercial property being shown, even if this means waiting for quite some time before it is developed? If so, is the City Council and Planning Commission comfortable removing all other uses from the zone, including housing?

Mr. Oyler stated it is vital to West Point City to preserve possible commercial property areas for development. He also stated if development other than commercial use is allowed in the proposed commercial zone, it could hinder future commercial land use.

Council Member Chatterton and Council Member Henderson stated they agree more commercial property should be set aside than less.

Council Member Chatterton and Council Member Peterson recommended extending the proposed commercial property to 100 North and the eastern border of West Point City.

Commissioner Detamore recommended having a contingent plan regarding commercial property to incorporate into the General Plan.

Council Member Petersen asked if enough property had been set aside for a “big box” store as well as smaller businesses around the property. Mr. Oyler stated staff believes there is enough property set aside for a big box store as well as for stores within the property.

Commissioner Wilson and Council Member Petersen recommended removing the housing option out of the commercial use areas.

The Planning Commission and Council Members unanimously agreed with removing the housing option out of commercial use areas and the amount of commercial property set aside.

- Are you comfortable with a mixed-use zone that allows apartments and townhouses? If so, are you comfortable with a cap on the number of apartments and townhouses?

Mayor Craythorne stated there is a significant need for apartments and townhomes for young couples, or anyone who cannot afford the purchase of a home in their current situation. He also stated there is a difference between apartments, townhomes, condos, duplexes, and four-plexes. Commissioner Detamore and Council member Dawson recommended development standards for apartments be implemented into city code.

Planning Commission and the Council Members agree West Point City should incorporate a quality development plan for apartments and townhouses within West Point City within the proposed mixed use zone.

The Planning Commission as well as the City Council agreed apartments or high density housing and other types of mixed use is necessary within West Point City's General Plan. They also agreed it is important to place a cap on the number of apartments and high density housing which could be allowed within the plan area.

Mr. Oyler asked if this question should be brought to the public in some way. Mayor Craythorne and Mr. Hill stated the General Plan process requires public hearings by state code.

Mayor Craythorne thanked the City Council, Planning Commission, and City Staff for their service in which they have provided to the General Plan, he then adjourned the administrative session.



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**PLANNING COMMISSION MEMBERS PRESENT** – Rawlee Wilson, John Detamore, and Jeremy Strong

**CITY EMPLOYEES PRESENT** - City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Planner Jeff Oyler, and City Recorder Misty Rogers

**VISITORS PRESENT** - Mike Heinze, Kaidon Spencer, Sam Howell, Ernie Gardner, and Calen Johnson

**GENERAL SESSION**

7:00 pm – Main Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance** – repeated by all
3. **Prayer** – Council Member Dawson
4. **Communications and Disclosures from City Council and Mayor**

Council Member Chatterton – no comment

Council Member Dawson – The NDSO has started the bonding process for the construction for the bio-solids facility at the North Davis Sewer District.

Council Member Woodward – no comment

Council Member Petersen – no comment

Council Member Henderson – no comment

Mayor Craythorne – West Point City soccer and football season has started, currently West Point City has 8 football teams and everyone is invited to watch the games. He also thanked the West Point City Recreation Department for the programs in which it offers.

5. **Communications from Staff** – no comment

**6. Citizen Comment**

Ernie Gardner (414 North 3650 West, WestPoint City UT 84015) Mr. Gardner recommended amending the firearms ordinance allowing pellet or airsoft guns within city code to allow to assist in controlling pests within the area.

**7. Ordinance No. 08-21-2012 A, Amendment to Parks and Public Property code, Regulating Dogs in Parks – Mr. Kyle Laws**

Ordinance No. 08-21-2012 A was discussed at the August 7, 2012 Council Meeting. The amendments made to Ordinance No. 08-21-2012 A adds language stating dogs are allowed on public property as long as they are on a leash and gives clarity to the ordinance.

Council Member Woodward motioned to adopt Ordinance 08-21-2012 A, Amendment to Parks and Public Property Code, Regulating Dogs in Parks  
Council Member Henderson seconded the motion

Roll Call Vote

Council Member Henderson - yes  
Council Member Petersen - yes  
Council Member Woodward - yes  
Council Member Dawson - yes  
Council Member Chatterton – yes

The Council unanimously agreed

**8. Ordinance No. 08-21-2012 B, Amendment to the Firearms Ordinance – Mr. Kyle Laws**

The Firearms Ordinance was last amended in October of 2011. The proposed amendments to Ordinance no. 08-21-2012 B were discussed on August 7, 2012. The amendments to Ordinance No. 08-21-2012B would allow for slug ammunition in filling land owner deer tags, allowing for hunting dog field trials and training, and including “livestock” in the list of that section.

Council Member Woodward asked how Ordinance No. 08-21-2012 B would affect Mr. Garner’s concern. Mr. Laws stated the proposed amendments do not pertain to air soft guns, pellet guns, and bb guns these specific items have been in code for some time. Mr. Hill stated he doesn’t believe Ordinance 08-21-2012 B will negatively affect his concern, as a resident has the right to protect his property against varmints. Council Member Petersen and Council Member Chatterton recommended passing the proposed amendments to Ordinance 08-21-2012 B, and revisiting the subject of air soft guns, pellet guns, and bb guns in a timely manner.

Council Member Woodward motioned to adopt Ordinance No. 08-21-2012 B, Amendment to the Firearms Ordinance  
Council Member Petersen seconded the motion

Roll Call Vote

Council Member Chatterton - yes  
Council Member Dawson - yes  
Council Member Woodward - yes  
Council Member Petersen - yes  
Council Member Henderson – yes

The Council unanimously agreed

Mayor Craythorne stated the Council should keep in mind the safety of the citizens.

**9. Ordinance No. 08-21-2012 C, Amendment to the Solid Waste Ordinance – Mr. Kyle Laws**

Mr. Laws stated Ordinance No. 08-21-2012 C had been discussed during the August 7, 2012 Administrative Session. He also stated since that meeting, staff had implemented the recommendations given by council into Ordinance No. 08-21-2012 C.

Council Member Woodward motioned to adopt Ordinance 08-21-2012 C, Amendment the Solid Waste Ordinance  
Council Member Peterson seconded the motion

Roll Call Vote

Council Member Henderson - yes  
Council Member Petersen - yes  
Council Member Woodward - yes  
Council Member Dawson - yes  
Council Member Chatterton – yes

The Council unanimously agreed

**10. Resolution No. 08-21-2012, Adoption of Davis COG Interlocal Agreement – Mr. Gary Hill**

Council Member Petersen motioned to adopt Resolution No. 08-21-2012, Davis COG Interlocal Agreement  
Council Member Dawson seconded the motion

The Council unanimously agreed

**11. Adoption of Minutes from the August 07, 2012 City Council Meeting – Mrs. Misty Rogers**

Council Member Dawson motioned to approve minutes from the August 7, 2012 Council Meeting  
Council Member Petersen seconded the motion

The Council unanimously agreed

**12. Motion to adjourn**

Council Member Chatterton motioned to adjourn  
Council Member Henderson seconded the motion

The Council unanimously agreed.



GARY PETERSEN  
MAYOR PRO-TEM

9.4.12

DATE



MISTY ROGERS  
CITY RECORDER

9/4/2012

DATE

