



WEST POINT CITY COUNCIL NOTICE & AGENDA

West Point City Hall
3200 West 300 North
West Point City, UT 84015
July 18, 2017

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

ADMINISTRATIVE SESSION

6:00 pm (Board Room)

1. Discussion Regarding Allowable Fencing Materials on Residential Properties – Mr. Boyd Davis [page 5](#)
2. Discussion Regarding Section 17.40 of the West Point City Code Regulating Farm Animals (Chickens) – Mr. Boyd Davis [page 7](#)
3. Discussion Regarding Accessory Apartment Regulations – Mr. Boyd Davis [page 9](#)
4. Discussion Regarding Multi-Family Building Code Standards – Mr. Boyd Davis [page 11](#)
5. Discussion Regarding Minimum Square Footage of Bi-Level Homes – Mr. Boyd Davis [page 21](#)
6. Code Enforcement Update – Mr. Bruce Dopp [page 27](#)

GENERAL SESSION

7:00 PM (Council Chamber)

1. Call to Order
2. Pledge of Allegiance
3. Prayer (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment Follow-Up – Mr. Kyle Laws
7. Citizen Comment (If you wish to make comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
8. Consideration of Approval of Minutes from the June 20, 2017 City Council Meeting [page 31](#)
9. Consideration of Ordinance No. 07-18-2017A, Regarding West Point City's Multi-Family Building Code Standards – Mr. Boyd Davis [page 13](#)
 - a. Public Hearing
 - b. Action
10. Consideration of Ordinance No. 07-18-2017B, Regarding the Minimum Square Footage of a Bi-Level Home – Mr. Boyd Davis [page 23](#)
 - a. Public Hearing
 - b. Action
11. Motion to Adjourn General Session

Posted this 13th Day of July, 2017



CASEY ARNOLD, CITY RECORDER

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

TENTATIVE UPCOMING ITEMS

Date: 8/1/2017

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Discussion Regarding the Property Tax Rate for the 2017 Taxable Year for West Point City – Mr. Ryan Harvey

General Session – 7:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws
2. Youth Council Update
3. Swearing in of 2018 Youth Council Members – Mayor Erik Craythorne

Date: 8/15/2017

Administrative Session – 6:00 pm

1. Discussion of the Property Tax Rate for the 2017 Taxable Year for West Point City – Mr. Ryan Harvey

General Session – 7:00 pm

1. Citizen Comment Follow-up – Mr. Kyle Laws
2. Update on the West Davis Corridor Final Environmental Impact Statement – Randy Jeffries of the Utah Department of Transportation
3. Consideration of Resolution No. 08-15-2017A, Adoption of the Property Tax Rate for the 2017 Taxable Year for West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
4. Consideration of Ordinance No. 08-15-2017A, Adoption of the FY2018 Final Budget for West Point City and Related Agencies – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action

Date: 9/5/2017

Administrative Session – 6:00 pm

General Session – 7:00 pm

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

FUTURE ITEMS

Administrative Session

1. Discussion of Street Light Replacement – Mr. Kyle Laws
2. Discussion Regarding Updating the Code Enforcement Policy – Mr. Boyd Davis
3. Building Rental Fees & Policy – Mr. Kyle Laws
4. Discussion of Pheasant Creek Property/Park – Mr. Kyle Laws
5. Consideration of Approval of the Payback Agreement for the Homewood Subdivision – Mr. Boyd Davis
6. Consideration of Final Approval of the Mackay Subdivision – Mr. Boyd Davis
7. Consideration of Approval of Release of Warranty for Bartholomew Lane Phase 2 – Mr. Boyd Davis

General Session

1. Consideration of Final Approval for the Removal of an Abandoned Home at 4096 W 1300 N – Mr. Boyd Davis

CDRA

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

January

2	New Year's Day-Closed
3	City Council-7pm
9	Senior Lunch-11:30am
12	Planning Commission-7pm
16	Martin Luther King Day-Closed
17	City Council-7pm
20-21	Council Retreat
26	Planning Commission-7pm

February

7	City Council-7pm
8	Council/Staff Lunch-11:30am
9	Planning Commission-7pm
13	Senior Lunch-11:30am
20	Presidents Day-Closed
21	City Council-7pm
23	Planning Commission-7pm

March

7	City Council-7pm
9	Planning Commission-7pm
20	Senior Lunch-11:30am
21	City Council-7pm
23	Planning Commission-7pm

April

4	City Council-7pm
13	Planning Commission-7pm
15	Easter Egg Hunt-10am
17	Senior Lunch-11:30am
18	City Council-7pm
27	Planning Commission-7pm

May

2	City Council-7pm
4	Cemetery Cleaning
10	Council/Staff Lunch-11:30am
11	Planning Commission-7pm
13	Take Pride Day
15	Senior Lunch-11:30am
16	City Council-7pm
19	Movie in the Park-7pm
25	Planning Commission-7pm
29	Memorial Day-Closed

June

6	City Council-7pm
8	Planning Commission-7pm
10	Miss West Point Pageant SHS-7pm
19	Senior Lunch-11:30am
20	City Council-7pm
22	Planning Commission-7pm
23	Movie in the Park-7pm

July

4	Independence Day-Closed
13	Planning Commission-7pm
17	Senior Lunch 11:30am
18	City Council-7pm
24	Pioneer Day-Closed
27	Planning Commission-7pm
28	Movie in the Park-7pm

August

1	City Council-7pm
3	Summer Party-5:30pm
10	Planning Commission-7pm
11	Movie in the Park-7pm
15	City Council-7pm
18	Senior Dinner-5:00pm
24	Planning Commission-7pm

September

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

October

3	City Council-7pm
5	Cemetery Cleaning
9	All Employee Training-Closed
12	Planning Commission-7pm
16	Senior Lunch-11:30am
17	City Council-7pm
20	Halloween Carnival-7pm
25	Council/Staff Lunch-11:30am
26	Planning Commission-7pm

November

7	Election Day
9	Planning Commission-7pm
10	Veteran's Day-Closed
11	Flags on Veteran's Graves YC
20	Senior Lunch-11:30am
21	City Council-7pm
23-24	Thanksgiving-Closed

December

1	Christmas Party-7pm
4	City Hall Lighting Ceremony-6:00 pm
5	City Council-7pm
6	Cemetery Lighting Vigil-7pm
14	Planning Commission-7pm
18	Senior Lunch-11:30am
19	City Council-7pm
22	Cemetery Luminary-4pm
25-26	Christmas-Closed

City Council Staff Report



Subject: Fencing Materials
Author: Boyd Davis
Department: Community Development
Date: July 18, 2017

Background

A concern was raised about a few fences around that city that were constructed of materials that do not seem appropriate for fences on residential property or that do not match other fences in the area. Staff was asked to look at the current code and consider a possible change.

Analysis

The current code defines a fence as follows:

17.80.170 Fence.

A tangible barrier or obstruction of any material with the purpose or intent or having the effect of preventing passage or view across the fence line. It includes hedges and walls. [Code 2000 § 17-22-17].

The code does not require that the fence be built of any specific materials, other than in the buffer yards on commercial properties.

Staff has also reviewed the codes of Layton, Syracuse, and Kaysville and has found no requirements for fencing materials on residential properties. Often times, the fencing materials are governed by the CC&R's that are enforced by the developer.

If the Council would like to consider a change to the code, then this must be sent to the Planning Commission for a recommendation.

Recommendation

No action necessary. This is for discussion purposes only.

Significant Impacts

None

Attachments

None

City Council Staff Report



Subject: Chickens
Author: Boyd Davis
Department: Community Development
Date: July 18, 2017

Background

The Planning Commission has been working on a proposal to change the city code regarding the number of chickens that can be kept on residential properties. This was in response to a citizen comments made at a recent City Council Meeting. The Planning Commission has approved the recommendation included below.

Analysis

The citizen comment made at the Council Meeting was a complaint that chickens are not allowed on lots smaller than 11,178 sq. ft. based on the point system in the current code. The resident asked that the Council consider allowing chickens on all residential properties regardless of the size of the lot.

The Planning Commission has discussed this and offers the following recommendation to the Council:

Residents in the R-1, R-2 and R-3 zones may, at any time, keep and maintain a base number of no greater than 4 chickens, regardless of the size of their property, subject to the requirements of this Section and any other applicable provisions of this Code. The number of additional chickens shall be based on the following formula.

Recommendation

No action necessary. This is for discussion purposes only.

Significant Impacts

None

Attachments

None

City Council Staff Report



Subject: Accessory Apartments
Author: Boyd Davis
Department: Community Development
Date: July 18, 2017

Background

Staff was recently approached by a resident that converted a detached garage in his backyard into a mother-in-law apartment. The resident wanted to be get a permit to make it official, however it is not allowed by code. The resident was given the option of attaching the unit to the house, thus making it a part of the principle structure, or to request that the code be changed. He asked that we consider changing the code.

The Planning Commission has been reviewing the request and has approved a proposed change that they recommend the City Council consider.

Analysis

The Planning Commission felt that it may be appropriate to have a detached accessory apartment if it met the same requirements as other accessory apartments and maintained the same setbacks as the principle structure. They are recommending the following changes to the code:

- *Striking out the phrase "there shall be no living space allowed in an accessory building" and replacing it with the phrase "Living space in any accessory building may be permitted as set forth in the "Accessory Apartment" code 17.75.030"*
- *Add the requirement in the "Accessory Apartment" code to state that an accessory building may be used as an apartment, but must maintain the same setback as the dwelling unit.*

The code allows accessory apartments only in the following situations:

1. Is a relative or family member of the renter;
2. Is unable to maintain property due to age, illness, or incapacity;
3. Allows the secondary unit to be occupied by members of the clergy as residence only.

The apartment must also be built to code and have a separate entrance.

Recommendation

No action necessary. This is for discussion purposes only.

Significant Impacts

None

Attachments

None

City Council Staff Report

Subject: Multi-Family Building Standards
Author: Boyd Davis
Department: Community Development
Date: July 18, 2017



Background

The Planning Commission and City Council have been working on an addition to the code governing the architectural standards for multi-family residential dwellings (apartments). The draft has gone through several revisions and is now ready to be considered for approval.

Analysis

The attached ordinance includes the latest version of the code that has been discussed by the City Council. Notable revisions include:

- All apartment projects must include a minimum of 100 units.
- The minimum size of each unit is 700 sq. ft. with an average of 900 sq. ft. of all units.
- 33% brick is required on the exterior of the building.
- All apartment projects must have a playground, a pool, and a clubhouse.
- All projects with more than 100 units must have an additional amenity for each additional 50 units over the minimum 100 units.

In addition to the architectural standards, there are a few changes to the code on density and setbacks. These include:

- The density in the R-5 zone will be changed to 20 units per acre.
- The density in the R-4 zone will be changed to 8 units per acres.
- The front and rear yard setbacks have been changed to 20'.

One of the most important items to the Planning Commission was garages, which must be built to the same standards as the main buildings, but can be detached from the main building.

The Planning Commission has also discussed a good landlord program, but have decided to review it separately from the building standards. This program grants reduced fees to any landlord that qualifies for the program. They must attend a training class and agree to certain standards to qualify. There has been a lot of debate over the merits of the program. There will be more to come on this item.

Recommendation

Staff recommends approval of ordinance 07-18-2017A

Significant Impacts

None

Attachments

Ordinance 07-18-2017A

ORDINANCE NO. 07-18-2017A

**AN ORDINANCE AMENDING WEST POINT
CITY CODE SECTIONS 15.20.160(E),
17.25.080 AND ESTABLISHING SECTION
17.120 MODIFYING LAND USE
REGULATIONS FOR MULTI-FAMILY
RESIDENTIAL DWELLINGS**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) has determined to amend Section 15.20.160(E) paragraphs 1 and 2 and Section 17.25.080 and create a new chapter 17.120 of the West Point City Code, and

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

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

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

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

Section One: **Adoption of New Provisions in section 17.25.080**

The category named “LOT SIZE” of section 17.25.080 “Zone regulations chart” shall be changed to read as follows. The remainder of the table shall remain unchanged. (Strike through text indicates text being removed from the code, and red text indicates new additions).

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
LOT SIZE												
Min. Lot Area (sq. ft.) First Dwelling Unit	5 acres	40,000	18,000	14,000	11,000	9,000 -	9,000 -					
Min. Lot Area (sq. ft.) Nonresidential								10,000	20,000	20,000	20,000	20,000
Density per Acre			2.0	2.5	3.2	6.9 8	10.5 20					
Min. Lot Area (sq. ft.) for Each Add. Unit	5 acres	40,000	18,000	14,000	11,000	4,000 -	2,500 -	-	-	-	-	-
Minimum Frontage	150'	100'	85'	85'	85'	70' -	70' -	-	-	-	-	-
Minimum Average Frontage of All Lots (see note 1)	-	-	100'	90'	-	-	-					
Minimum Depth	100'	100'	100'	100'	100'	400' -	400' -	-	-	-	-	-

The category named “PRINCIPAL STRUCTURES SETBACKS” of Section 17.25.080 “Zone Regulations Chart” shall be changed to read as follows. The remainder of the table shall remain unchanged, except as noted above. (Strike through text indicates text being removed from the code, and red text indicates new additions).

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
PRINCIPAL STRUCTURES SETBACKS												
Min. Front Yard Setback Residential/Nonresidential	30'	30'	30'	25'/30' ⁴	25'/30' ⁴	25'	25' 20'	20'	20'	20'	20'	20'
Min. Front Yard Setback Arterial Street	40'	40'	40'	40'	40'	40'	40' 20'	20'	20'	20'	20'	20'
Min. Side Yard Setback (interior) One Side	10'	10'	10'	10'	8'	8'	40' 8'	0'	0'	0'	10'	10'
Total	20'	20'	20'	20'	16'	16'	20' 16'	0'	0'	0'	20'	20'
Min. Side Yard (Corner Lot) Street Side	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Arterial Road (Corner Lot)	30'	30'	30'	30'	30'	30'	30'	20'				
Min. Side Yard between R-5 and A-5, A-40, R-1s, and R-2	-	-	-	-	-	25'	25'	-	-	-	-	-
Min. Rear Yard Setback	30'	30'	30'	25'/30' ⁴	25'/30' ⁴	25' 20'	20'	10'	10'	10'	10'	10'
Distance between Structures on Same Lot (Nonresidential)	-	-	-	-	-	-	10'	10'	10'	10'	10'	10'
Distance between Structures on Adjacent Lot (Nonresidential)	-	-	-	-	-	-	10'	10'	10'	10'	10'	10'

Section Two: **Adoption of New Provisions in Section 15.20.160(E)**

Paragraphs 1 & 2 of Section 15.20.160(E) “Architectural Standards.” shall be changed to read as follows. All other paragraphs and figures of this section shall remain unchanged. (Strike through text indicates text being removed from the code, and red text indicates new additions).

15.20.160(E) Architectural Standards.

1. Horizontal Articulation. In the ~~R-4, R-5~~, N-C, P-O, R-C, or CC zones no plane of a building wall shall extend for a horizontal distance greater than two times the height of the wall without having an off-set of at least five percent of the wall’s height, and that new wall plane shall extend for a distance equal to at least five percent of the maximum length of the first plane. In the R/I-P zone, the wall may not extend greater than three times the height without having the off-set.
2. Vertical Articulation. In the ~~R-4, R-5~~, R-C or CC zones no wall shall extend for a horizontal distance greater than two times the height of the wall without changing height by a minimum of 15 percent of the wall’s height. Where allowed, a pitched roof may be considered as vertical articulation. In the R/I-P zone, the wall may not extend for a distance greater than three times the height of the wall without changing height by a minimum of 15 percent of the wall’s height.

Section Three: Adoption of New Provisions in Title 17

A new chapter shall be added to Title 17 to read as follows:

Chapter 17.120 R-4 AND R-5 MULTI-FAMILY RESIDENTIAL ZONES

SECTIONS:

17.120.010 Purpose

17.120.020 Permitted & Conditional uses

17.120.030 Minimum Lot Standards

17.120.040 Standards & Guidelines

17.120.010 Purpose: The objective in establishing the R-4 and R-5 multi-family residential zones is to provide appropriate locations within the City for higher density residential development. These standards are intended to ensure that such development is well buffered from and compatible with adjacent property, serves the needs of the occupants, and retains long term viability and quality.

17.120.030 Permitted & Conditional Uses: Permitted and conditional uses in the R-4 and R-5 multi-family residential zones are described in Section 17.25.070 (Table of Land Use Regulations) of this title. Apartment style projects within the R-5 zone that are permitted under this code shall have a minimum of 100 dwelling units.

17.120.040 Minimum Lot Standards: Lot standards and setbacks are set forth and described in the “Zone Regulation Chart” found in 17.25.080 of this title.

17.120.050 Standards & Guidelines: All two-family and multi-family projects subject to the terms and conditions of this chapter with the following development standards:

- A. **Design and Unit Variation:** Multi-family projects shall include design features that differentiate adjoining units and create identity for each unit. This goal shall be achieved through the following requirements:
 1. **Unit size:** Each unit in an apartment style multi-family project shall be a minimum of seven hundred (700) square feet and the average square footage of all units shall be nine hundred (900) square feet
 2. **Articulation:** Multi-family projects shall include a variety of heights;
 - i. Roofline articulation shall follow the requirements described in 15.20.160(E) of this Code.
 - ii. Wall articulation shall follow the requirements described in 15.20.160(E) of this Code.
 3. **Color:** Multi-family projects shall include a variety of building colors and materials;
 - i. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.
 - ii. A minimum of four (4) colors per elevation is preferred.
 4. **Townhomes:** Multi-family dwelling units, townhouse style, that are attached horizontally shall not exceed six (6) attached units in alignment.
 5. **Foundation:** Exposed foundation walls shall not exceed two-feet (2') above finished grade at any point.
 6. **Building Materials:** Building materials for multi-family structures shall consist of at least thirty-three percent (33%) brick, stone, or synthetic stone on all sides of the structure. The planning commission may also grant a special exception from this requirement if a predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood. The project developer may present the proposed building material (and color) to the planning commission to substantiate the quality and durability of the proposed dominant material.
 7. **Garages:** Garages shall complement the project architecture in terms of design, materials, and colors while following the standards set forth in section 17.120.050(2,3,5,6 and 7).
 8. **Balconies:** It is preferred that railings on balconies should be open rail to maximize natural light penetration.
 9. **Stairways:** All exterior stairways shall be enclosed and screened from view.

- B. **Architectural Theme:** Where a desirable predominate architectural theme/style exists on adjacent properties or where design guidelines are established through a master plan, the proposed multi-family project shall be designed with a compatible theme/style.
- C. **Landscape and Open Space:**
1. **Landscape**
 - i. **Parking Lot:** Every parking lot with more than ten (10) spaces and three thousand five hundred (3,500) square feet shall contain internal landscaped areas. A minimum of one tree shall be planted per three hundred (300) square feet of overall internal landscaped area, with at least one shade tree planted in each island. The remainder of the island shall be landscaped with additional shrubs, ground cover, or turf, and shall include an appropriate irrigation system.
 - ii. **Landscaped Area:** For every eight hundred (800) square feet of landscape area and setback area required by this ordinance, one (1) shade trees (two-inch caliper or larger) shall be planted. Two (2) ten (10) gallon ornamental trees may be substituted for every one (1) required shade tree as long as at least half of the required number of shade trees is installed.
 2. **Open Space:** No less than thirty percent (30%) of the gross project area shall be landscaped and designated for open space uses.
 - i. Open space areas shall be available to everyone residing in the boundaries of a development.
 - ii. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets and streetscape sidewalks.
 - iii. Open space may include pathways and outdoor amenities.
 - iv. Open space should be clustered to create the most beneficial and efficient use of space.
- D. **Parking:** The following standards shall apply to only apartment style projects.
1. **Parking Stalls.** Parking stalls shall be calculated as minimum of one and one-half (1.5) stalls for every unit.
 2. **Covered parking.** Covered parking shall be available for at least one (1) covered parking stall for each unit.
 3. **Garages.** Garages shall be constructed and available for twenty (20) percent of the total number of units.
- E. **Amenities.** Centrally located amenities shall be provided for apartment style multi-family projects. Amenities shall be appropriate for the project size and location.
1. All apartment style multi-family projects shall have the following amenities:
 - i. One playground with a minimum of one play structure. The size and quality of the playground shall be approved by the Planning Commission.
 - ii. One indoor, centrally located, fully functional social area, no less than one thousand (1,000) square feet in gathering space.
 - iii. One swimming pool. The size and quality of the swimming pool shall be approved by the Planning Commission.
 2. In addition to the amenities listed above, one amenity for each additional fifty (50) units must be provided. The size and quality of the amenities shall be approved by the Planning Commission. Some amenities to consider might include but not necessarily limited to the following:
 - i. Tot lot/play structure.
 - ii. Courtyard with benches.
 - iii. Picnic tables and barbecue area with shade structures.
 - iv. Swimming pool (indoor or outdoor).
 - v. Sports courts (i.e., tennis, basketball, volleyball).
 - vi. Natural open space area with benches/viewing areas and/or trails.
 - vii. Other active or passive recreational areas that meet the intent of this guideline.

Section Four: **Ordinances to conform with amendments**

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

Section Five: **Severability**

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

Section Six: **Effective Date**

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

DATED this ____ day of _____, 20__.

WEST POINT CITY, a Municipal Corporation

By: _____
Erik Craythorne
Mayor

ATTEST:

Casey Arnold
City Recorder

City Council Staff Report



Subject: Bi-level Homes – Minimum Square Footage
Author: Boyd Davis
Department: Community Development
Date: July 18, 2017

Background

The current code requires that bi-level homes have a minimum of 1,400 sq. ft. finished space above grade (previously 1,200 sq. ft. minimum). It has been proposed that this be increased.

Analysis

There are several bi-level homes in West Point, one which is under construction (see attached plans). When the building permit was issued for this home the requirement was 1,200 SF finished space above grade and this house meets that standard. It had been suggested that this home be treated as a two-story home which requires 2,000 square feet above grade. This home also meets that standard because the lower level is above grade. It is compliant under either category.

On a typical bi-level home the lower level is above grade and can be included in the minimum square footage, which means the required 1,400 SF could be split between the two levels resulting in a small building footprint. To be consistent with other house types in the city, it would be appropriate to increase the minimum square footage for bi-level homes.

Staff recommends the following change to the code:

Building Type	Finished Minimum Sq. Ft.
Rambler	1,400
Slab on grade/ crawl space	1,400
Bi-level	2,000
Tri-level	1,400
Multi-level	1,400
Multifamily (townhouses)	1,200
Two-story	2,000 sq. ft. minimum, 10% variance between floors.

Recommendation

Staff recommends that the Council hold the public and consider adopting the ordinance.

Significant Impacts

None

Attachments

Picture

Ordinance 07-18-2017B

ORDINANCE NO. 07-18-2017B

**AN ORDINANCE AMENDING WEST POINT
CITY CODE SECTIONS 17.25.080,
15.15.130(A), MODIFYING MINIMUM
SQUARE FOOTAGE OF BI-LEVEL HOMES**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) has determined to amend Sections 17.25.080 and 15.15.130, and

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

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

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

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

Section One: **Adoption of New Provisions in Section 17.25.080**

The category named “FOOTAGE PER DWELLING” of Section 17.25.080 “Zone Regulations Chart” shall be changed to read as follows. The remainder of the table shall remain unchanged, except as noted above. (Strike through text indicates text being removed from the code, and red text indicates new additions).

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
FOOTAGE PER DWELLING												
Minimum Size of Dwelling	1,400	1,400	1,400	1,400	1,400							
Rambler	1,400	1,400	1,400	1,400	1,400							
Slab on grade/crawl space	1,400	1,400	1,400	1,400	1,400							
Bi-level	1,400 2,000	1,400 2,000	1,400 2,000	1,400 2,000	1,400 2,000							
Tri-level	1,400	1,400	1,400	1,400	1,400							
Multi-level	1,400	1,400	1,400	1,400	1,400							
Multi-family (townhouses)						1,200	1,200					
Two story	2,000 sq. ft. minimum, 10% variance between floors. Buildings above 2,200 sq. ft., no minimum variance.											

Section Two : **Adoption of New Provisions in Section 15.15.130**

Paragraph A of Section 15.15.130 & “Residential standards.” shall be changed to read as follows. All other paragraphs of this section shall remain unchanged. (Strike through text indicates text being removed from the code, and red text indicates new additions).

A. All single-family dwellings constructed or erected in the city shall contain the minimum, non-stacked square footage as outlined below.

Building Type	Finished Minimum Sq. Ft.
Rambler	1,400
Slab on grade/ crawl space	1,400
Bi-level	1,400 2,000
Tri-level	1,400
Multi-level	1,400
Multi-family (townhouses)	1,200
Two-story	2,000 sq. ft. minimum, 10% variance between floors. Buildings above 2,200 sq. ft., no minimum variance.

Section Three: **Ordinances to Conform with Amendments**

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

Section Four: **Severability**

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

Section Five: Effective Date

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

DATED this ____ day of _____, 20__.

WEST POINT CITY, a Municipal Corporation

By: _____
Erik Craythorne
Mayor

ATTEST:

Casey Arnold
City Recorder

City Council Staff Report

Subject: Status of Code Enforcement in West Point
Author: Bruce Dopp
Department: Community Development
Date: July 18, 2017



Background

In order to achieve the highest quality of health, safety and the continuing beauty of the City of West Point, it is necessary to establish achievable and measurable goals for the enforcement of the ordinances established for that purpose. These goals will change from time to time depending on seasons and circumstances. If properly applied these goals will assure the continuing quality of life for the residents of the City. The day to day operation of code enforcement is driven by the following objectives:

1. Timely acknowledgement of citizen complaints with follow up to ensure satisfaction.
2. Establish priorities to make sure that health and safety issues are addressed as a top priority.
3. Ensure that staff is always courteous and respectful in dealing with complaints.
4. Pro-Active enforcement. Code Enforcement Officer spends at least 50% of working hours patrolling the City. Code Enforcement Officer needs to be visible to residents.
5. Establish "Best Practices" for code enforcement through communication with other cities, continuing education and involvement with county and state agencies.

Analysis

During April, May and June 2017, Code Enforcement efforts have been focused on the following areas.

WEEDS

Weeds become my highest priority beginning about the middle of May and continuing throughout the summer months. This is normal for any year, but is a bit more of a problem this year due to the wet spring months which encouraged extra growth.

Beginning in mid-June I have averaged about two to three complaints a day about weeds.

To efficiently and effectively control the complaints I log them in, open case controls and attempt to make a personal visit to address the issue within five days of receipt of the complaint.

During the past three months I have accomplished the following:

Number of complaints received.....	42
Number of cases opened by my own observation.....	17
Courtesy Notices Issued.....	51
14 Day Notices Issued.....	8

I have received voluntary compliance on the large majority of the above cases. Of the 59 weed cases I've opened during the past three months, 51 are closed and 7 remain open or pending as of today.

One of the most frustrating things about weed cases is that many of the complaints are about repeaters. Most do cut the weeds down upon notice, but only do after receipt of a notice and then let the weeds go again until told to control them via city actions. This is especially true of the commercial property owners on 300 N and on 2000 W.

ILLEGAL PARKING

The summer months also bring with it a problem of illegal parking on the streets. This is especially true of RV's returning home from weekend camping trips. The current ordinance allows parking on the street not to exceed 48 hours. Most of the residents I visit with pull in late Sunday night, park on the street and have plans for next weekend and find it convenient to just leave the RV on the street to be used the following Friday. This presents a major safety issue for children who cannot see approaching traffic especially when large trailers or motor homes are left on the street. Many of the complaints I've received are about this issue.

I've tried to educate the citizens about this issue via the City newsletter and by personal contact and can see some effect. I only get a few repeaters and I believe that compliance is based more about consideration for their neighbors than the ordinance itself.

Number of complaints received.....	22
Number of cases opened by observation.....	15
Number closed via voluntary compliance.....	36
Number still open or pending.....	3

SPRING CLEAN-UP

The spring 2017 city cleanup was completed as scheduled on April 21st and 22nd. Dumpsters were placed in the City parks on April 20th and picked up the following Saturday at about 3:00 PM. This was a change from our past practice. In the past we have left the dumpsters in the parks and they were not picked up until Monday morning. Because there

was no supervision on Sunday, residents continued to pile trash beyond the “full” line on the dumpsters. The result was overloaded dumpsters and some trash just left on the ground near the dumpster. We then had to bring in public works employees to use front end loaders to crush down the dumpsters before they could be removed. We publicized the clean-up in the City Newsletter and in the City social media including the time change.

We experience the most active event ever with 19 dumpsters being filled and removed. I did not receive any complaints about the shortened dumping period. This event is well received, appreciated by the citizens of West Point and I again received many positive comments about it.

I patrolled the city prior to the clean up and left educational notices to 16 residents whose yards appeared to need this service.

Other (Animal Complaints, Basketball standards, Junk Cars, Tree Trimming)

Number of Citizen Complaints received-----23

Number Closed-----21

Number Open-----2

Officer Initiated-----10

Number Closed-----10

Number Open-----0

Recommendations

During the next three months I will continue to focus on weeds, landscaping, RV Parking, and Basketball Standards in the streets. In addition I plan to do a City-wide sweep of overgrown trees in Sept/Oct to get ready for the snow season. Spring and summer are the busiest time for code enforcement.

Significant Impacts

None



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
June 20, 2017**

Mayor
Erik Craythorne

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

City Manager
Kyle Laws

Administrative Session

6:00 pm – Board Room

Minutes for the West Point City Council Administrative Session held at West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on June 20, 2017 at 6:00 pm with Mayor Erik Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Erik Craythorne, Council Member Gary Petersen, Council Member Kent Henderson, and Council Member Andy Dawson.

EXCUSED: Council Member Jeff Turner and Council Member Jerry Chatterton

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

EXCUSED: None

VISITORS: Rob Ortega and Brian Vincent

1. Discussion Regarding the Gilgert Single Family Home Subdivision City – Mr. Boyd Davis

Mr. Davis explained that this subdivision will be located at 377 N 4500 W and is next to Claude and Bonnie Dahl's existing home. The subdivision is a single lot on .32 acres and is being developed for the Dahl's granddaughter and her family. The Gilgert's had to apply for a variance from UDOT to obtain access from 4500 W, which UDOT granted, but required that it be a shared driveway with any future adjacent lot.

As a side note, Mr. Davis acknowledged that the Council is not necessarily in favor of allowing driveway entrances onto collector roads, but the application was accepted before any ordinance was created and approved by the City to prohibit such. Mr. Laws commented that the City may not be able to prohibit access on single lot subdivisions when there is no other option. Mayor Craythorne agreed and directed Staff to not get "too carried away" with creating an actual ordinance to present to the Council for discussion, as he is concerned that it could become a property rights issue. The Council felt the same. Council Member Petersen stated that he liked the idea of a shared driveway; he wished the City would have required shared driveways when it approved three adjacent lots on 5000 W. Council Member Dawson stated that 4500 W is eventually going to an even bigger road and the Dahl property is most likely eventually going to develop completely. Council Member Petersen stated that when it does, UDOT will most likely not approve a road entrance from 4500 W because of its close proximity to the 300 N intersection and so the only access will be from 300 N. Council Member Petersen felt that this issue adds to the need to address the off-set intersection at 300 N and 4500 W, and formally directed Staff to officially approach UDOT about placing a round-a-bout at this intersection while land is still available to potentially purchase for such. The Council and Staff agreed with prioritizing this item.

In regards to this subdivision, the property has been surveyed and received approval from all applicable agencies, and a postponement will be required for the curb, gutter, and sidewalk as there currently is none along this section of road. Mr. Davis stated that because the next City Council meeting is cancelled due to the July 4th holiday, that consideration of approval of this subdivision is on the agenda in tonight's General Session. The Council agreed that although regular policy is not to discuss and vote on an item in the same meeting, it would do so because of the length of time before the next meeting.

2. Discussion Regarding the Multi-Family Building Code Standards – Mr. Boyd Davis

Mr. Davis stated that he has made the changes discussed at the last meeting to the proposed standards, which are as follows:

- The standard on stairwells was changed to say "all exterior stairwells shall be enclosed and screened from view."
- The standard on framed windows was removed.
- The brick/stone requirement was changed to 33%.
- The standards on amenities was changed to 2 amenities per 100 units.
- The standard on amenities now states "the size and quality of the amenity shall be approved by the Planning Commission."
- All project of 100 units or more shall require at a minimum a tot lot/play structure and a swimming pool.
- All projects must be a minimum of 100 units.
- The minimum size of each unit is 700 sf with an average of 900 sf.

Mr. Davis stated that in regards to amenities, instead of listing each possible amenity Staff is proposing to state that the Planning Commission shall approve the size and the quality of proposed amenities. Mr. Davis also stated that the changes discussed may be redundant in that the proposed code states that all projects must be 100 units, but then in Section E (2), it states that projects of 100 or more units shall include a central social area, playground, and a pool. As 100 units are required, it may streamline the code to simply state that all developments are required to have those three items.

Spencer Wright of Wright Development was in attendance at the meeting, and Mayor Craythorne asked for his opinion on the proposed standards. Wright Development is planning to submit an application for a high-density project as soon as the Council approves its requirements for such, and has completed many of these projects in various cities. Specifically, the Mayor asked if some of the standards were unnecessary to lay out, as they were most likely already going to be part of a project's design for better marketability. Mr. Wright stated that in his opinion, while many of these would be included regardless of a city's code, it would not hurt to have them listed as standards, and felt that the City was "on the right track" with its proposed standards and would get high-quality projects as a result.

In regards to garages, Mr. Davis stated that Staff still needed Council's opinion on the proposed standard which requires that garages be constructed for 20% of the total number of units, either attached or detached, and be of the same design, materials, and colors as the project. The Council was in favor of this percentage.

Mr. Wright commented that in regards to the average minimum sq. footage, the current market demand leans more towards 1 and 2 bedroom units rather than 3-bedroom units; the minimum average lot size that is currently proposed is 900 sq. ft., and Mr. Wright is concerned that may be too high as they would need more 3-bedroom units to reach that average. In his experience, 700 sq. ft. is a market average for a 1-bedroom apartment; requiring a higher square footage would not allow the project to compete with other developments on lease price. Mr. Wright suggested to list the standards as minimum ratios (i.e. 40% 1-bedroom, 40% 2-bedroom, and 20% 3-bedroom). Mayor Craythorne stated that based on Mr. Wright's suggestions of ideal sq. footages for each type of unit, 900 sq. ft. is still below what the average would be if using those ratios. The Council wanted to keep the 900 sq. ft. minimum average unit size.

Mr. Davis will make the minor modifications discussed by the Council and the standards will be on the agenda for the next City Council meeting for consideration of final approval.

3. Discussion Regarding the Minimum Square Footage of a Bi-Level Home – Mr. Boyd Davis

Mr. Davis explained that a bi-level home is currently being built near the round-a-bout on 1300 N, and while the home met the minimum requirement of 1,200 sq. ft. at the time the building permit was issued, there is a concern that bi-level homes are too small. Though the Code was recently modified and increased the minimum square footage requirement from 1,200 sq. ft. to 1,400 sq. ft. on the main level, it has been proposed to increase that minimum again. On a typical bi-level home, the lower level is above grade and can be included in the minimum square footage. Because of this, two levels can be combined into that requirement of 1,400 sq. ft. To be consistent with other house types in the City, it would be appropriate to increase the minimum square footage for bi-level homes for a larger building footprint. Mayor Craythorne stated that bi-level homes are not commonly built anymore, but would still like to increase the minimum sq. footage to 1,400 sq. ft. Council Member Petersen suggested simply stating that the lower level cannot be counted in the minimum sq. footage calculation.

The Council directed Staff to begin working on a recommendation to bring back to Council to increase the minimum sq. footage requirement and more discussion will be had at that time.

4. Discussion Regarding the Removal of an Abandoned Home on the Patterson Property Locate at 4096 W 1300 N – Mr. Kyle Laws

Mr. Laws informed the Council of an existing home at 4096 W 1300 N that has been abandoned for many years and is in very poor and unstable condition. The property is involved in a legal trust dispute, and the owners are unable to remove the home themselves because of such. Mr. Laws has spoken with the City Attorney to discuss whether the City has any options to remedy the situation, and he suggested that the City pay to have the home demolished and place a lien on the property to recover the costs. Staff has spoken with the property owners and they are open to this idea. The City's Code Enforcement Officer is obtaining bids from contractors to determine the cost of removal, which will have to include costs to deal with the asbestos that exists in the home. The first bid received was estimated at \$15,000 (including tree removal), and Staff would like Council's direction on whether they would like to move forward with removing the home and if so, how to fund the costs of such.

Council Member Petersen commented that there will be maintenance costs (weed control, etc.) after the removal of the home that should also be taken into consideration when specifying the lien amount. Mayor Craythorne suggested that the City could pay for only the removal of the actual structure and not the surrounding trees, which would be roughly \$10,000 of that \$15,000 estimate. Mr. Laws noted that any purchase over \$10,000 requires three separate bids, so two more quotes would need to be obtained. Council Member Petersen stated that if the City were to move forward with the removal of this home, that it be budgeted for in the FY2018 Budget before it is approved.

Mayor Craythorne felt that the City should remove the structure and place a lien on the property, and then pursue the Trust itself for any future costs incurred by the City to maintain the property. The Mayor stated that the issues surrounding this Trust and the family members are not going to be resolved any time soon, but the home is a safety hazard and needs to be taken care of now. He agreed with the City Attorney in that the best way to get it removed soon is to place the lien on the property for the City's costs in demolishing the structure, and recouping any maintenance costs can be settled with the Trust.

Mr. Laws will work with the City Attorney to draft a formal agreement for the removal of the home and present it to the Council for approval.

5. Discussion Regarding an Amendment to the West Point City Code Regarding Indoor Sales of Fireworks – Mr. Kyle Laws

In 2016, Smith's Marketplace was allowed to sell fireworks within their building, although it was against the City's Code. Mr. Laws stated that changing the Code to allow for such was discussed at the time, but never executed. As the July 4th holiday is rapidly approaching, Staff is proposing to modify Section 5.25.080 of the West Point City Code to

allow licensed retailers to sell fireworks in their permanent structures, and exempt those retailers from needing to go through separate business license application requirements in Section 5.25.090.

The Council was in support of this amendment and would consider it for final approval in the following General Session.

The Administrative Session adjourned.



**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
June 20, 2017**

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

General Session

7:00 pm – Council Room

Minutes for the West Point City Council General Session held at the West Point City Hall, 3200 West 300 North, West Point City, Utah 84015 on June 20, 2017 at approximately 7:00 pm with Mayor Craythorne presiding.

MAYOR AND COUNCIL MEMBERS PRESENT – Mayor Erik Craythorne, Council Member Gary Petersen, Member Kent Henderson and, and Council Member Andy Dawson.

EXCUSED – Council Member Jeff Turner and Council Member Jerry Chatterton

CITY EMPLOYEES PRESENT – Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Paul Rochell, Public Works Director; Ryan Harvey, Administrative Services Director; and Casey Arnold, City Recorder.

EXCUSED – None

VISITORS PRESENT – Rob Ortega, Brian Vincent, Kent Dahl, Bobby Gilgert, Ed Miles, and Eric Holmes

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

Council Member Henderson – no comment

Council Member Petersen – no comment

Council Member Dawson – The North Davis Sewer District’s realignment project for the sewer line on 2000 W was quoted to be about \$100,000 over the original estimate. Mr. Davis confirmed to Council Member Dawson that the City would share a portion of that increased cost according to the percentages outlined in the City’s agreement with the NDSD for the project. Council Member Dawson stated that the project is set to begin later this fall.

Mayor Craythorne – The second Summer Movie in the Park will be this Friday, June 23rd at the Loy Blake Park, with food trucks arriving around 7 PM. Mr. Laws confirmed that there will be more food trucks at this event, as well as some other changes in response to comments received by residents after the first Movie held in May.

The Party at the Point Celebration on July 4th is also quickly approaching, and the Mayor expressed his appreciation for all that Staff does in preparation for this highly anticipated event each year.

5. Communications from Staff

Mr. Laws congratulated the 2017 Miss West Point Royalty: Miss West Point – Anna Wolford; 1st Attendant – Kaylyn Payne; 2nd Attendant – Kylee Salazar; Miss Junior West Point – Megan Neilson; 1st Junior Attendant – Becca Wolford; and 2nd Junior Attendant – Rebecca Petersen. Mr. Laws praised the contestants for their work in preparation for the Pageant and for the hours spent completing their service projects.

Mr. Laws also reminded the Council that the next City Council meeting will be canceled due to the July 4th holiday.

6. Citizen Comment Follow-Up

There were no comments at the previous meeting.

7. Citizen Comment

None

8. Consideration of Approval of Minutes from the June 6, 2017 City Council Meeting

Council Member Dawson motioned to approve the minutes from the June 6, 2017 City Council Meeting

Council Member Henderson seconded the motion

The Council unanimously agreed

9. Consideration of Resolution No. 06-20-2017A, Adoption of the FY2018 Schedule of Fees for West Point City and All Related Agencies – Mr. Ryan Harvey

Mr. Harvey stated that the Council and Staff have been discussing changes to the FY2018 Schedule of Fees in previous meetings, and those changes include a sewer rate increase in accordance with the NDSD rate changes, addition of the Muskrat Springs Campground reservation fees, and some various clean-up items. Staff would now like to propose that the Council approve the FY2018 Schedule of Fees.

Council Member Petersen motioned to approve Resolution No. 06-20-2017A, adopting the FY2018 Schedule of Fees for West Point City and All Related Agencies

Council Member Dawson seconded the motion

The Council unanimously agreed

10. Consideration of Final Approval of the Amended Plat for the Point Commercial Development – Mr. Boyd Davis

Mr. Davis stated that Wright Development is requesting to amend Lot 4 of The Point Development to be split into two separate lots. Wright Development plans to sell the north half of Lot 4 to Culver's Restaurant, and will retain ownership of the south half of the lot and lease the property to Deseret First Credit Union. The original intent was to retain ownership of the whole lot and lease both buildings to the future tenants, but this amendment will actually change ownership of the north half to Culver's Restaurant. Staff recommends approval of this amendment.

Council Member Henderson motioned to approve the amended plat for The Point Commercial Development

Council Member Petersen seconded the motion

The Council unanimously agreed

11. Consideration of Final Approval of the Commercial Pad for Culver's Restaurant – Mr. Boyd Davis

Mr. Davis welcomed Eric Holmes to the meeting, who along with his wife, brother and sister-in-law, are the owner/operators of this franchise location. Mayor Craythorne commented that this will be the first Culver's Restaurant in Utah north of Salt Lake County, and the City is excited that it is coming to West Point on the southwest corner of 300 N and 2000 W. Mr. Davis stated that the site plan and building elevations have been submitted, and were approved by the Planning Commission. There was some discussion at the previous meeting as to whether the building meets the articulation requirements of the Code; the Code requires articulation to be based on the "height of the building", but does not state whether to measure the height of the tallest wall or the shortest wall. If measured from the shortest wall, the building would not comply with the Code, but the Planning

Commission liked the building the way that it is currently designed and chose to measure from the tallest wall so that it would be in compliance. The Planning Commission did require that the drive-thru roof be raised about 2 feet. Staff is in favor of the Planning Commission's decision, and Council also voiced their approval of both the building design and the restaurant itself.

Mr. Holmes stated that they would like to break ground on construction in August, and be open for business in early December of this year.

Council Member Dawson motioned to approve the commercial pad for Culver's Restaurant
Council Member Henderson seconded the motion
The Council unanimously agreed

12. Consideration of Final Approval of the Commercial Pad for a Multi-Tenant Commercial Building at 3000 W 300 N – Mr. Boyd Davis

Ed Miles owns the property on the northwest corner of 3000 W and 300 N and has submitted a site plan and building elevation drawings for a proposed multi-tenant building that will be occupied by the four tenants that are currently located in the existing medical building. The two existing buildings will be sold to a charter school that will hopefully be converted and open by the 2018-2019 school year.

While the plans meet City Code, the Planning Commission was concerned about the orientation of the building because the back of the building will be facing 3000 W. However, the shape and location of the existing parking lot makes any other orientation difficult. Mr. Miles added some design features to the back of the building (windows, awnings, and signage) to make it appear more attractive and look more like the front of the building. The Planning Commission approved the plans and Staff proposed that Council approve the commercial pad.

Council Member Petersen motioned to approve the commercial pad for a multi-tenant commercial building at 3000 W 300 N
Council Member Dawson seconded the motion
The Council unanimously agreed

**13. Consideration of Final Approval of the Gilgert Single Family Home Subdivision – Mr. Boyd Davis
Mr. Davis**

As discussed with the Council in the Administrative Session, this is a single lot subdivision at 377 N 4500 W located next to Claude and Bonnie Dahl's existing home, and is being developed by their granddaughter and her husband. The property has been surveyed and approved by all applicable agencies, and was approved by the Planning Commission with no concerns. A postponement agreement will also need to be approved for the curb, gutter, and sidewalk, as there is none existing along this section of 4500 W. As a side note, Mr. Davis commended Mr. Gilgert on his organization and prompt attention to detail; this has been the "smoothest" subdivision application process he has dealt with and wanted to thank Mr. Gilgert for that.

Council Member Henderson motioned to approve the Gilgert Single Family Home Subdivision
Council Member Petersen seconded the motion
The Council unanimously agreed

14. Consideration of Resolution No. 06-20-2017B, Approving a Postponement Agreement Between Bobby Gilgert and West Point City for the Installation of Street Improvements for the Gilgert Single Family Home Subdivision – Mr. Boyd Davis

Mayor Craythorne noted that this item pertains to the Gilgert Subdivision that was discussed in the last item and is for the curb, gutter, and sidewalk that will be installed at a later date.

Council Member Petersen motioned to approve Resolution No. 06-20-2017A, approving a Postponement Agreement for the Gilgert Single Family Home Subdivision
Council Member Henderson seconded the motion
The Council unanimously agreed

15. Consideration of Ordinance No. 06-20-2017A, and Ordinance Amending Section 5.25.080 of the West Point City Code Regarding Indoor Sales of Fireworks – Mr. Kyle Laws

Mr. Laws stated that this amendment to the Code will allow for commercially licensed retailers to sell all legal fireworks inside their permanent structures, and do so without obtaining additional licensing from the City. Mr. Laws stated that with the arrival of commercial businesses like Smith's Marketplace, this is a logical update to the Code and proposed that Council approve this ordinance.

Council Member Petersen motioned to approve Ordinance No. 06-20-2017A, amending Section 5.25.080 of the West Point City Code
Council Member Dawson seconded the motion
The Council unanimously agreed

Roll Call Vote
Council Member Henderson – Aye
Council Member Turner – Excused
Council Member Petersen – Aye
Council Member Dawson – Aye
Council Member Chatterton – Excused

16. Motion to Adjourn General Session

Council Member Petersen motioned to adjourn the General Session
Council Member Henderson seconded the motion
The Council unanimously agreed

MAYOR ERIK CRAYTHORNE July 18th, 2017
DATE

CASEY ARNOLD, CITY RECORDER July 18th, 2017
DATE