



**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
APRIL 2ND, 2024
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT**

Mayor:
Brian Vincent
Council:
Jerry Chatterton, Mayor Pro Tem
Annette Judd • Michele Swenson
Brad Lee • Trent Yarbrough
City Manager:
Kyle Laws

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**
 - » Online: <https://us02web.zoom.us/j/82395224161> » Telephone: 1(669) 900-6833 – Meeting ID: 823 9522 4161

ADMINISTRATIVE SESSION – 6:00 PM

1. **Discussion Regarding a Site Plan for an LDS Seminary (4450 W 920 S) – Mrs. Bryn MacDonald** pg. 4
2. **Discussion Regarding Amendments to Land Use Code Definitions – Mrs. Bryn MacDonald** pg. 21
3. **Other Items**

GENERAL SESSION – 7:00 PM

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** (Please approach the podium & clearly state your name and address prior to commenting. Please 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)
7. **Youth Council Update**
8. **Consideration of Approval of the Minutes from the February 2nd, 2024 City Council Meeting** pg. 58
9. **Consideration of Approval of the Minutes from the February 20th, 2024 City Council Meeting**
10. **Consideration of Approval of Resolution No. 04-02-2024A, Approving an Amendment to the Impact Fee Reimbursement Agreement with Craythorne Development, Inc. for the Installation of Storm Drain Improvements – Mr. Boyd Davis** pg. 52
11. **Consideration of Approval of the Site Plan for the LDS Seminary Building (4450 W 920 S) – Mrs. Bryn MacDonald** pg. 4
12. **Motion to Adjourn the General Session**

Posted this 29th Day of March, 2024:

Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above April 2nd, 2024 West Point City Council Meeting Notice & Agenda was posted on the date indicated in the following locations: 1) West Point City Hall, 2) official City website at www.westpointcity.org, and 3) the Utah Public Notice Website at www.utah.gov/pmn.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

TENTATIVE UPCOMING ITEMS

Date: 04/16/2024

Administrative Session – 6:00 pm

1. Discussion Regarding an Agreement with Weber Basin Water Conservancy District for Use of the Customer Portal – Mr. Boyd Davis
2. Discussion Regarding an Amended Agreement with Davis County for the Sewer Expansion Project – Mr. Boyd Davis

General Session – 7:00 pm

1. Update from the Davis County Sheriff's Office
2. Consideration of Approval of Resolution No. **, Approving an Agreement with Weber Basin Water Conservancy District for Use of the Customer Portal – Mr. Boyd Davis
3. Consideration of Approval of Resolution No. **, Approving an Amended Agreement with Davis County for the Sewer Expansion Project – Mr. Boyd Davis
4. Consideration of Approval to Place the Harvest Fields Subdivision Phase 1a and Phase 3 on Warranty – Mr. Boyd Davis

Date: 05/07/2024

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2024 Amended Budget & FY2025 Tentative Budget for West Point City & the CDRA – Mr. Ryan Harvey

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval to Award the Bids for Sewer Lift Stations #1 and #2 – Mr. Boyd Davis
3. Consideration of Approval of Ordinance No. ** Amending Section ** Regarding Definitions – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action

Date: 05/21/2024

Administrative Session – 6:00 pm

1. Quarterly Financial Update – Mr. Ryan Harvey
2. Discussion Regarding the FY2024 Amended Budget & FY2025 Tentative Budget for West Point City and the CDRA – Mr. Ryan Harvey

General Session – 7:00 pm

1. **

Date: 06/04/2024

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Recognition of the 2024 Woman of Honor and Grand Marshal – Mayor Brian Vincent
2. Youth Council Update
3. Update from the Davis County Sheriff's Office
4. Consideration of Approval of Resolution No 06-04-2024*, Approving the FY2025 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action

CDRA Meeting

1. Consideration of Approval of Resolution No R06-04-2024*, Approving the FY2025 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action

Date: 06/18/2024

Administrative Session – 6:00 pm

1. Discussion Regarding FY2024 Amended Budget and FY2025 Final Budget and 2024 Property Tax Rate – Mr. Ryan Harvey

General Session – 7:00 pm

1. Consideration of Approval of the Maximum Allowable Property Tax Rate for Truth in Taxation Notices & Hearings – Mr. Ryan Harvey
2. Consideration of Approval of Resolution No. 06-20-2024*, Approving the FY2024 Amended Budget for West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action
3. Consideration of Approval of Resolution No. 06-20-2024**, Approving the FY2025 Fee Schedule – Mr. Ryan Harvey

CDRA Meeting

1. Consideration of Approval of Resolution No R06-20-2024*, Approving the FY2025 Final Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Action



WEST POINT CITY 2024 CALENDAR

2024

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
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FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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AUGUST

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MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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31						

SEPTEMBER

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29	30					

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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27	28	29	30	31		

MAY

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NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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30						

DECEMBER

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

JANUARY

- 1 New Year's Observed-CLOSED
- 2 Swearing-In Ceremony - 12 PM
- 9 Senior Lunch - 11:30 AM
- 11 Planning Commission - 6 PM
- 15 MLK Jr. Day - CLOSED
- 16 City Council - 6 PM
- 23 Council/Staff Lunch - 11:30 AM
- 25 Planning Commission - 6 PM

JULY

- 2 City Council - 6 PM
- 3 & 4 PARTY AT THE POINT EVENTS
- 9 Senior Lunch - 11:30 AM (Loy Blake)
- 11 Planning Commission - 6 PM
- 12 MOVIE IN THE PARK - DUSK
- 16 City Council - 6 PM
- 24 Pioneer Day Holiday - CLOSED
- 25 Planning Commission - 6 PM

FEBRUARY

- 6 City Council - 6 PM
- 8 Planning Commission - 6 PM
- 13 Senior Lunch - 11:30 AM
- 19 President's Day - CLOSED
- 20 City Council - 6 PM
- 22 Planning Commission - 6 PM

AUGUST

- 2 Summer Social - 6:30 PM
- 6 City Council - 6 PM
- 8 Planning Commission - 6 PM
- 13 Senior Lunch - 11:30 AM (Loy Blake)
- 16 MOVIE IN THE PARK - DUSK
- 20 City Council - 6 PM
- 22 Planning Commission - 6 PM

MARCH

- 1-2 City Council Planning & Visioning Session
- 5 PRIMARY ELECTION DAY
- 14 Planning Commission - 6 PM
- 19 Senior Lunch - 11:30 AM
- 19 City Council - 6 PM
- 28 Planning Commission - 6 PM
- 30 EASTER EGG HUNT - 10 AM

SEPTEMBER

- 2 Labor Day - CLOSED
- 3 City Council - 6 PM
- 10 Senior Lunch - 11:30 AM (Loy Blake)
- 12 Planning Commission - 6 PM
- 17 City Council - 6 PM
- 26 Planning Commission - 6 PM

APRIL

- 2 City Council - 6 PM
- 9 Senior Lunch - 11:30 AM
- 11 Planning Commission - 6 PM
- 16 City Council - 6 PM
- 25 Planning Commission - 6 PM
- TBD ANNUAL SPRING CLEAN-UP

OCTOBER

- 1 City Council - 6 PM
- 3 CEMETERY CLEANING
- 8 Senior Lunch - 11:30 AM
- 10 Planning Commission - 6 PM
- 14 Employee Training - CLOSED
- 15 City Council - 6 PM
- 22 Council/Staff Lunch - 11:30 AM
- 24 Planning Commission - 6 PM
- 26 HALLOWEEN CARNIVAL 6-8 PM
- TBD ANNUAL FALL CLEAN-UP

MAY

- 2 CEMETERY CLEANING
- 7 City Council - 6 PM
- 9 Planning Commission - 6 PM
- 14 Senior Lunch - 11:30 AM
- 21 City Council - 6 PM
- 21 Council/Staff Lunch - 11:30 AM
- 23 Planning Commission - 6 PM
- 27 Memorial Day - CLOSED

NOVEMBER

- 5 GENERAL ELECTION DAY
- 11 Veterans Day - CLOSED
- 12 Senior Lunch - 11:30 AM
- 14 Planning Commission - 6 PM
- 19 City Council - 6 PM
- 28/29 Thanksgiving - CLOSED

JUNE

- 4 City Council - 6 PM
- 7 MOVIE IN THE PARK - DUSK
- 11 Senior Lunch - 11:30 AM (Loy Blake)
- 13 Planning Commission - 6 PM
- 18 City Council - 6 PM
- 19 JUNETEENTH - CLOSED
- 27 Planning Commission - 6 PM

DECEMBER

- 2 CITY HALL LIGHTING - 6 PM
- 3 City Council - 6 PM
- 6 CHILD REMEMBRANCE - 7 PM
- 7 Christmas Party - 7 PM
- 10 Senior Lunch - 11:30 AM
- 12 Planning Commission - 6 PM
- 17 City Council - 6 PM
- 20 CEMETERY LUMINARY - 4 PM
- 25/26 Christmas Holiday - CLOSED
- 1 New Year's - CLOSED

*AS OF January 3, 2024

CITY COUNCIL STAFF REPORT



Subject: Site Plan for LDS Seminary building
Author: Bryn MacDonald
Department: Community Development
Date: April 2, 2024

Background

Brian Childs, representing The Church of Jesus Christ of Latter-Day Saints, is seeking site plan approval for a seminary building on property located at approximately 4450 W 920 South. The property is 0.528 acres. It is located adjacent to the new junior high currently under construction on 4500 West. The property was recently annexed into the City and was designated as the R-1 (Residential) zone.

A seminary is classified in the code as “religious places of worship and support facilities” and is a permitted use in every zone. In section 17.30.030 of the West Point City Code, it states that a site plan shall be required for any “public, quasi-public or civic use”. The seminary building would fall into this category; thus, a site plan is required to be reviewed and approved.



Process

Site Plan applications are administrative decisions. In administrative matters, the Planning Commission and City Council must review the application for compliance with the standards and requirements outlined in the West Point City Code. The site plan requires a recommendation from the Planning Commission before a final decision can be made by the City Council. Once the site plan is approved by the City Council, the applicant can submit a building permit for the seminary.

Analysis

The applicant is proposing to build a 4,200 square foot seminary building to be used by the adjacent junior high students. It is a one-story building with a parking lot. This use requires site plan approval prior to construction.

A site plan is a detailed drawing that shows the layout of a proposed development, including the location of buildings, parking areas, landscaping, and other features. The Planning Commission has reviewed the site plan to ensure that it meets all applicable standards and requirements, such as those related to setbacks, building heights, and landscaping. The City Council gives final site plan approval. The proposed plans have been reviewed by Staff and the comments have been provided.

There are only architectural requirements in the commercial zones. Therefore, although the seminary is not a residential building, there are no architectural requirements in the R-1 zone that apply to the proposed building.

The code has the following requirements for buildings in the R-1 zone:

Standard	Required	Proposed
Front yard setback	30 feet	43 feet
Side yard setbacks	10 feet	25 feet/10 feet
Rear yard setback	30 feet	50 feet
Landscaping	15% of the site	53%
Buffer adjacent to residential	10 feet of landscaping or fence	8 feet 6 inches of landscaping and a fence
Parking	(not specifically listed)	7 spaces

The code states that parking for uses not specifically listed in the table shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Community Development Director or designee. The seminary building is used by students attending the adjacent Junior High who will be walking to the building. There is adequate parking on site for teachers and staff.

Building Elevations



Recommendation

The Planning Commission recommended approval of the site plan for the new LDS Seminary Building located at approximately 4450 West 920 South as presented. Staff also recommends approval of this site plan.

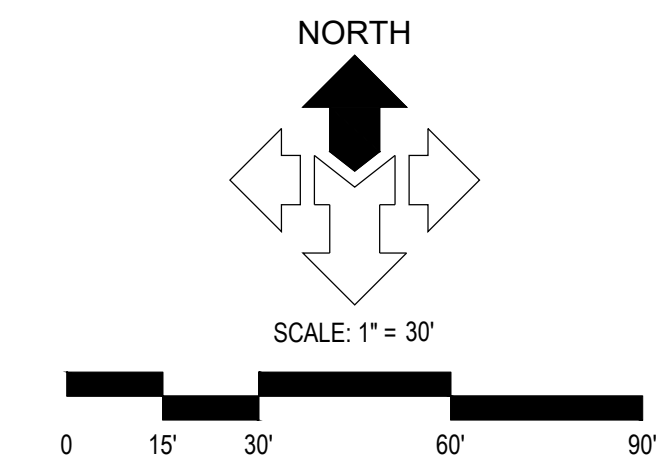
Attachments

Application and Plans

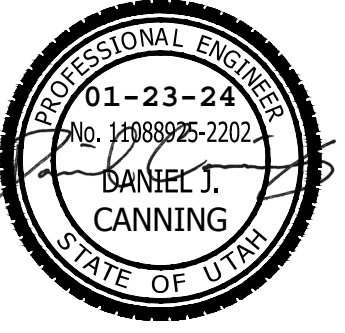
WEST POINT SEMINARY

4450 WEST 920 SOUTH, WEST POINT, UTAH

CONSTRUCTION PLANS

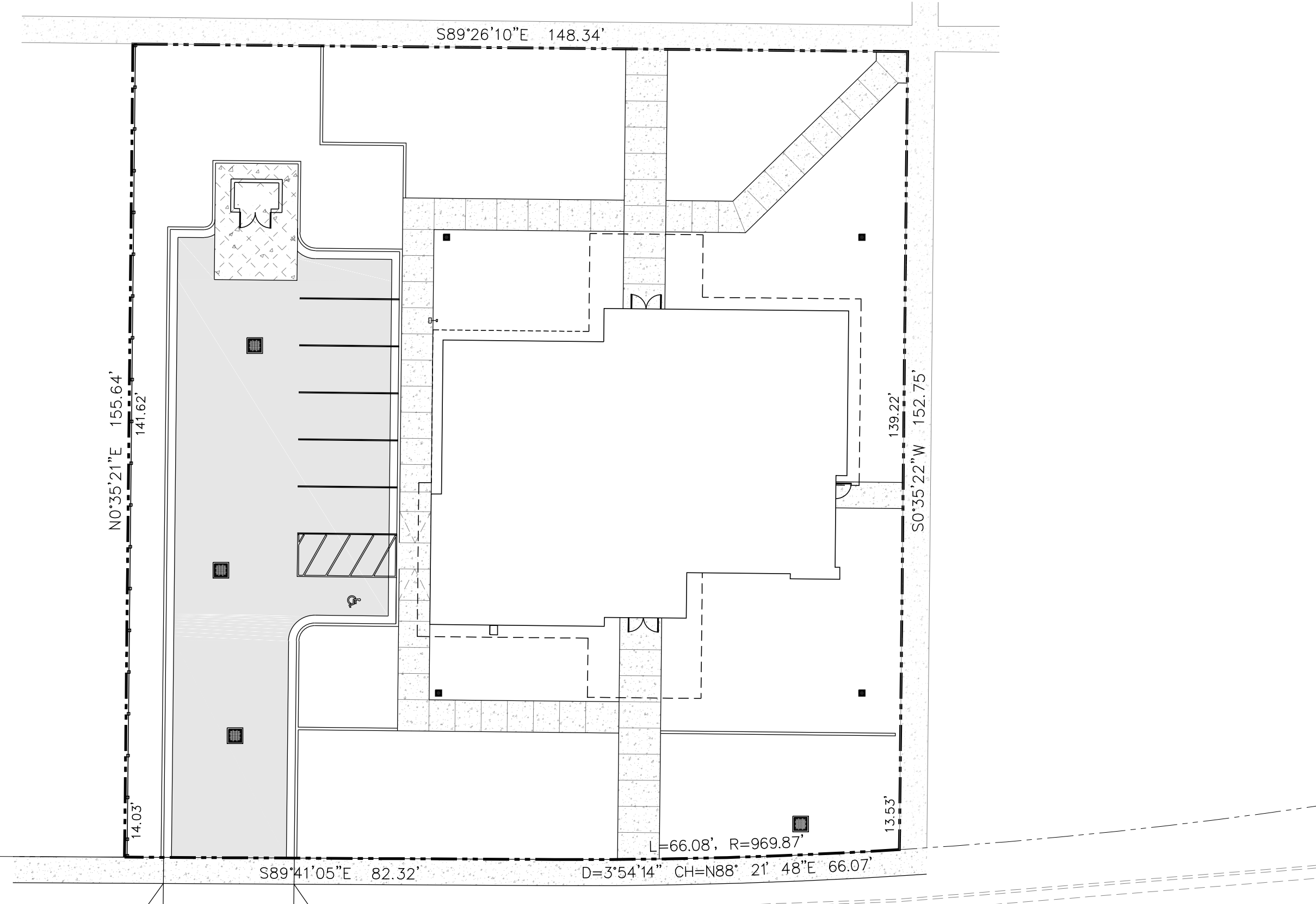
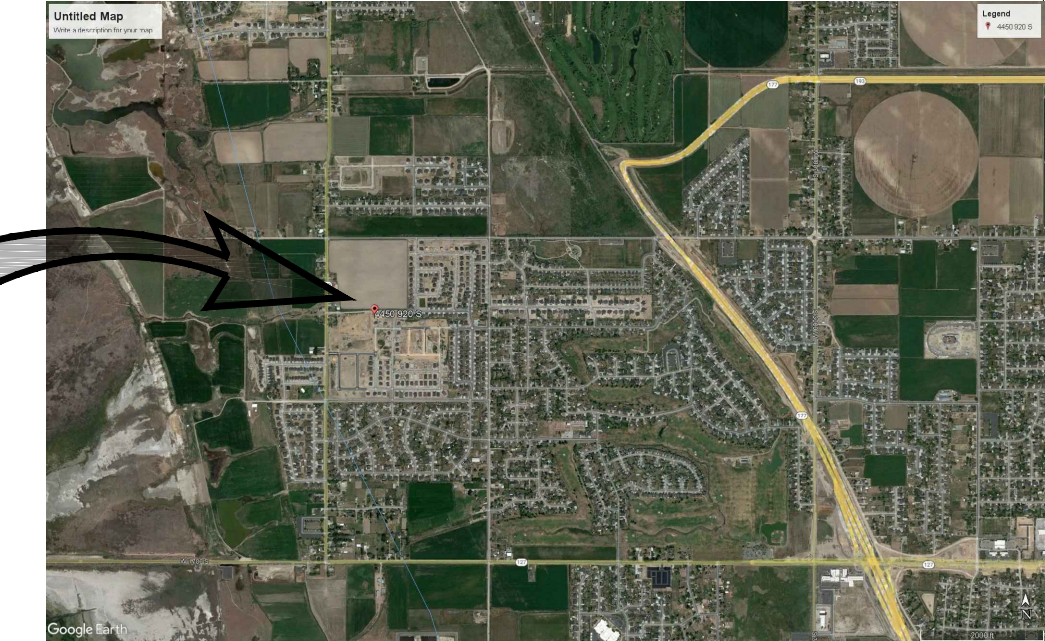


684 W CENTER ST.
MIDVALE, UT 84047
uncommonarch.com
(801) 417-9951



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

SITE



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	EROSION DETAILS
C5.05	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO WEST POINT PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO WEST POINT STANDARDS AND SPECIFICATIONS

OWNER / ARCHITECT INFORMATION

OWNER: THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
UNCOMMON ARCHITECTS
BRITTANY WHITE JOHNSON & DARIN MANO
4040 W. DAYBREAK PKWY, #110
SOUTH JORDAN, UT 84009
(801) 417-9951
brittany@uncommonarch.com, darin@uncommonarch.com

WEST POINT SEMINARY

4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER: Project Number
OWNER: Owner
DATE: Issue Date

REV	DATE	DESCRIPTION

CIVIL
COVER SHEET

C0.00

1/9/2024 12:42:05 PM

GENERAL NOTES

- 1.1 COMPLIANCE
1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODES, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

- 1.2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

- 1.3 COORDINATION & VERIFICATION
1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OR ANY DISCREPANCY PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDINGS), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDINGS), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, FLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

- 1.4 SAFETY AND PROTECTION
1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
3. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
4. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNERS) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
6. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES', LATEST EDITION.
7. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
9. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
10. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
12. NATURAL VEGETATION AND SOILS SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
13. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

- 1.5 MATERIALS
1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 - OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
B. CONCRETE WATERWAYS, CURB/WALLS, MONSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90% SUBGRADE.
E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 2" OVER 8" OF COMPACTED (95% ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 10" SHEET CS 01
A. ASPHALT COMPACTION SHALL BE A MINIMUM 90% MARSHALL DESIGN.
B. SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
C. AC PAVEMENT TO BE A 1/2" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
D. THICKNESSES OVER 1/2" WILL BE Laid IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

- 1.6 GRADING / SOILS
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER SLAB FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

- 1.7 UTILITIES
1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH EXISTING PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OR UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

- 1.8 SURVEY CONTROL
1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

- 1.9 AMERICAN DISABILITIES ACT
1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
"ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
"RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS, IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

Table with columns for NEW and EXISTING symbols and their corresponding descriptions. Includes symbols for Monument Line, Center Line, Subject Property Line, Easement Line, Ditch Flowline, Fence Line, ATMS Cable, Cable TV Line, Communications Line, Fiber-Optic Cable, Fire Line, Irrigation Line, Natural Gas Line, Overhead Communications, Overhead Power Line, Overhead Telephone Line, Overhead Television Line, Power Line, Power/Communications Line, Power/Telephone Line, Power/Telecomm Line, Roof Drain Line, Secondary Water Line, Sanitary Sewer Line, Steam Line, Storm Drain Line, Telephone Line, Telephone/Comm Line, Underdrain, Underground Communications, Underground Power Line, Underground Telephone Line, Underground Television, Water Line, Contour Line, and Curb & Gutter (STD) and (OUTFALL).

ABBREVIATIONS

Table listing various abbreviations used in the plans, such as ADA, ACRE, ADVANCED TRAFFIC MGMT. SYSTEM, ATM5, B&C, BC, BFG, BLUE, BLUEFO, BLUEG, BLUEIRR, BLUESD, BLUESS, BLUELT, BLUEW, BM, BOP, BOB, BOL, BOT, BOV, BOW, BW, CATV, CBR, CC, COL, COMM, CONC, CONST, CP, CTREE, CUFT, CUD, DEL, DIA or Ø, ACRE, AMERICANS WITH DISABILITIES ACT, ADVANCED TRAFFIC MGMT. SYSTEM, BAR & CAP, BUILDING CORNER, BOTTOM FINISH GRADE, BLUE STAKED ELECTRIC, BLUE STAKED FIBER OPTIC, BLUE STAKED NATURAL GAS, BLUE STAKED IRRIGATION, BLUE STAKED STORM DRAIN, BLUE STAKED SANITARY SEWER, BLUE STAKED TELEPHONE, BLUE STAKED WATER, BENCHMARK, BOTTOM OF FOOTING, BOTTOM OF BOX, BOLLARD, BOTTOM, BLOW-OFF VALVE, BACK OF WALK, FINISH GRADE AT BOTTOM OF WALL, CENTERLINE, CABLE TELEVISION, CONCRETE BARRIER, CURB CUT, COLUMN, COMMUNICATIONS, CONCRETE, CONSTRUCTION, CORRUGATED METAL PIPE, CONTROL POINT, CONIFEROUS TREE, CUBIC FOOT, CUBIC YARD, DELINEATOR, DIAMETER, DIP, DITREE, DYL, EAST, ELECTRIC BOX, ENERGY GRADE LINE, ELEVATION, ELECTRIC METER, ELECTRIC MANHOLE, EDGE OF ASPHALT, EDGE OF CONCRETE, EDGE OF GRAVEL, EDGE OF LAWN, EXISTING, FIRE, FOUNDATION CORNER, FOUNDATION, FOUND OR FOUNDATION DRAIN, FIRE DEPT CONNECTION, FOUND MONUMENT, FOUND SECTION CORNER, FINISHED FLOOR ELEVATION, FINISHED GRADE, FIRE HYDRANT, FLOW LINE, FENCE, CHAIN LINK FENCE, IRON FENCE, VINYL FENCE, WOOD FENCE, WIRE FENCE, FIBER OPTIC, FRONT OF WALK, FEET, NATURAL GAS, GARAGE, GRADE BREAK, GROUND LIGHT, GM, GMH, GUY, GUY WIRE, GAS VALVE, HIGH DENSITY POLYETHYLENE, HEADGATE, ELEVATION, HIGH POINT, HEADWALL OR HIGH WATER, HIGHWAY, IRRIGATION CLEANOUT, IRRIGATION CONTROL VALVE, INVERT ELEVATION, IRRIGATION, LINEAR FEET, LIP OF GUTTER, LOW POINT OR LIGHT POLE, MAXIMUM, MINIMUM, MONUMENT, METAL PIPE, MONITORING WELL, NORTH, NG AT RETAINING WALL, NAIL & RIBBON, SQUARE FEET, NOT TO SCALE, ORIGINAL GROUND, OVERHANG, OVERHEAD COMMUNICATIONS, OVERHEAD POWER, OVERHEAD TELEPHONE, OVERHEAD TELEVISION, PROPERTY LINE, POWER BOX, POINT OF CURVATURE, POC, POINT OF COMPOUND CURVE, POINT OF INTERSECTION, PARKING METER, POWER POLE, POINT OF REVERSE CURVE, PARKING STRIPE, POINT OF CONNECTION, POINT OF TANGENCY, POWER, POLYVINYL CHLORIDE PIPE, RANGE, REINFORCED CONCRETE PIPE, ROOF DRAIN, REVISION, RIGHT-OF-WAY, RAILROAD, SOUTH, SEE ARCHITECTURAL DRAWINGS, MAXIMUM, FOUND MONUMENT, STORM DRAIN CATCH BASIN, METAL PIPE, MONITORING WELL, SPECIFICATIONS, S&M, S&M, SQUARE YARD, SANITARY SEWER, SANITARY SEWER CLEANOUT, SANITARY SEWER MANHOLE, SECTION, S&M, ST, STEAM, STATION, STANDARD, STM, STORM, SYL, SOLID YELLOW LINE, SWL, SOLID WHITE LINE, T, TOWNSHIP, TOP BACK OF CURB, TOP FACE OF CURB, TOP FINISH GRADE, TREE LINE, TMH, TELEPHONE MANHOLE, TOA, TOP OF ASPHALT, TOC, TOP OF CONCRETE, TOF, TOP OF FOOTING, TOG, TOP OF GRATE, TOE, TOP OF SLOPE, TOP OF PIPE, TOP OF WALL, TELEPHONE RISER, TELEVISION, FINISH GRADE AT TOP OF WALL, TRANSFORMER, TRAFFIC SIGNAL POLE, TSP, TRAFFIC SIGNAL BOX, TSB, TRAFFIC SIGNAL BOX, UD, UNDERDRAIN, UGC, UNDERGROUND COMMUNICATIONS, UGP, UNDERGROUND POWER, UGT, UNDERGROUND TELEPHONE, UGTV, UNDERGROUND TELEVISION, U.N.O., UTILITY POLE, VCP, VITRIFIED CLAY PIPE, VP, VERTICAL PIPE, W, WEST OF WATER, WM, WATER METER, WMH, WATER MANHOLE, WS, WATER SURFACE, WTR, WATER, WW, WATER VALVE, WW, WATERWAY



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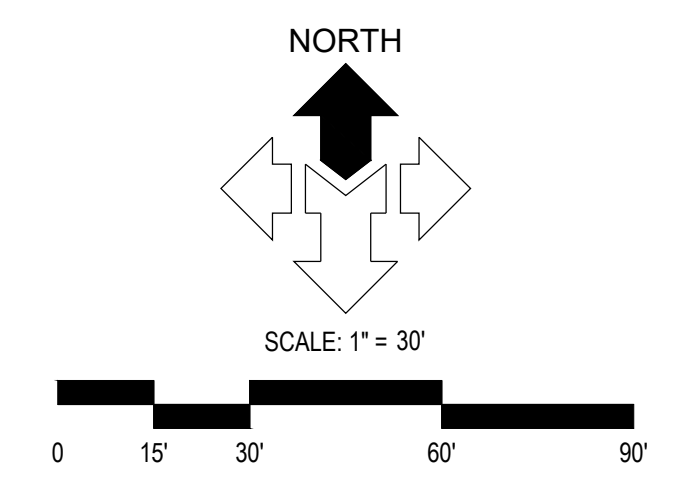
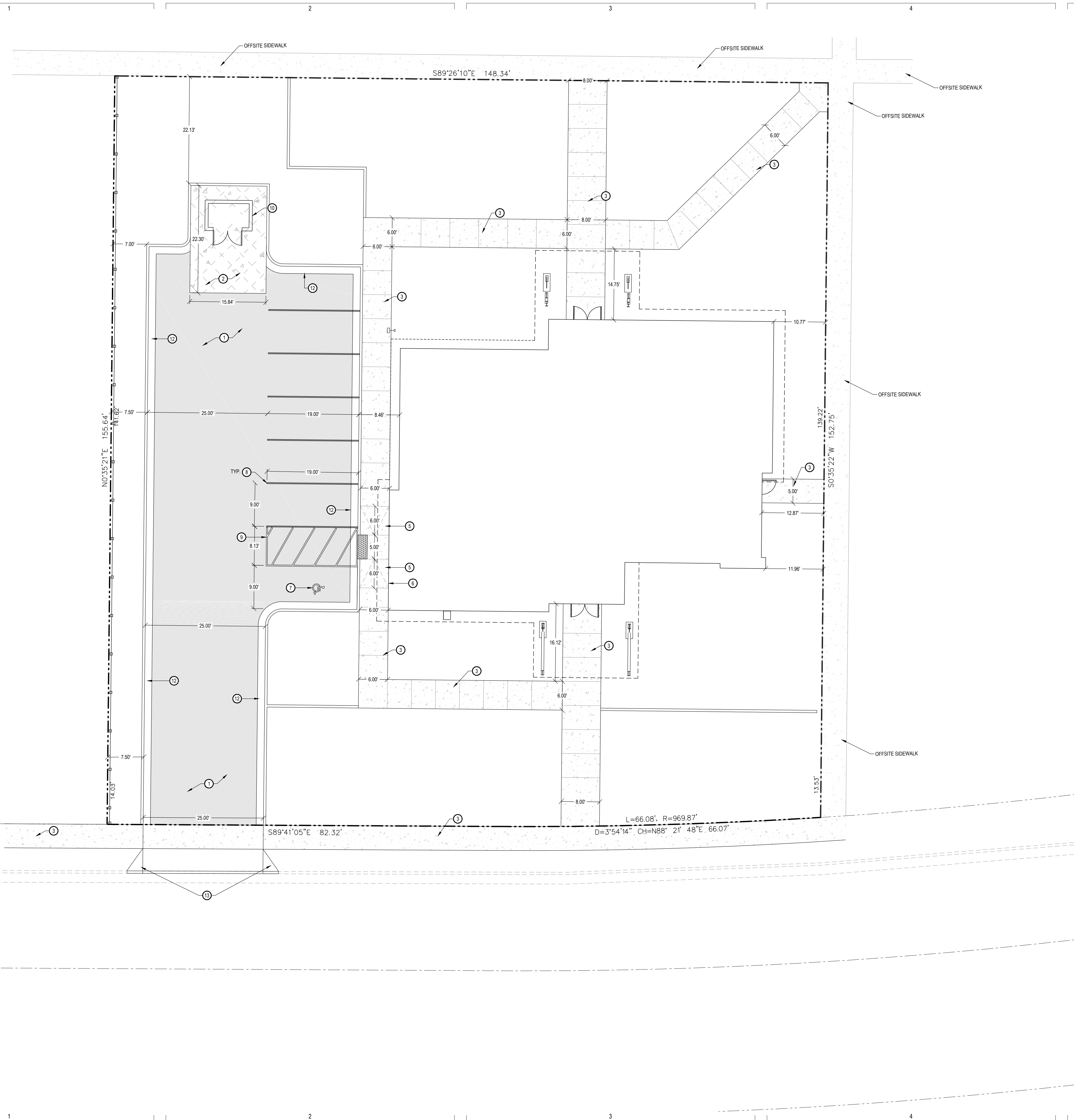
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

WEST POINT SEMINARY
4450 W 920 S
WEST POINT, UTAH
PROGRESS

Table with columns: JOB NUMBER, OWNER, DATE, REV, DATE, DESCRIPTION. Includes Project Number, Issue Date, and Description.

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01



DESCRIPTION	AREA	%
HARDSCAPE	6,637 SQFT	29%
LANDSCAPE	12,153 SQFT	53%
BUILDINGS	4,200 SQFT	18%
TOTAL	22,990 SQFT	100%

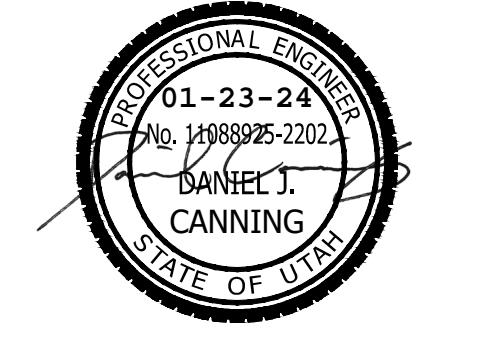
GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.01.
 - ② CONCRETE PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.01.
 - ③ CONCRETE SIDEWALK, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C' AND 'D', SHEET C5.01.
 - ④ ADA RAMP ACCESSIBLE WALK, PER STANDARD CHURCH DETAILS, SEE DETAIL 'D' TYPE B RAMP, SHEET C5.02.
 - ⑤ ADA ACCESSIBLE RAMP, PER APWA STANDARD PLAN 236-1 EXAMPLE 1.
 - ⑥ ADA ACCESSIBLE PARKING STALL SIGN, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
 - ⑦ PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.02.
 - ⑧ 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - ⑨ 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - ⑩ DUMPSTER ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'B, C, D, AND 'E', SHEET C5.03. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ⑪ 24" CONCRETE CURB AND GUTTER - IN FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'E', SHEET C5.01.
 - ⑫ 24" CONCRETE CURB AND GUTTER - OUT FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.01.
 - ⑬ FLARE DRIVE APPROACH PER CITY OF WEST POINT PUBLIC WORKS STANDARD DETAIL '4' TYPE 'B' DRIVEWAY APPROACH (DROP DOWN STYLE).

PARKING STALL COUNT PER WESTPOINT CITY ORDINANCE 17.100.040:
 RELIGIOUS PLACES OF WORSHIP, AUDITORIUMS, ASSEMBLY HALLS - 1 SPACES FOR 5 SEATS.
 5 STALLS STANDARD REQUIREMENT
 7 STALLS PROVIDED
 1 OF 7 STALLS ARE ADA STALLS



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REV DATE DESCRIPTION

HORIZONTAL CONTROL PLAN

C1.01

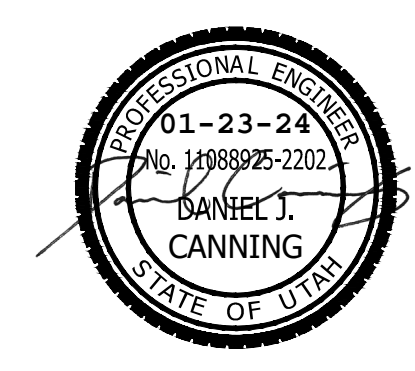


NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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THE CHURCH OF
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PROGRESS

JOB NUMBER: Project Number
OWNER: Owner
DATE: Issue Date
REV DATE DESCRIPTION

GRADING AND DRAINAGE PLAN

C2.01

April 2, 2024

	STORM RUNOFF CALCULATION SHEET	Title: West Point Seminary
	Project No. 24057	Scope: Site Drainage Design
	Engineer: DJC	Drawn: DJC
	Authority: West Point	Check: DJC

Design Philosophy:
The storm water runoff from the project site will sheet flow to catch basins designed around the site where it will be collected and then conveyed by underground pipe to be discharged from the site. Before it is discharged it will be routed through an orifice which will restrict the discharge to the allowable rate of 0.2 cfw/acre and all the storm water in excess of that will be detained by backing up into the collection pipes. Once the storm water passes through the orifice it will be treated by passing through a snout and then be discharged to the city storm drain system. The required storage detention volume is calculated below.

Area Identification (A)	Runoff Coefficient (C)	(C*A)
Paved 6,637 sf (0.15 ac)	0.90	5,973 sf
Roof Area 4,200 sf (0.10 ac)	0.85	3,570 sf
Landscaped 12,153 sf (0.28 ac)	0.15	1,823 sf
Total 22,990 sf (0.53 ac)	0.49 (ave)	11,366 sf

Allowable Discharge Rate = 0.20 cfs/acre
100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.11 cfs

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.67	0.556	1.76	0.00	1.76	0.11	495
10	5.08	0.846	1.34	0.00	1.34	0.11	738
15	4.20	1.05	1.11	0.00	1.11	0.11	900
30	2.82	1.41	0.74	0.00	0.74	0.11	1,146
60	1.75	1.75	0.46	0.00	0.46	0.11	1,278
120	0.97	1.94	0.26	0.00	0.26	0.11	1,078
180	0.66	1.98	0.17	0.00	0.17	0.11	735
360	0.38	2.18	0.10	0.00	0.10	0.10	0
720	0.22	2.63	0.06	0.00	0.06	0.06	0
1440	0.12	2.98	0.03	0.00	0.03	0.03	0

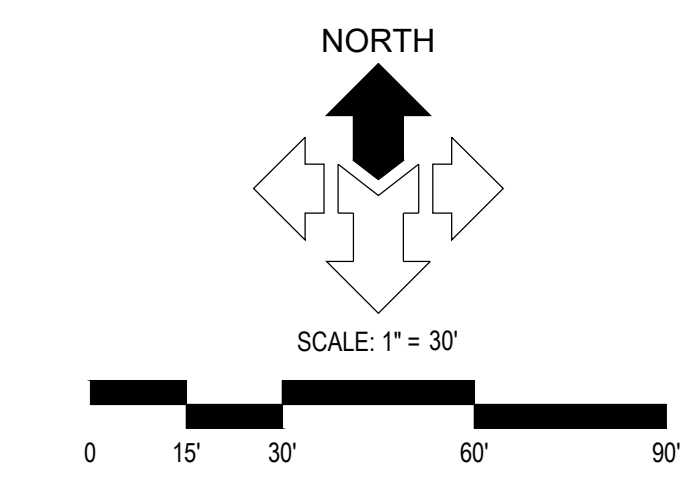
Subsurface Chamber Storage Provided

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Detention Chambers	0	0	1316 cf
Parking Area 2	0	0	0 cf
Total Surface Storage			1316 cf

Total Detention Provided: 1,316 cf
Total Detention Required: 1,278 cf

Orifice Design:
The orifice is designed upon the following data:
Total acreage of development: 0.53 acres
Allowable discharge: 0.11 cfs (0.20 cfs/acre)
Max head (center orifice to hw): 2.35 ft
Diameter for new orifice: 1.6 inch
Use 2.0" Orifice to avoid plugging

$Q = C_d A_o \sqrt{2gh}$



GENERAL NOTES:
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C3.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
- STORM DRAIN PIPE, PER SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- STORMTECH MC-3500 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 1.316 C.F. TOTAL REQUIRED STORAGE = 1.278 C.F. SEE DETAIL '1', SHEET C5.02. GET SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
- LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
- OUTLET CONTROL STRUCTURE WITH ORIFICE AND SNOOT SEPARATOR, SEE DETAIL 'M', SHEET C5.02 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 2974.50', ORIFICE SIZE = 3.7" Ø
- 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M & N', ON SHEET C5.01.
- STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE

LID STORM WATER NOTES:
AS PER CITY REQUIREMENT 80TH PERCENTILE STORM IS TO BE RETAINED ON SITE AS LID MEASURE. 80TH PERCENTILE STORM EQUIVALES TO 0.50" ACROSS THE SITE. PER CALCULATION THE FIRST 958 CF OF STORM WATER IS TO BE RETAINED.
0.50" x 22,990 SQ FT = 958 CF

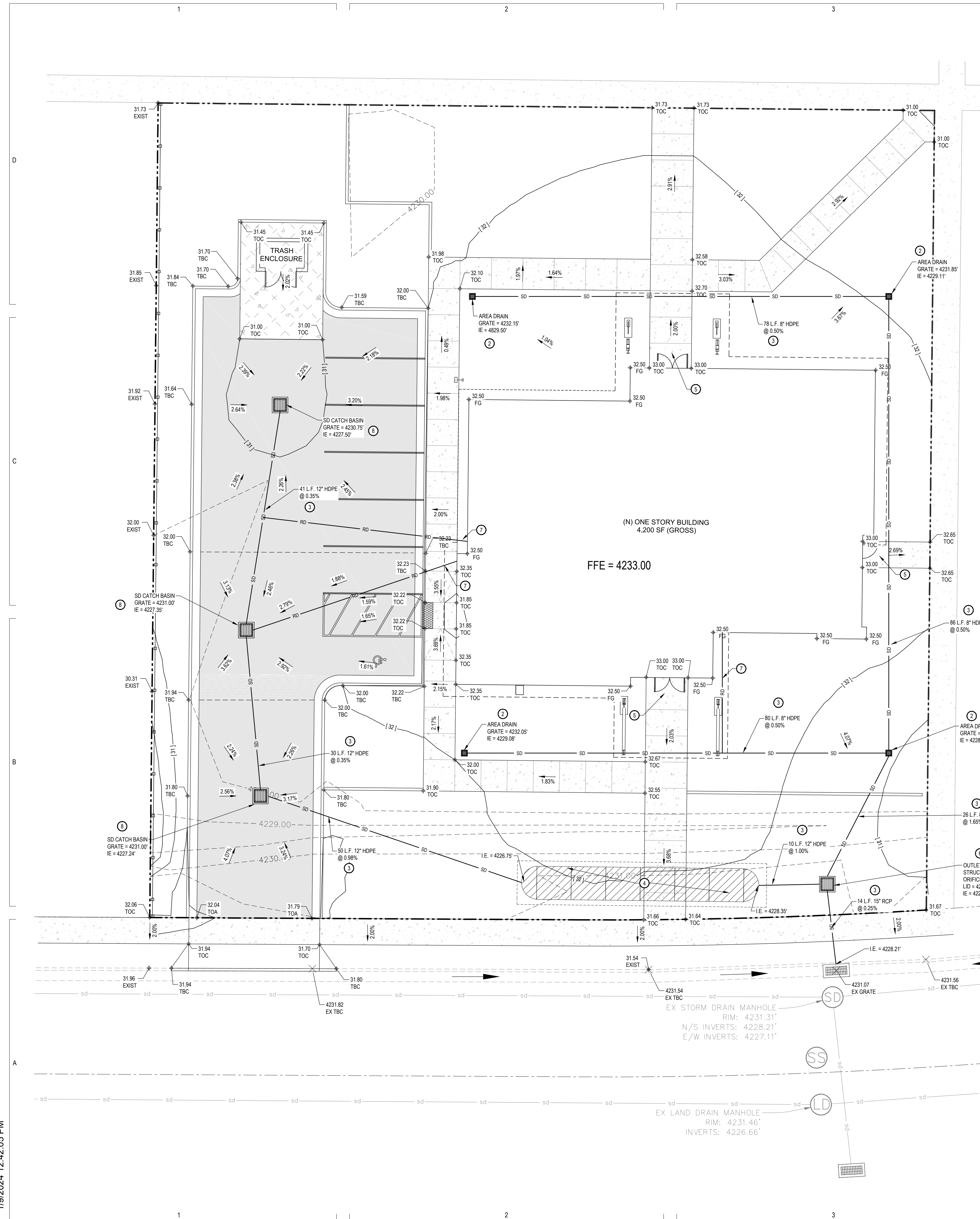
UNDERGROUND STORM CHAMBERS ARE TO BE SET UP SUCH THAT THE WATER RETAINED AND STORED BELOW THE DISCHARGE OUTLET INVERT WILL MEET THE ABOVE CALCULATED LID. REQUIREMENT AND ALL STORM WATER IN EXCESS OF THAT WILL BE DETAINED UNTIL DISCHARGED.

COMMON GRADING ABBREVIATIONS:
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

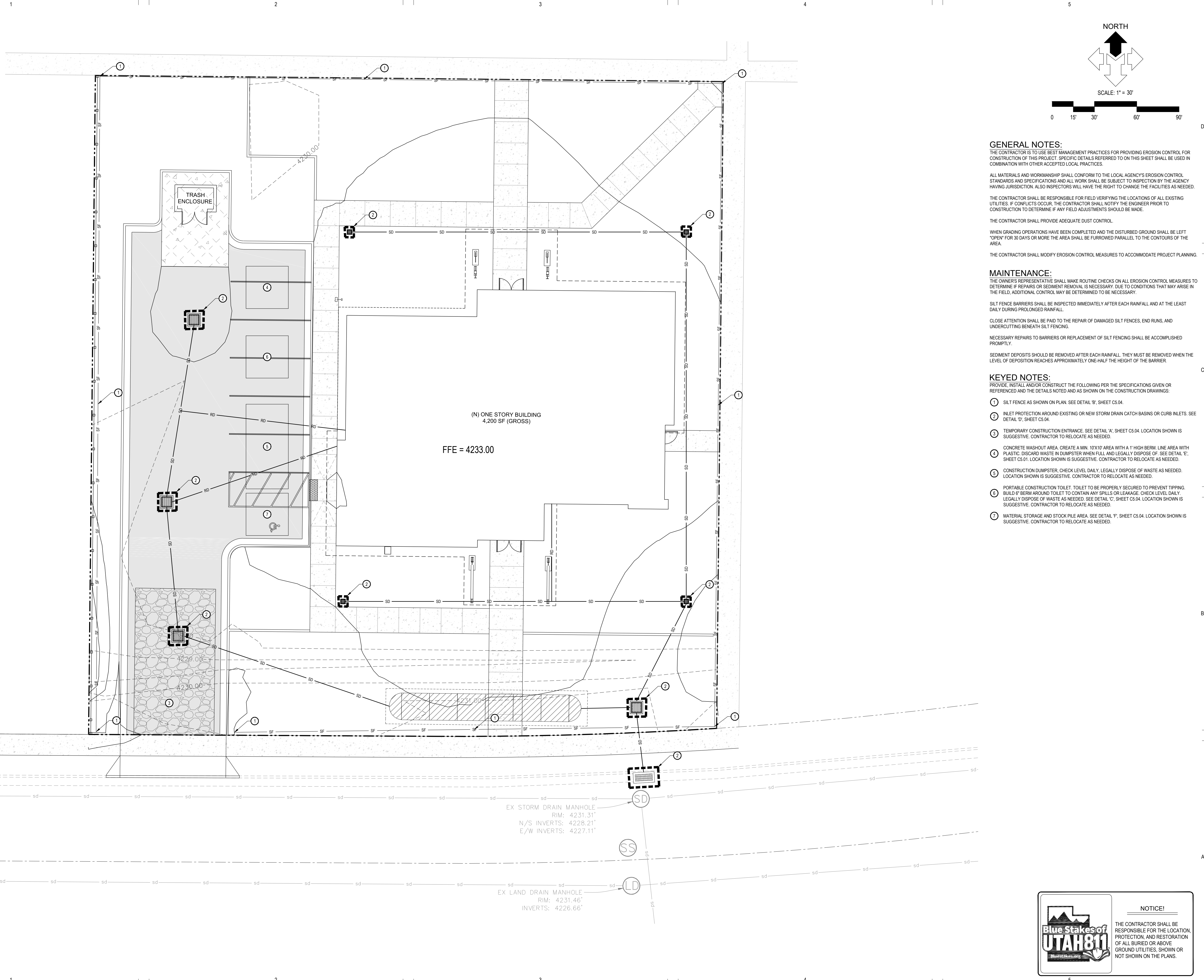
- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT BOX
- SDOB STORM DRAIN DRAIN BOX
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL WATERWAY



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'B', SHEET C5.04.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'D', SHEET C5.04.
- ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'A', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'E', SHEET C5.01. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'F', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



684 W CENTER ST.
MIDVALE, UT 84047
uncommonarch.com
(801) 417-9951



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

WEST POINT SEMINARY

4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER:	Project Number	
OWNER:	Owner	
DATE:	Issue Date	
REV	DATE	DESCRIPTION

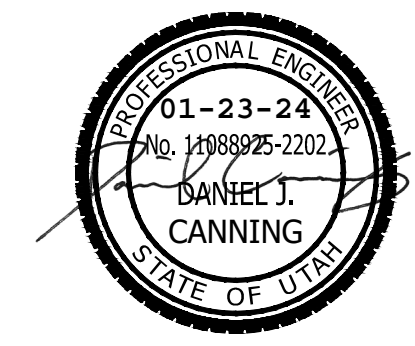
EROSION CONTROL PLAN

C3.01

Blue Stakes of UTAH811

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

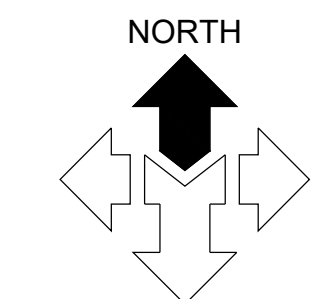
WEST POINT SEMINARY

4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER:	Project Number	
OWNER:	Owner	
DATE:	Issue Date	
REV	DATE	DESCRIPTION

SITE UTILITY PLAN

C4.01



SCALE: 1" = 30'

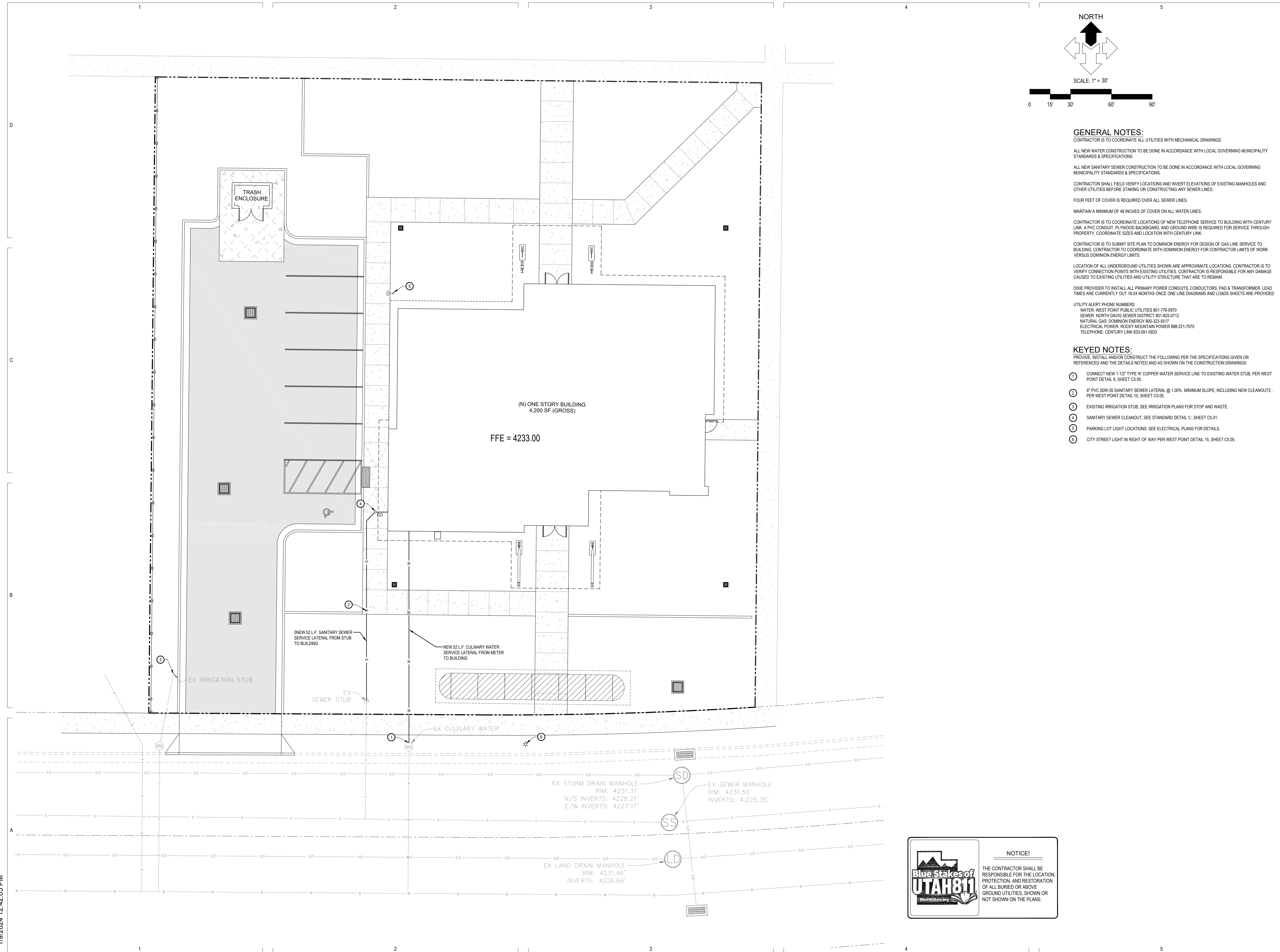


GENERAL NOTES:

- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- DIXIE PROVIDER TO INSTALL ALL PRIMARY POWER CONDUITS, CONDUCTORS, PAD & TRANSFORMER. LEAD TIMES ARE CURRENTLY OUT 18-24 MONTHS ONCE ONE LINE DIAGRAMS AND LOADS SHEETS ARE PROVIDED.
- UTILITY ALERT PHONE NUMBERS
WATER: WEST POINT PUBLIC UTILITIES 801-776-0970
SEWER: NORTH DAVIS SEWER DISTRICT 801-425-0712
NATURAL GAS: DOMINION ENERGY 800-323-5517
ELECTRICAL POWER: ROCKY MOUNTAIN POWER 888-221-7070
TELEPHONE: CENTURY LINK 833-991-0933

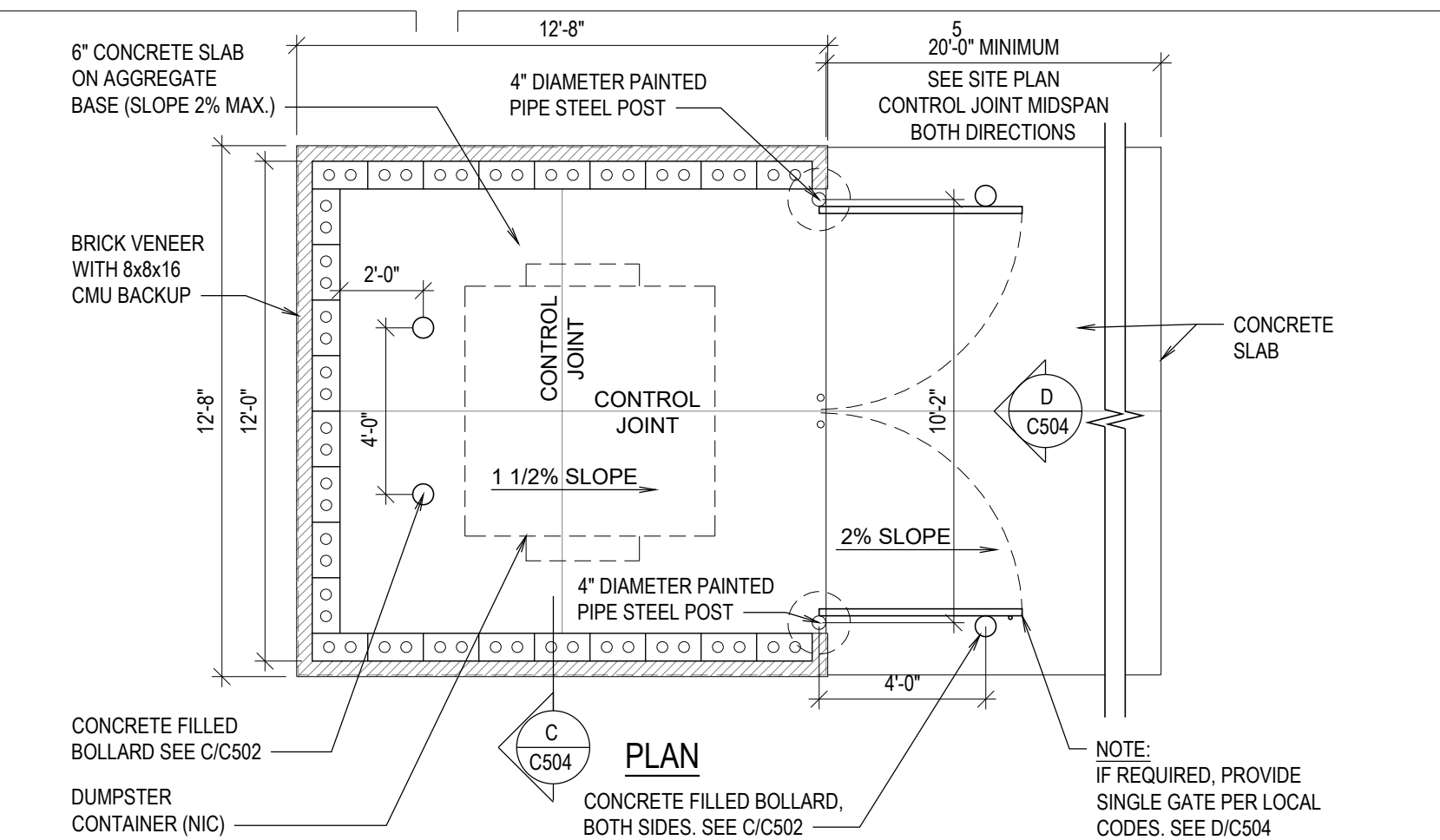
KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① CONNECT NEW 1-1/2" TYPE K COPPER WATER SERVICE LINE TO EXISTING WATER STUB, PER WEST POINT DETAIL 9, SHEET C5.05.
- ② 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS. PER WEST POINT DETAIL 10, SHEET C5.05.
- ③ EXISTING IRRIGATION STUB. SEE IRRIGATION PLANS FOR STOP AND WASTE.
- ④ SANITARY SEWER CLEANOUT. SEE STANDARD DETAIL 'L', SHEET C5.01.
- ⑤ PARKING LOT LIGHT LOCATIONS. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑥ CITY STREET LIGHT IN RIGHT OF WAY PER WEST POINT DETAIL 15, SHEET C5.05.

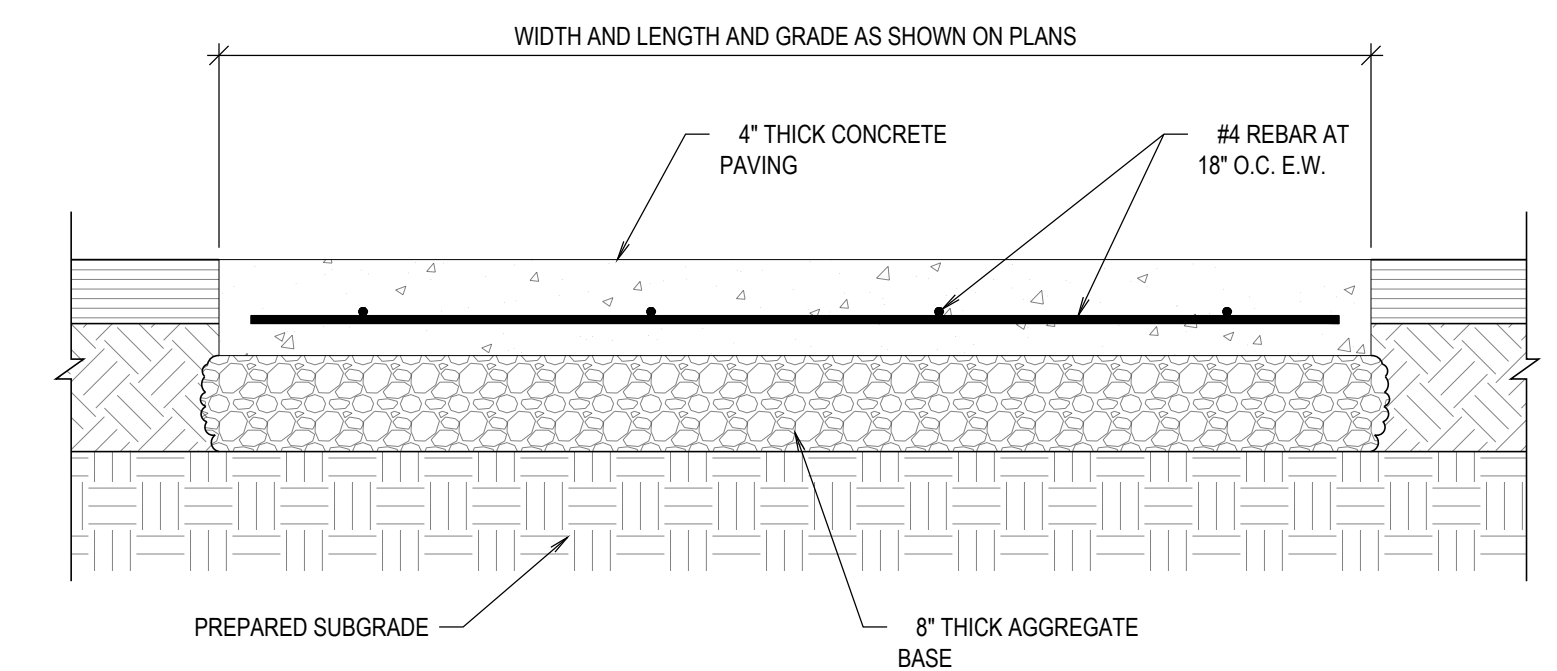


NOTICE!
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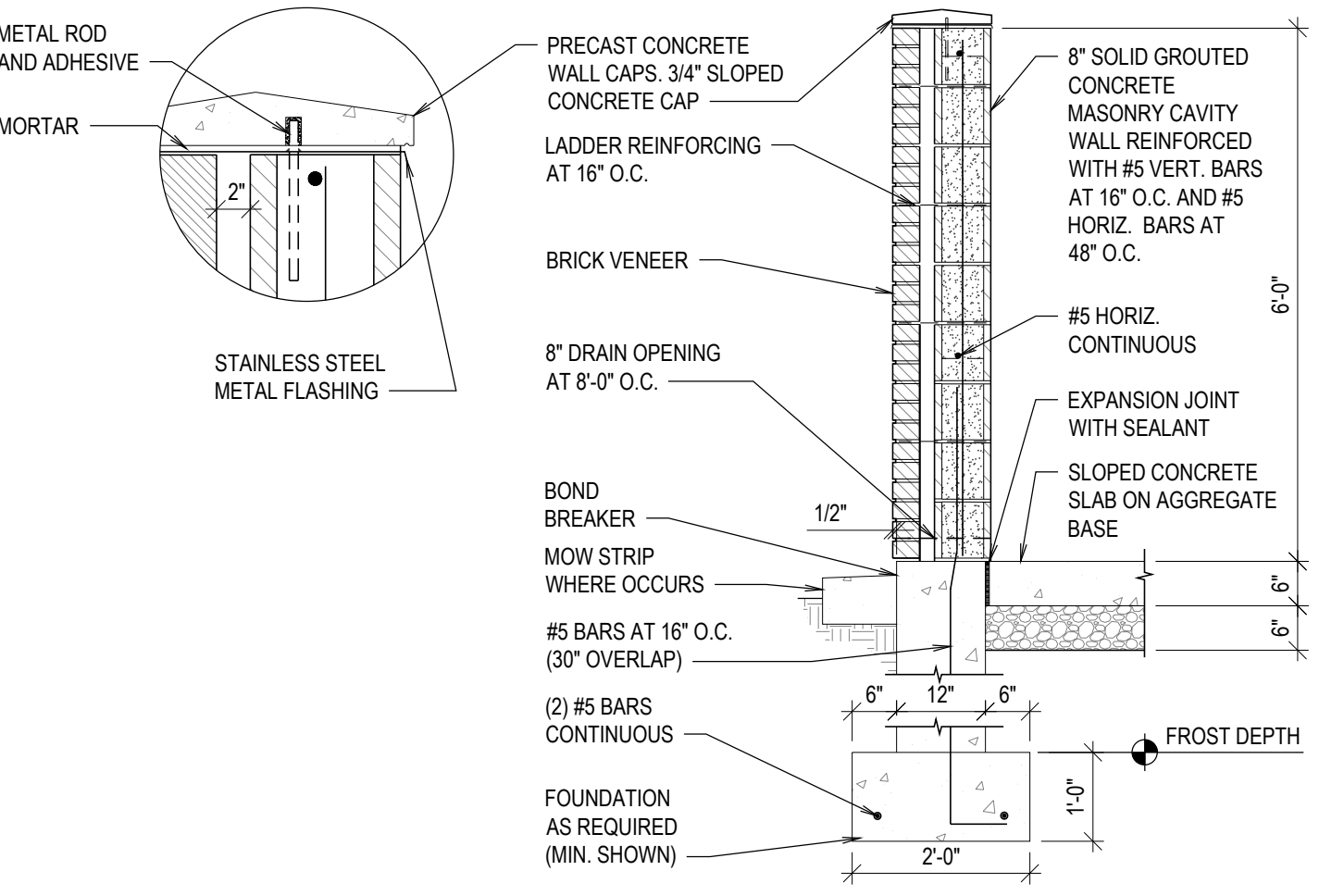
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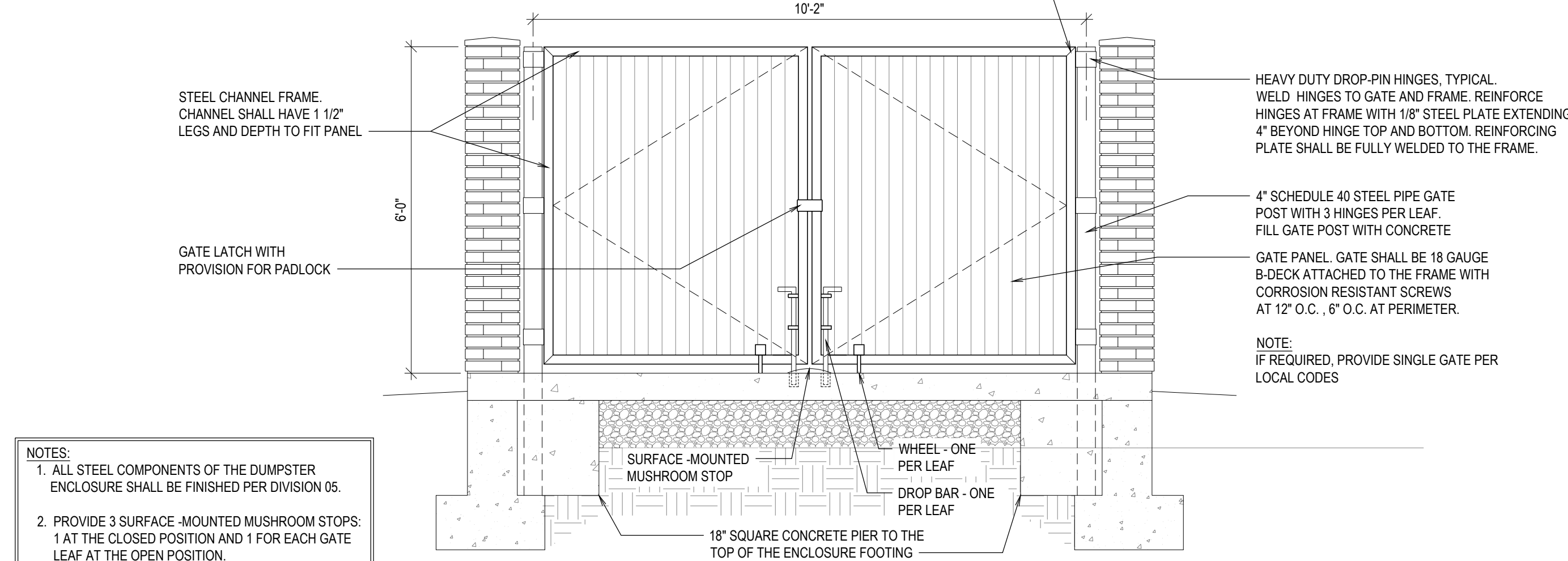
B MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E DUMPSTER PAD SECTION
SCALE: N.T.S.

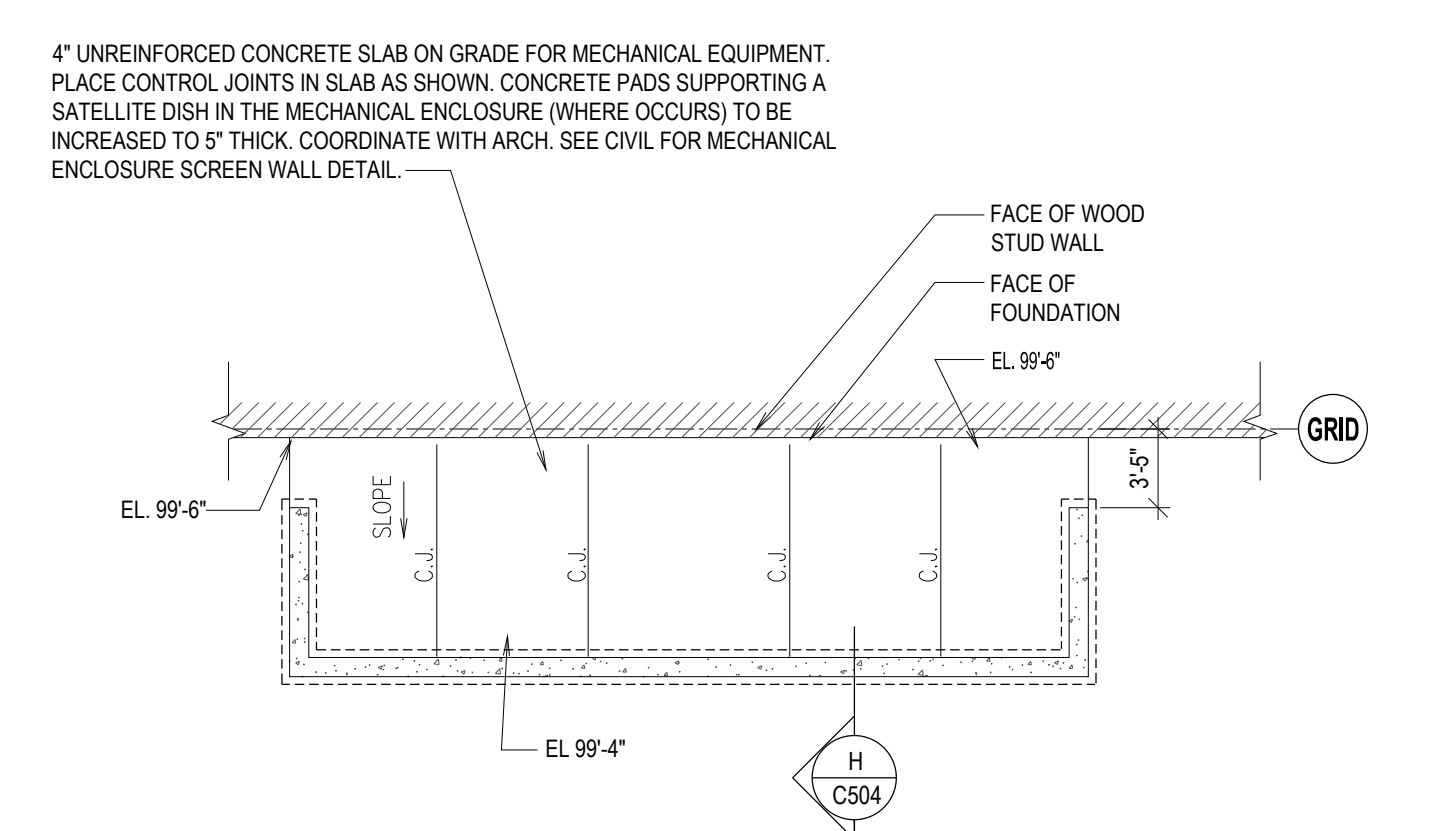


C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.

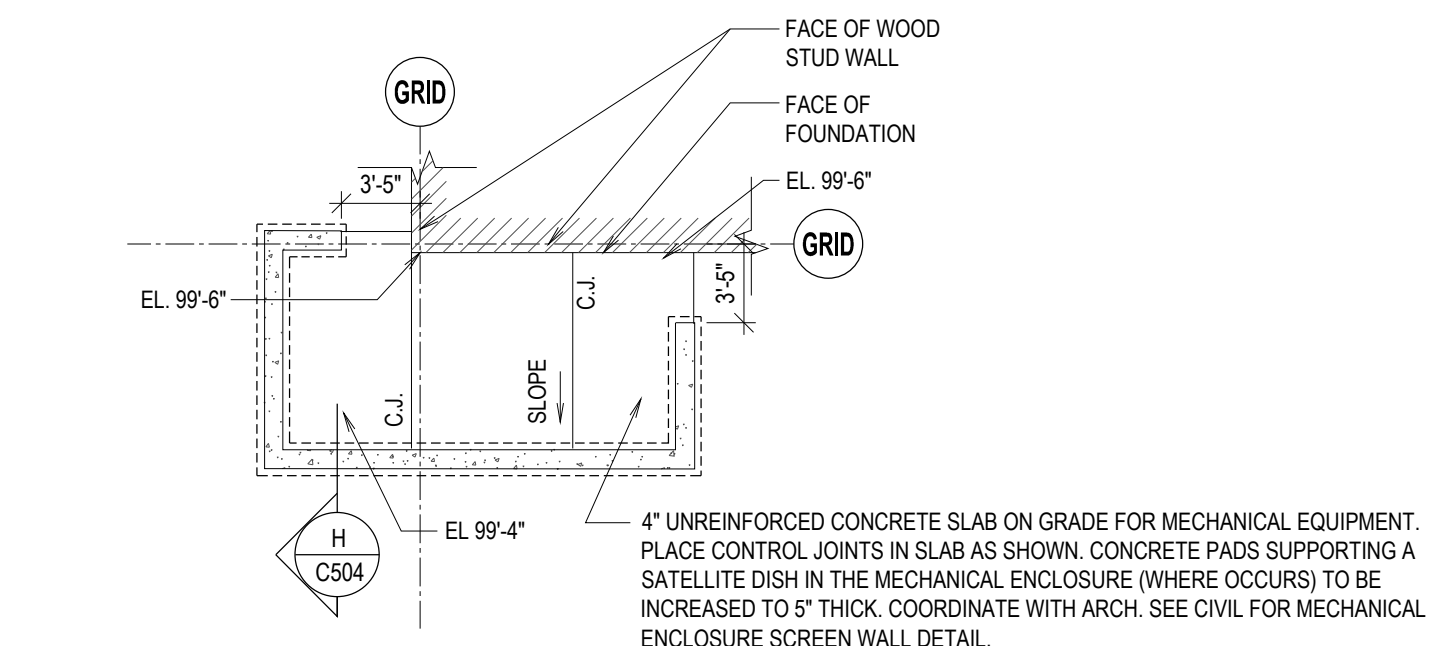


D MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.

NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.
2. PROVIDE 3 SURFACE MOUNTED MUSHROOM STOPS: 1 AT THE CLOSED POSITION AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.

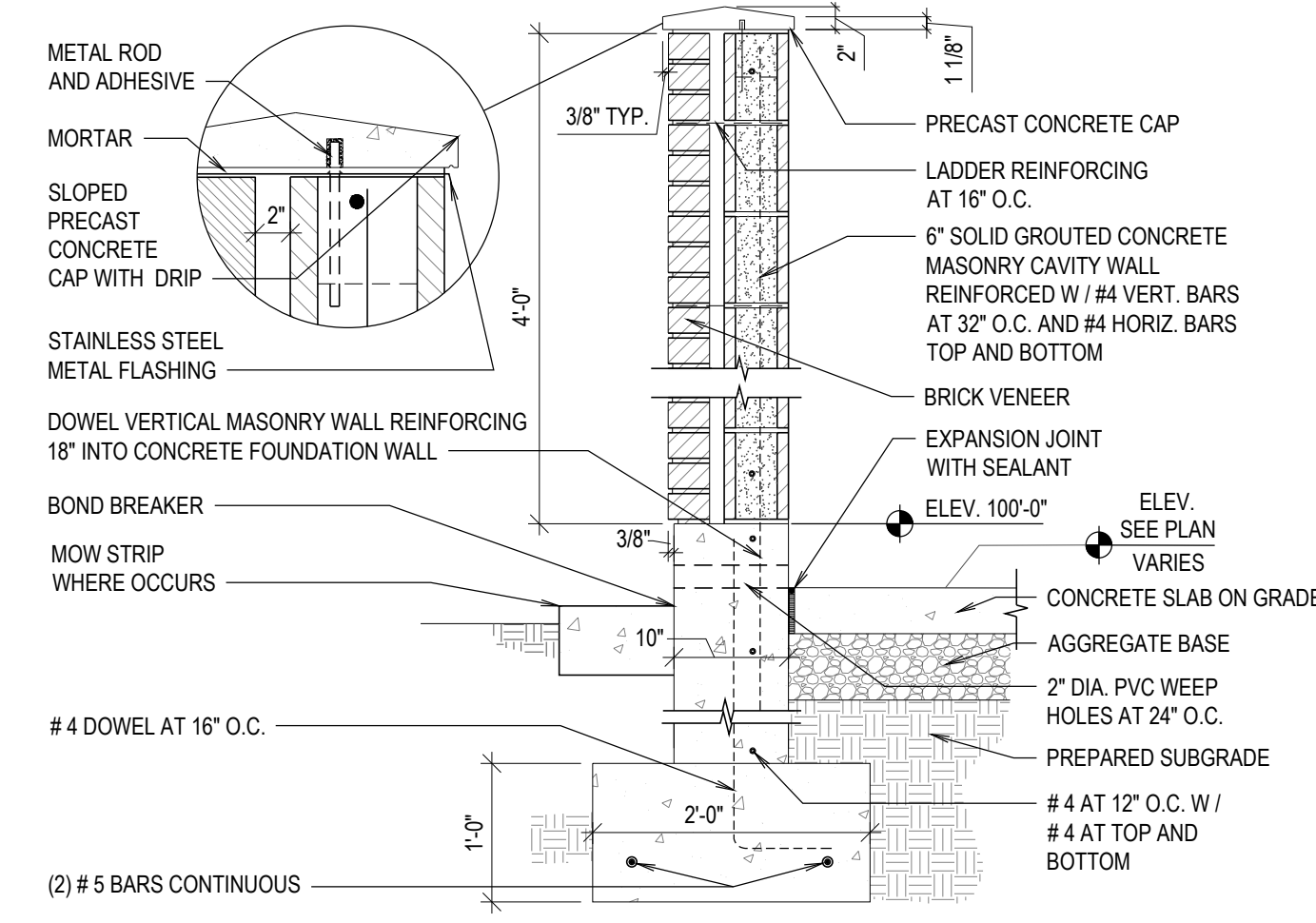


F MECHANICAL ENCLOSURE AT STRAIGHT WALL
SCALE: N.T.S.

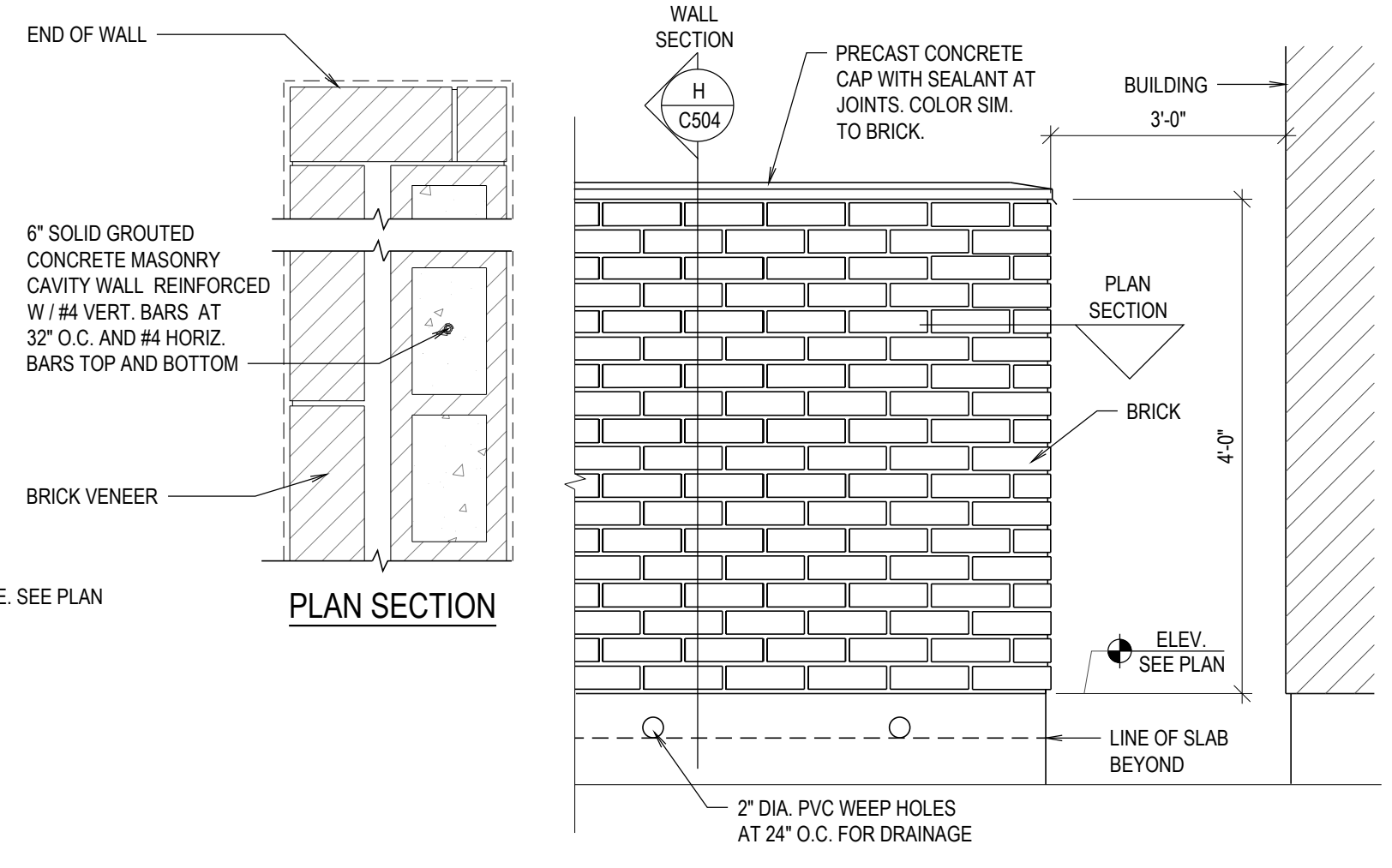


G MECHANICAL ENCLOSURE AT CORNER WALL
SCALE: N.T.S.

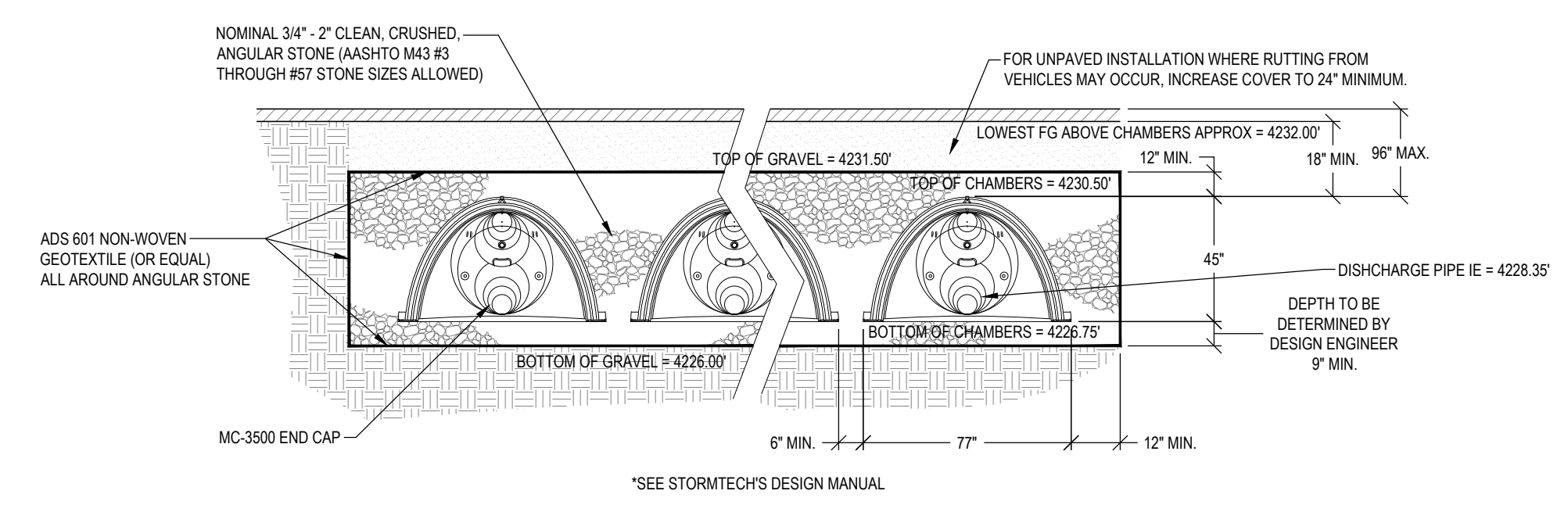
ENGINEER OF RECORD:
DETAIL F AND G IS USED ONLY ON GRANGER STANDARD PLAN PROJECTS



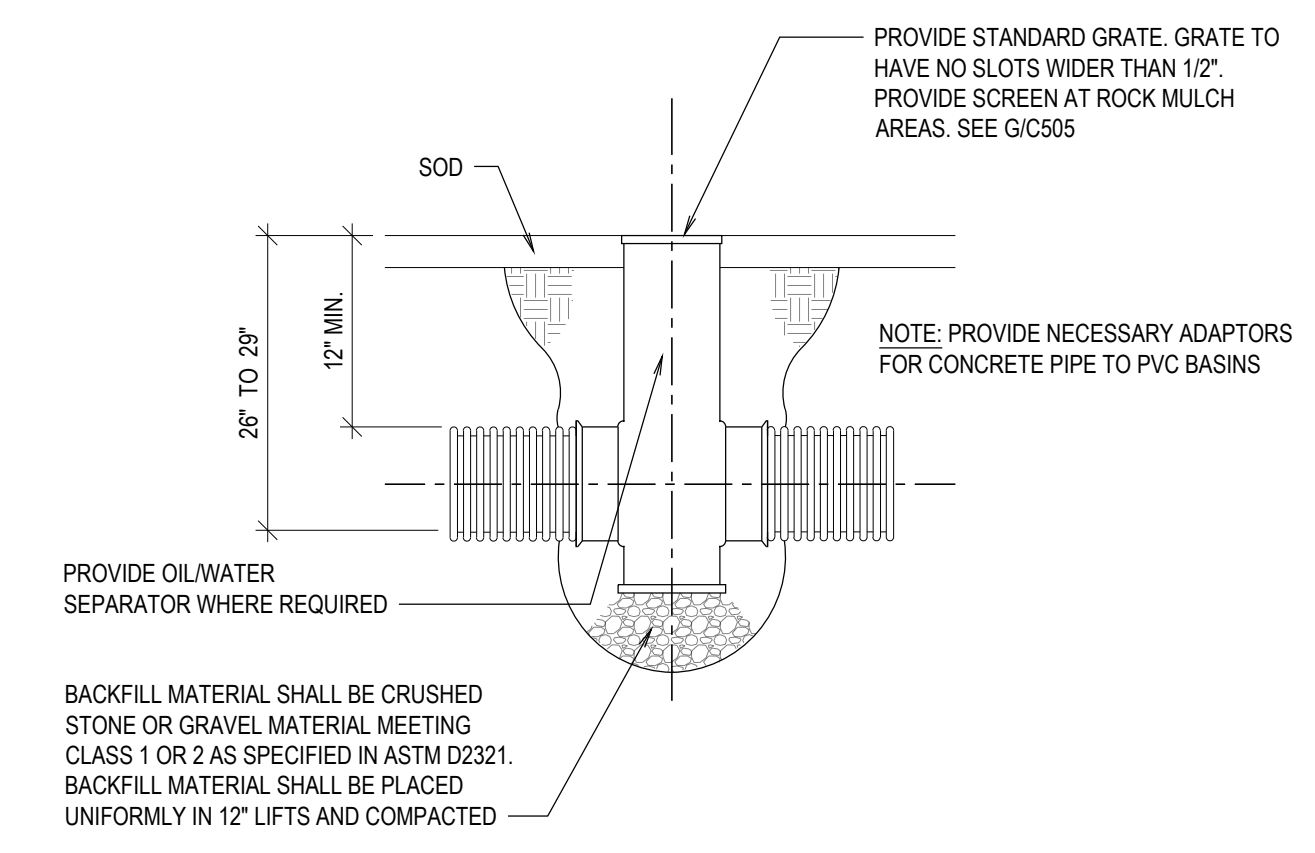
H MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S. (ALTERNATE TO G/C504) - FOR RIBBED SLAB FOUNDATION TYPE



J MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.



STORMTECH CHAMBER SECTION DETAIL
SCALE: N.T.S.



N 12" AREA NYLOPLAST DRAIN BOX
SCALE: N.T.S. NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

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684 W CENTER ST.
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uncommonarch.com
(801) 417-0951

THE CHURCH OF
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WEST POINT SEMINARY

4450 W 920 S
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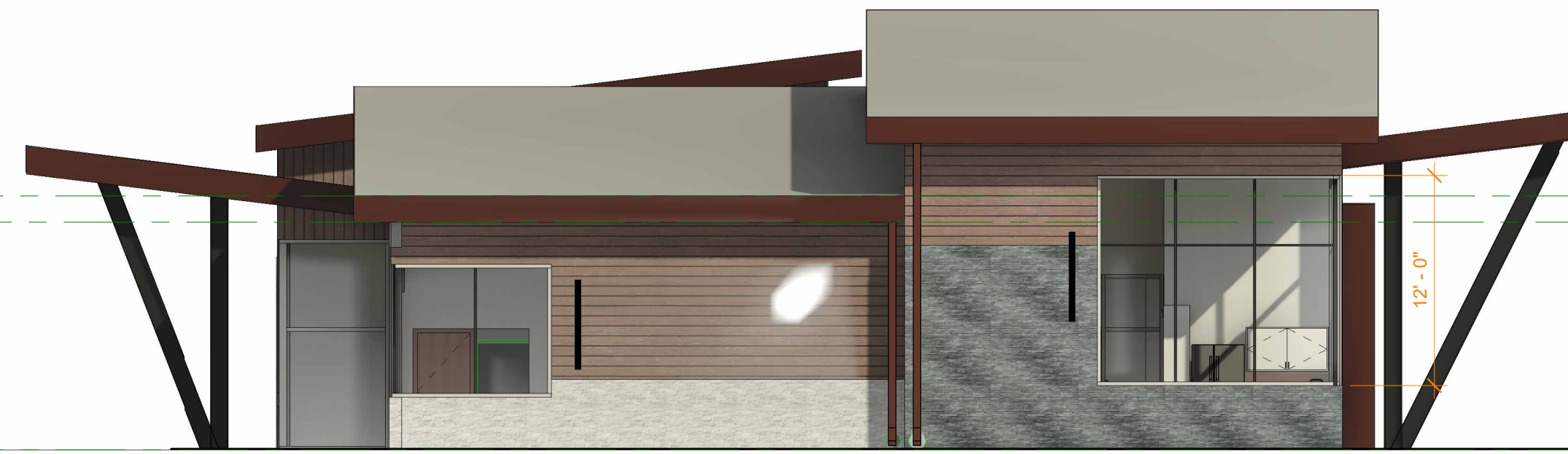
EXTERIOR
ELEVATION

A201

April 2, 2024



1 NORTH ELEVATION
1/8" = 1'-0"



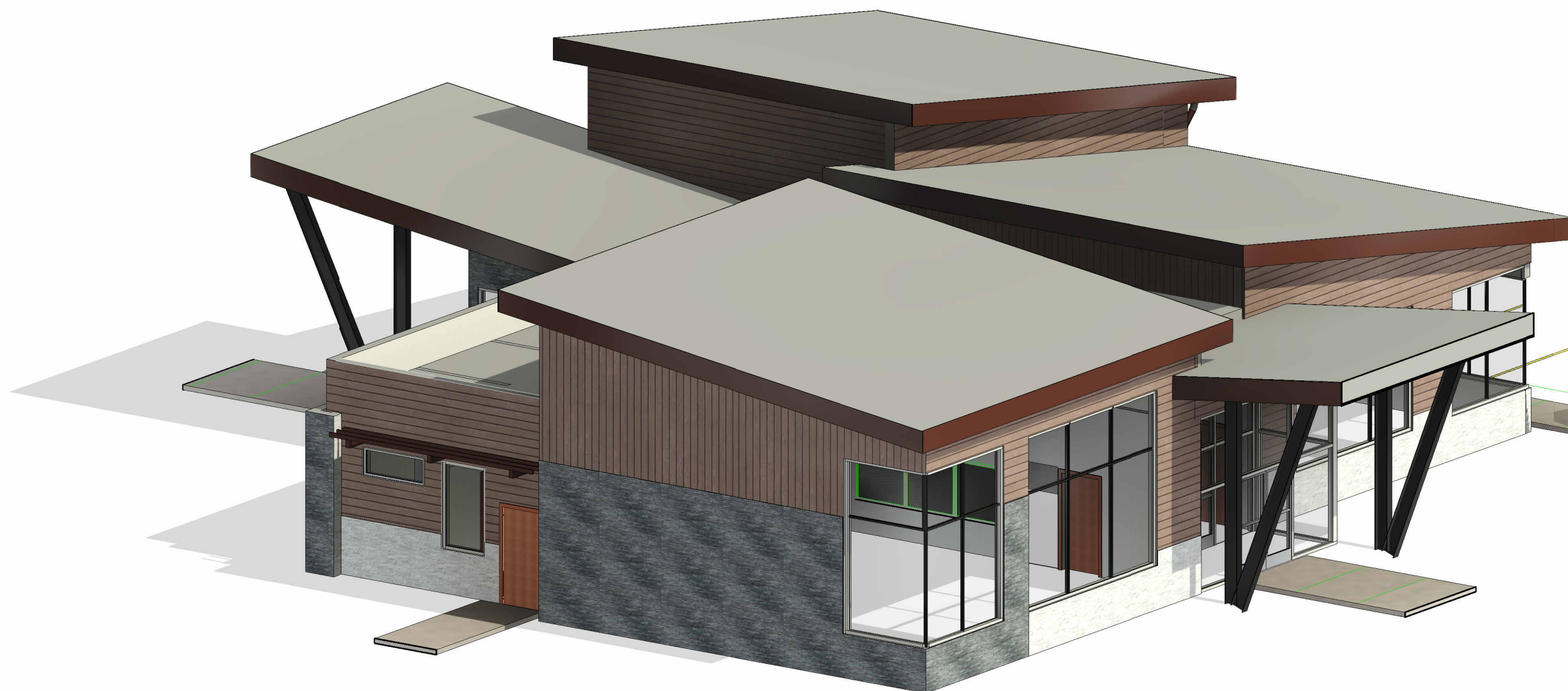
2 WEST ELEVATION
1/8" = 1'-0"



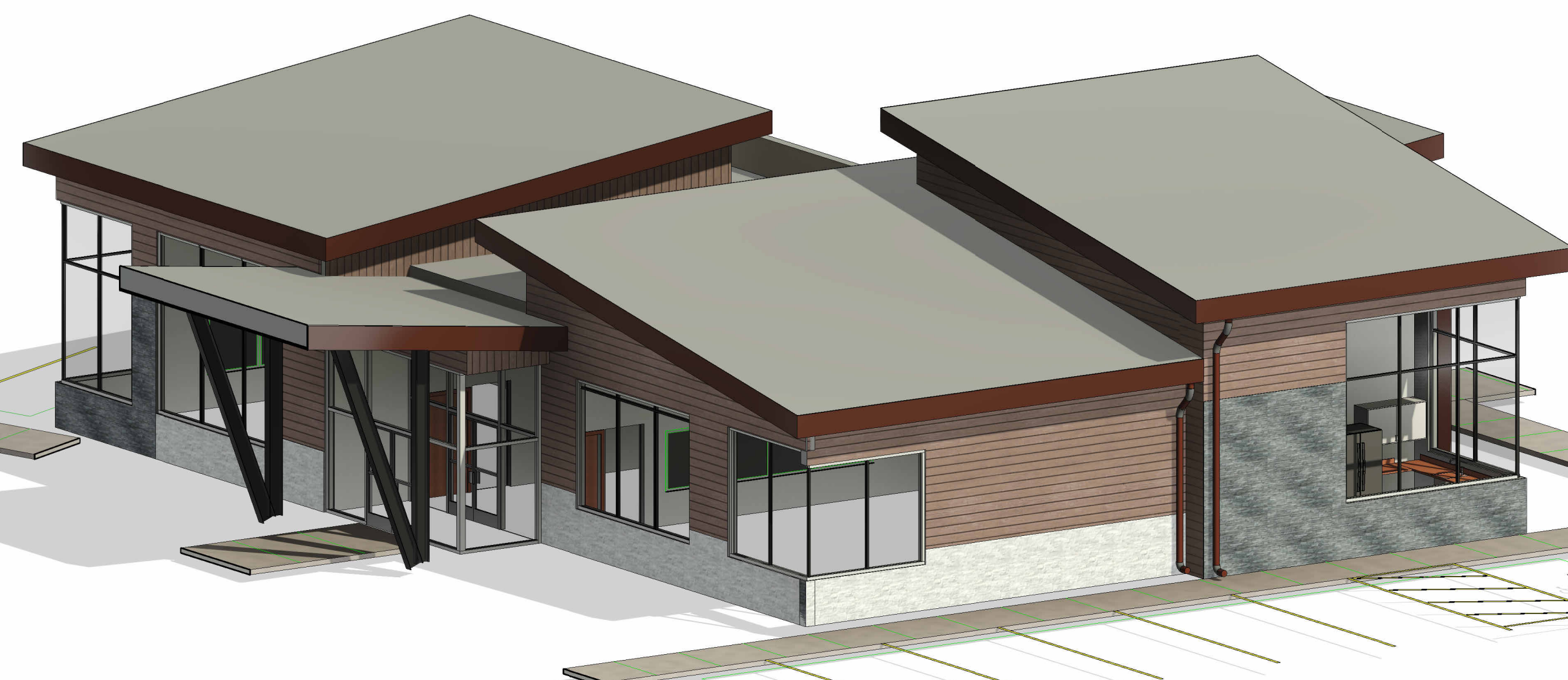
3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

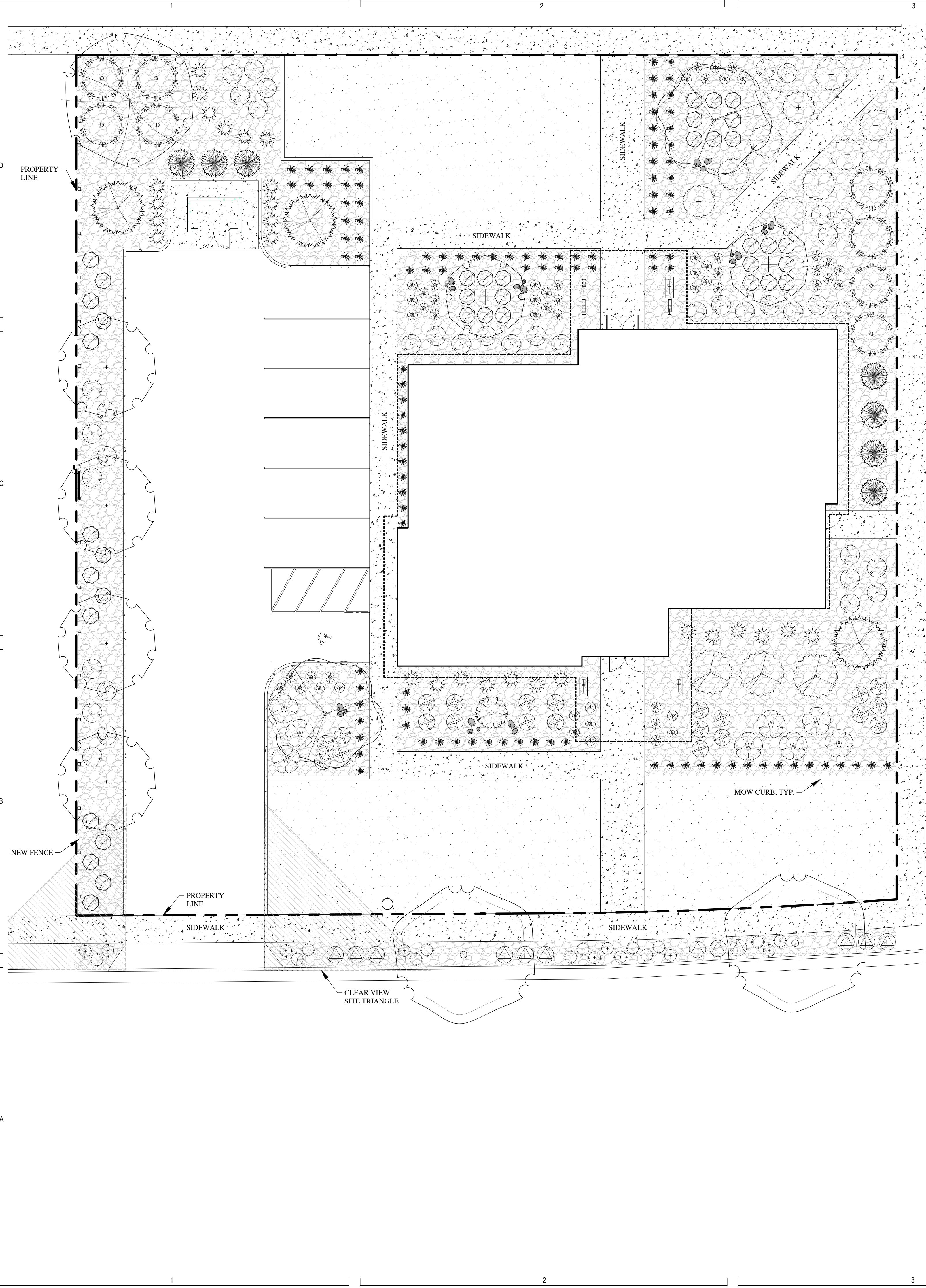


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DECIDUOUS TREE LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER GRISEUM 'MOLLY FORRDHAM' CINNAMON GIRL MAPLE	2	2" CAL.
	ACER PLATANOIDES 'PARKWAY' PARKWAY NORWAY MAPLE*	1	2" CAL.
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY	2	2" CAL.
	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC*	2	2" CAL.
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE JAPANESE ZELKOVA*	4	2" CAL.

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	WEST POINT CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION WATER
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	33% OF TOTAL LANDSCAPE (4,058 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM

LANDSCAPE DATA

TOTAL SITE AREA	22,992 SQ.FT.*	0.53 ACRES
TOTAL LANDSCAPE AREA	12,167 SQ.FT.*	53% OF SITE
SHRUBS/GROUND COVER	8,109 SQ.FT.*	67%
LAWN AREA	4,058 SQ.FT.	33%
TREES ON SITE	21	TOTAL REQ'D = NA PROVIDED = 21
		DECIDUOUS REQ'D = NA PROVIDED = 11
		EVERGREEN REQ'D = NA PROVIDED = 10
		SHRUBS REQ'D = NA PROVIDED = 355
		DROUGHT TOLERANT REQ'D = NA PROVIDED = 355
		DROUGHT TOLERANT PROVIDED = (97%)
ADDITIONAL INFO	NA	
	* PARK STRIP LANDSCAPE OF 529 SQ.FT. NOT INCLUDED IN THIS TOTAL	

LANDSCAPE NOTES:

- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 4" IN ALL LAWN AREAS.
- ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH A SMART CONTROLLER AND A RAIN/FREEZE SENSOR.
- LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD. SEE SOD LAYING NOTES FOR INSTALLMENT INSTRUCTIONS.
- 6" DEEP x 6" WIDE POURED-IN-PLACE FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE A 3/4"-1" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK IN NEPHIL, UTAH. IMPLEMENT AT A 3" DEPTH OVER WEED BARRIER FABRIC.
- ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 5.0 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.

EVERGREEN TREE LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA PUNGENS GLAUCA 'ISELI FASTIGIATA' COLUMNAR COLORADO BLUE SPRUCE*	7	6" TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN AUSTRIAN PINE*	3	6" TALL

PERENNIAL LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACHILLEA PTARMICA 'PETER COTTONTAIL' WHITE YARROW*	21	1 GAL.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY*	110	1 GAL.

GRASS LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	27	5 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS*	55	5 GAL.

DECIDUOUS SHRUB LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA X 'SMNBDL' PUGSTER AMETHYST BUTTERFLY BUSH*	22	5 GAL.
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD*	39	5 GAL.
	RHUS AROMATICA 'GRO-LOW' FRAGRANT SUMAC*	3	5 GAL.
	ROSA MEIDLAND 'WHITE' WHITE MEIDLAND ROSE*	8	5 GAL.
	SPIREA JAPONICA 'MINSPIL04' LITTLE SPARK SPIREA	12	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW SPREADING)*	8	5 GAL.

EVERGREEN SHRUB LEGEND (*WATER WISE PLANT)

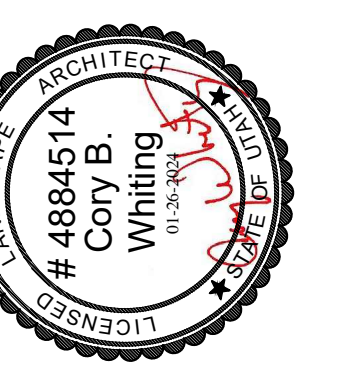
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	MAHONIA AQUIFOLIUM COMPACTA COMPACT OREGON GRAPE*	40	5 GAL.
	PICEA PUNGENS GLAUCA 'GLOBOSA' DWARF GLOBE BLUE SPRUCE* (LOW-GRAFT)	1	5 GAL.
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW*	9	5 GAL.

INERT MATERIAL

	ROCK MULCH - 3/4"-1" SIZE 'SOUTHTOWN' CRUSHED STONE (APPROX. 8,638 S.F. - INCL. PARK STRIP)
	LAWN - KENTUCKY BLUEGRASS BLEND SOD (APPROX. 4,058 S.F.)
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

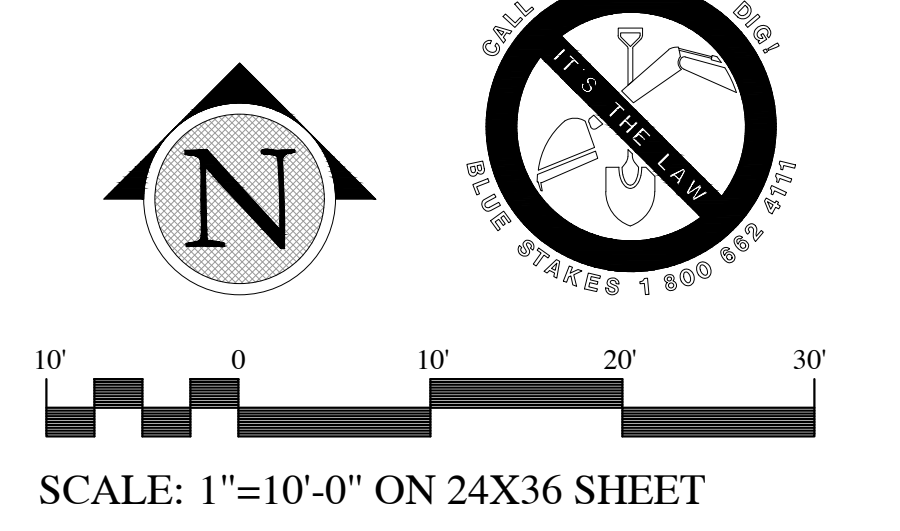


WEST POINT SEMINARY
4450 W 920 S
WEST POINT, UTAH
PROGRESS

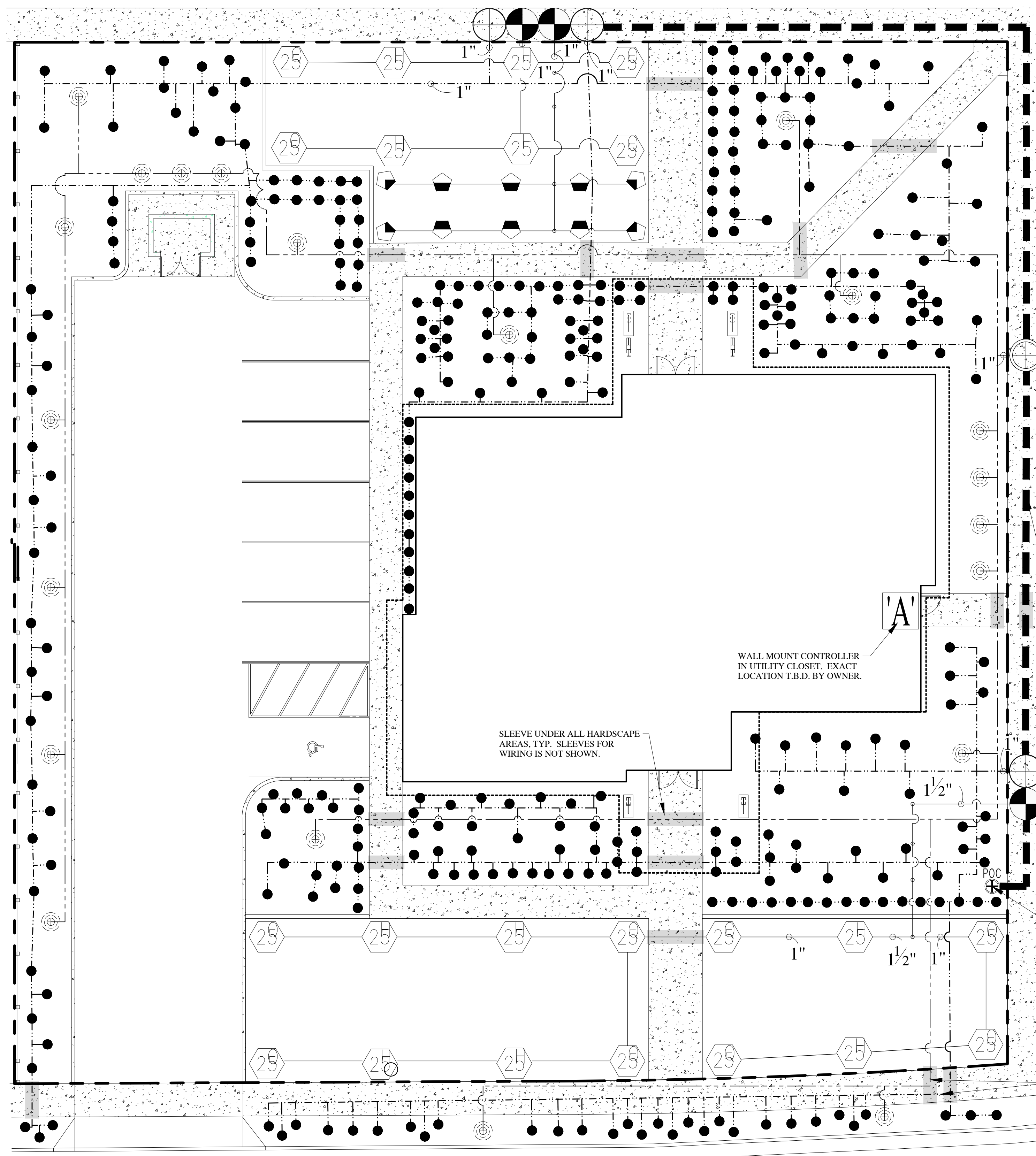
JOB NUMBER: 501-0425
OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
DATE: 02/15/2024
REV DATE DESCRIPTION

LANDSCAPE PLAN

LS101



1	2	3	4
1.0"	1.0"	1.0"	1.0"
DRIP	11.9	10.4	DRIP
40PSI	45PSI	30PSI	40PSI



5
1.0"
7.9
40PSI

5
1.0"
7.9
40PSI

7
1.0"
19.9
45PSI

1-1/2" PRESSURIZED IRRIGATION P.O.C. FIELD VERIFY EXACT LOCATION. SEE DETAIL 1

LATERAL LINES SHOWN IN SIDEWALK FOR CLARITY ONLY. LOCATE IN PLANTER AREAS, TYP.

IRRIGATION LEGEND

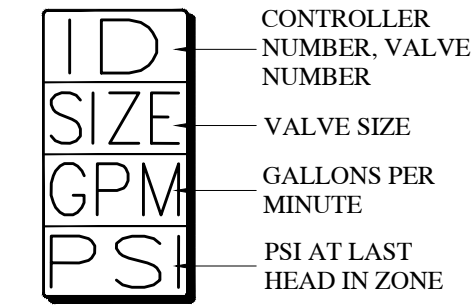
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM					DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ			
●	RAINBIRD XB-20FC	FULL	--	30	--	--	--	--	--	2.0	18.19	SEE DRIP EMITTER LEGEND FOR ADDITIONAL INFO.
●	RAINBIRD XB-20FC	FULL	--	30	--	--	--	--	--	5/12"	16.17	ADJUST ARC AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
●	RAINBIRD 1804-SAM-PRS	O.H.	12"	30	.65	--	1.30	--	--	--	12.13	
●	RAINBIRD 5000-MPR-25	O.H.	25"	45	1.00	--	1.98	--	--	--	14	
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-12-CWM)										2, 3	COORDINATE LOCATION WITH OWNER
○	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44 NP										1, 7	IN 10" RND. VALVE BOX
○	1" AMIAD MINI SIGMA AUTO FLUSH FILTER (IN GUARDSHACK ENCLOSURE)										1, 5	CONNECT TO POWER & DRAIN
○	REMOTE CONTROL VALVE: RAINBIRD PEB AUTOMATIC CONTROL VALVE, SIZE PER PLAN										10	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD KCZ-100-PRB-COM PER PLANS (FOR SHRUBS)										15	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD KCZ-075-PRF OR KCZ-100-PRB-COM PER PLANS (FOR TREES)										16	JUMBO VALVE BOX
○	1-1/2" POINT OF CONNECTION TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.										1	BY GENERAL CONTRACTOR
○	DRAIN VALVE: GRACO WELD TOP										6	REFERENCE DETAILS
○	MAINLINE: 1-1/2" SCH 40 PVC OR OTHERWISE NOTED.										8, 9, 10	REFERENCE DETAILS
○	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC										8, 9	REFERENCE DETAILS
○	DRIP LATERAL LINE FOR TREES (SIZE AS REQUIRED)										16	REFERENCE DETAILS
○	DRIP LATERAL LINE FOR SHRUBS (SIZE AS REQUIRED)										18, 19	REFERENCE DETAILS
○	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.										9	REFERENCE DETAILS
○	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN.										1, 2, 8, 9	REFERENCE DETAILS
○	NOT SHOWN										14	14 GAUGE SINGLE STRAND WIRE. REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2 GPH)
SHRUBS	1	XB-20 (2 GPH)
TREES (PLUS NETAFIM AS REQ)	1	XB-10 (1 GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.

VALVE ID TAG

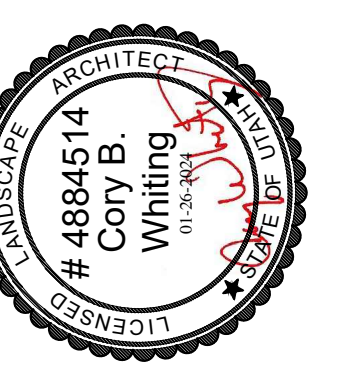


IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH 110% HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1-1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13 GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
- LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON-SURFACE DRIP LINE FOR TREES.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- VALVE CONTROL WIRING SHALL BE 18 GAUGE COPPER SINGLE OR MULTI-STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.



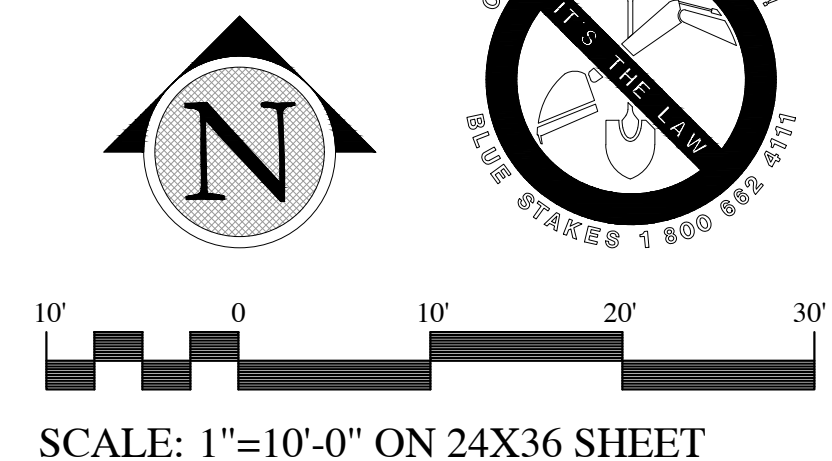
684 W CENTER ST.
MIDVALE, UT 84047
uncommonarch.com
(801) 417-9991



WEST POINT SEMINARY

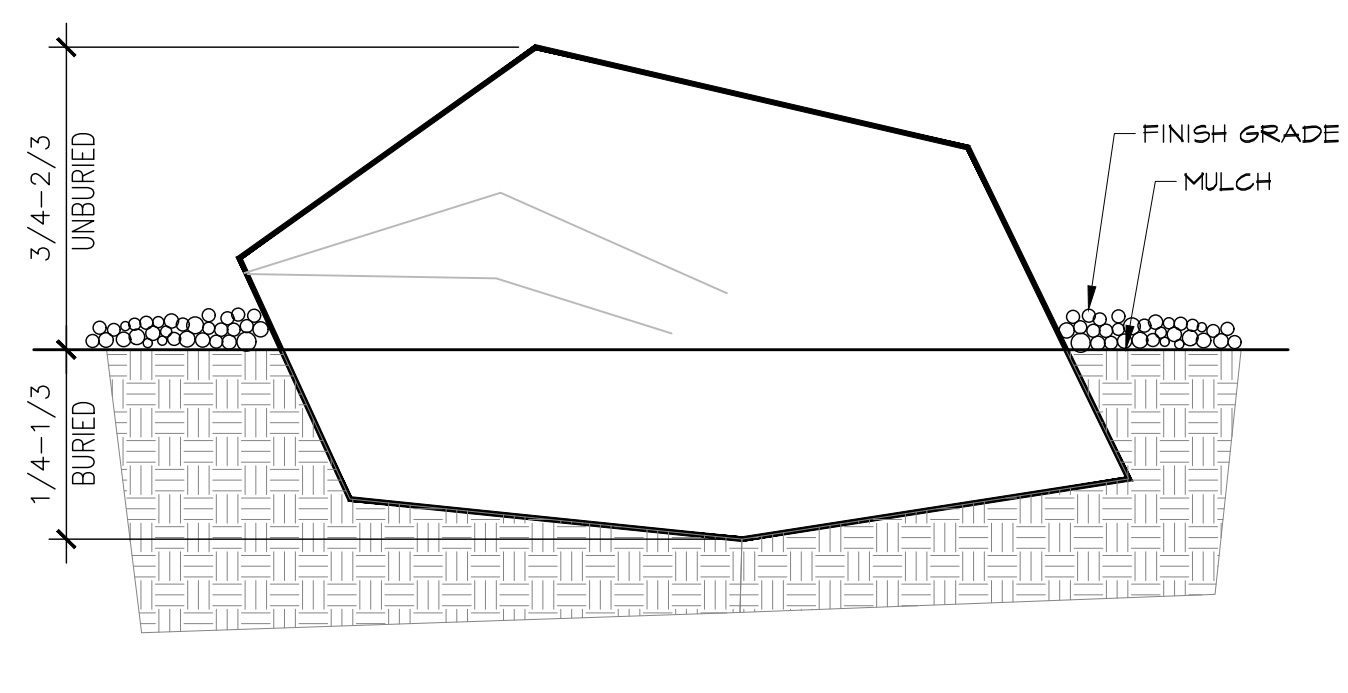
4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER: 501-0425
OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
DATE: 02/15/2024
REV DATE DESCRIPTION

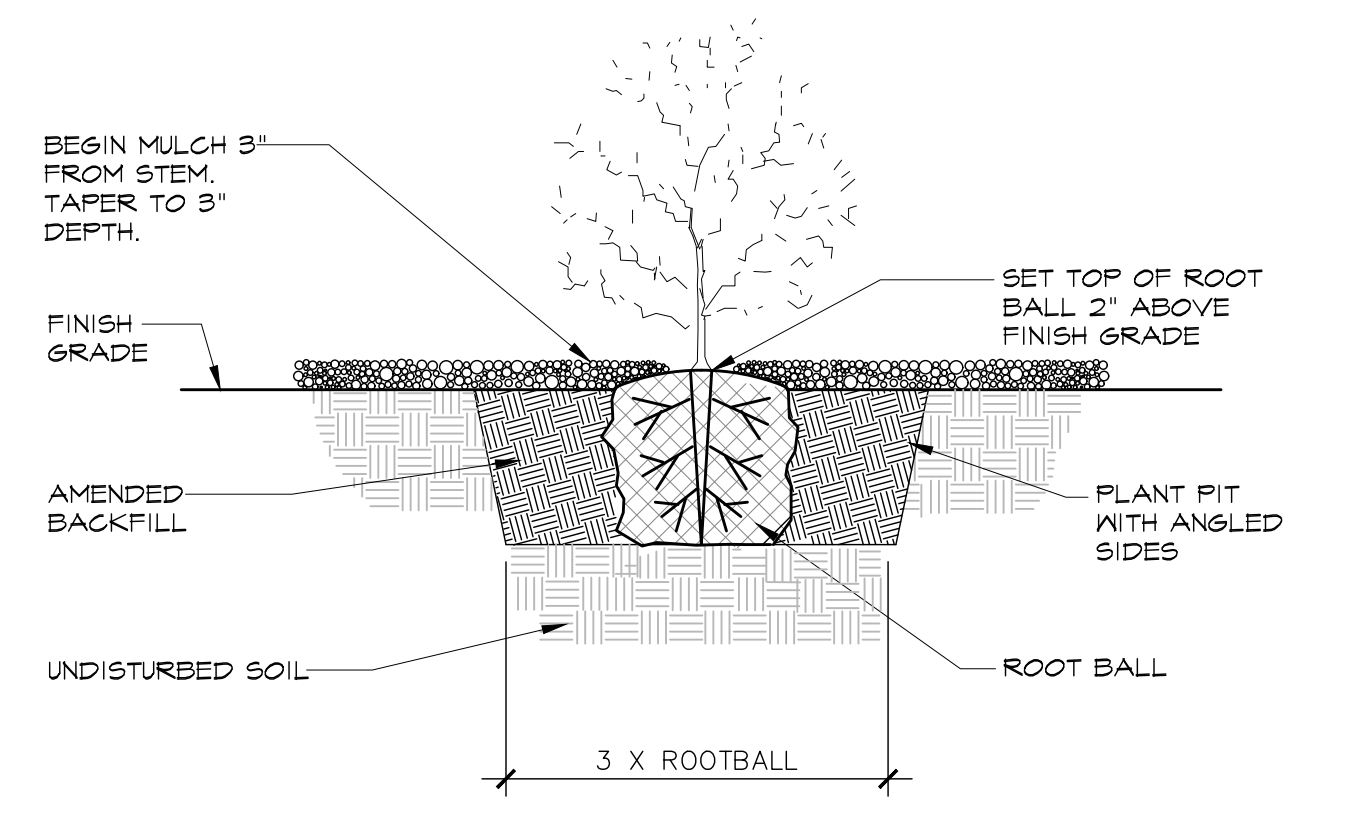


IRRIGATION PLAN

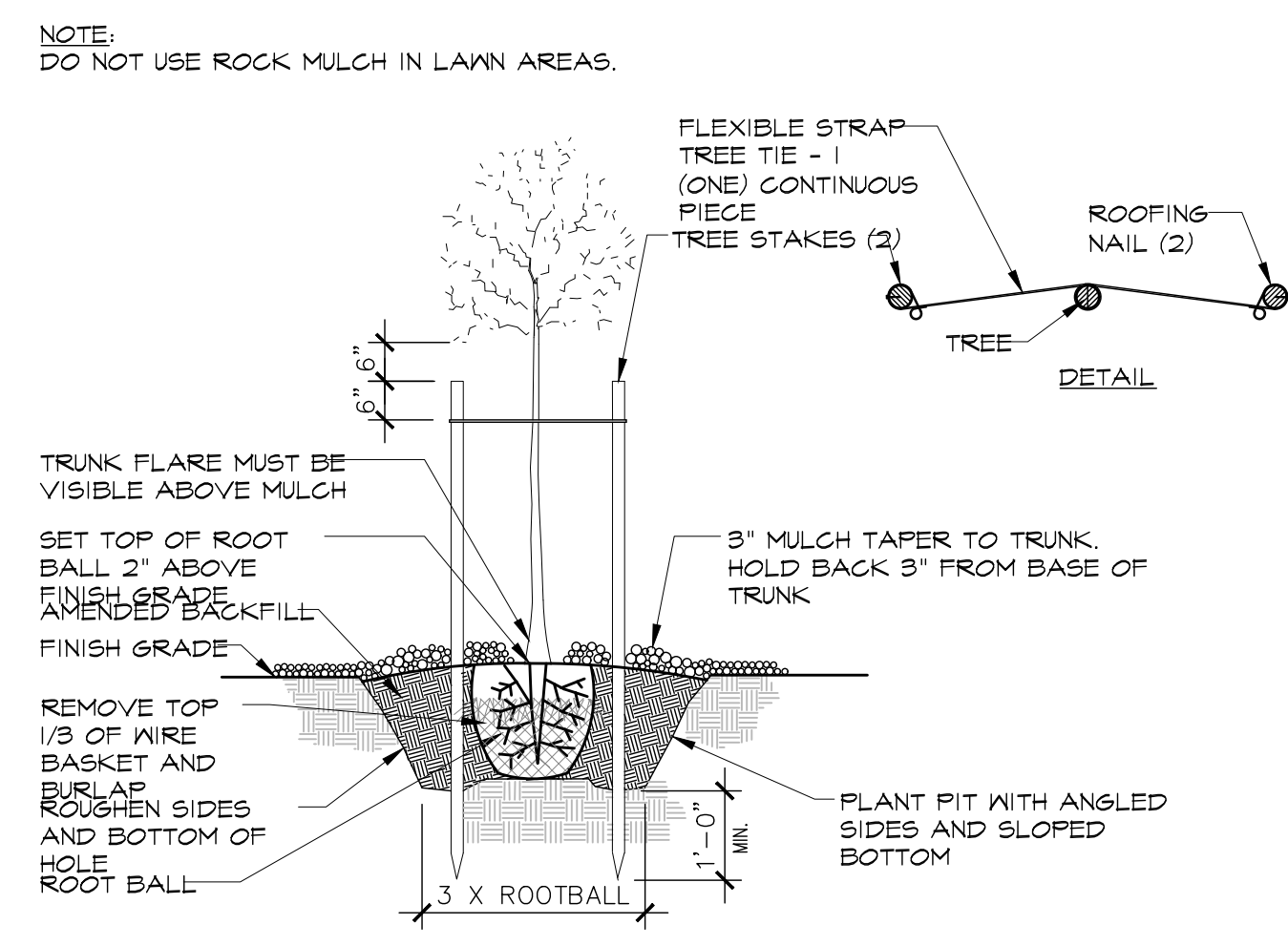
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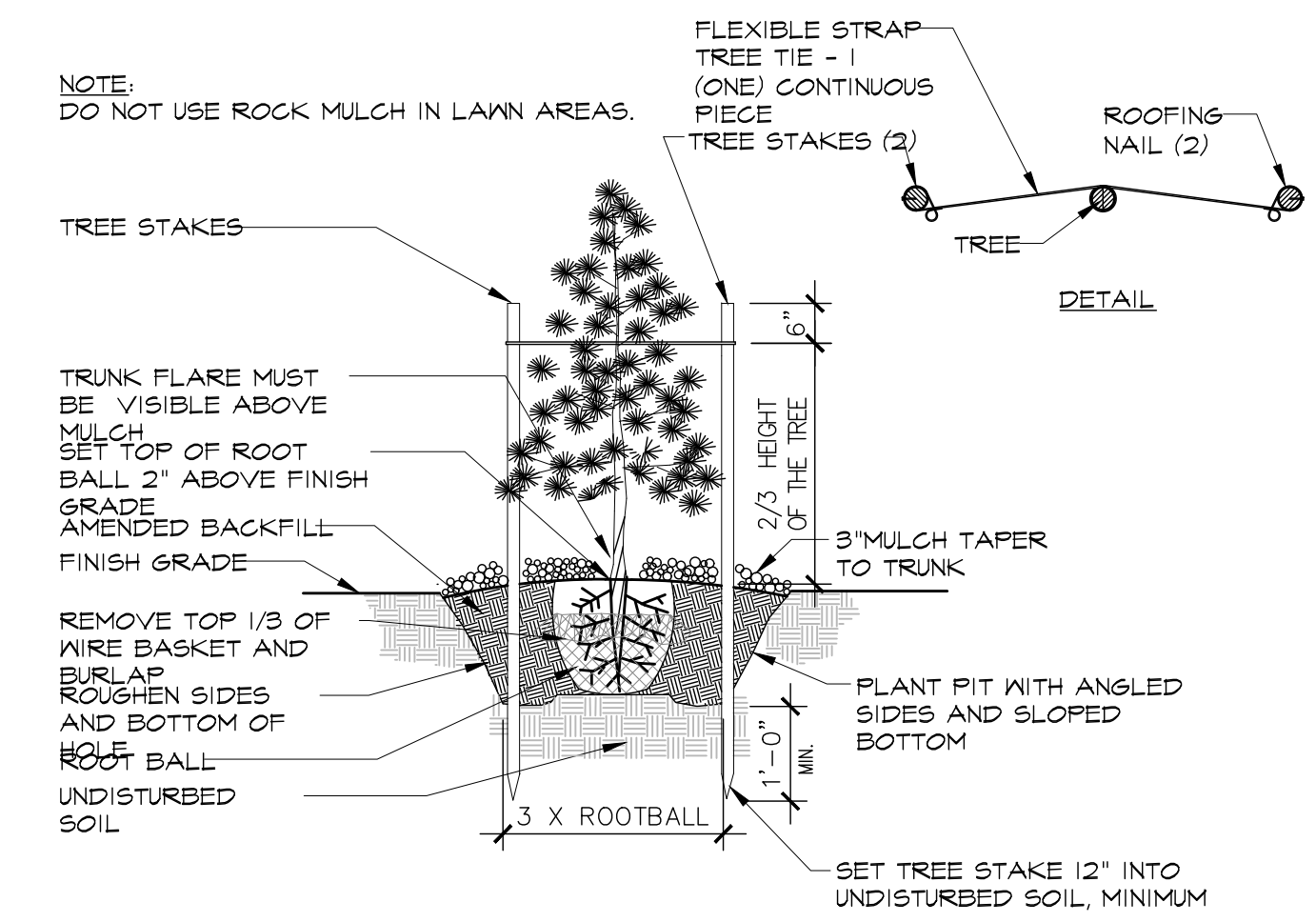
1 BOULDER PLACEMENT DETAIL
SCALE: NTS



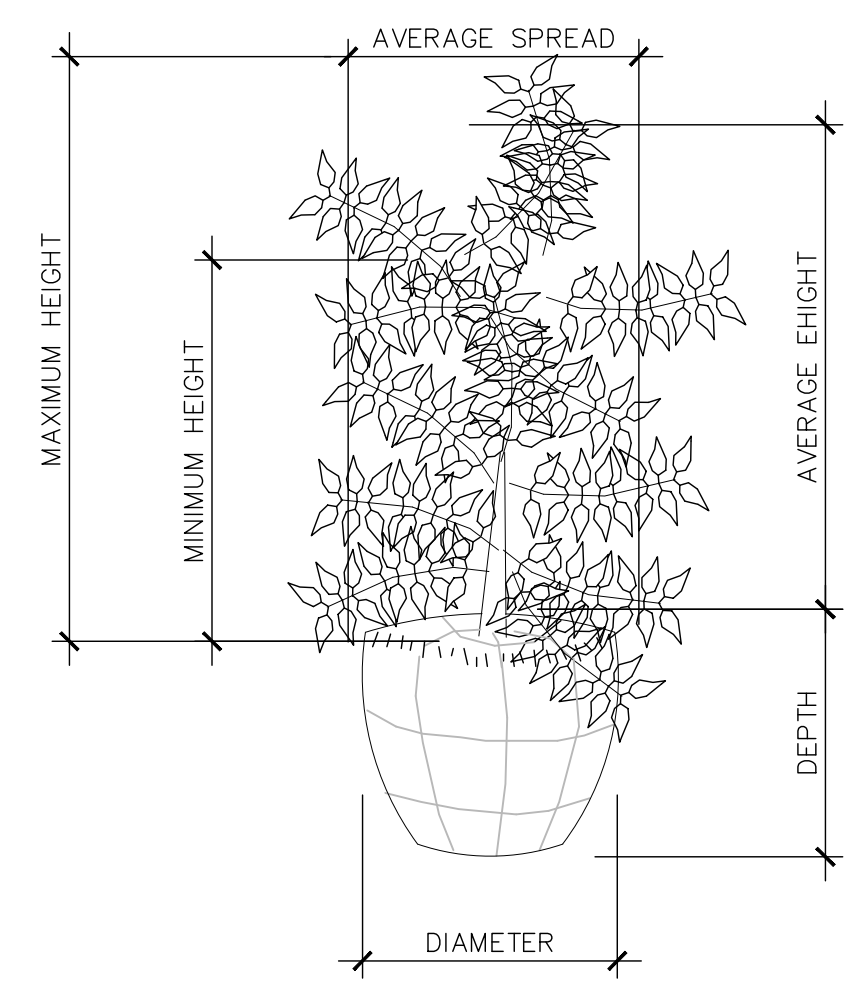
2 SHRUB PLANTING
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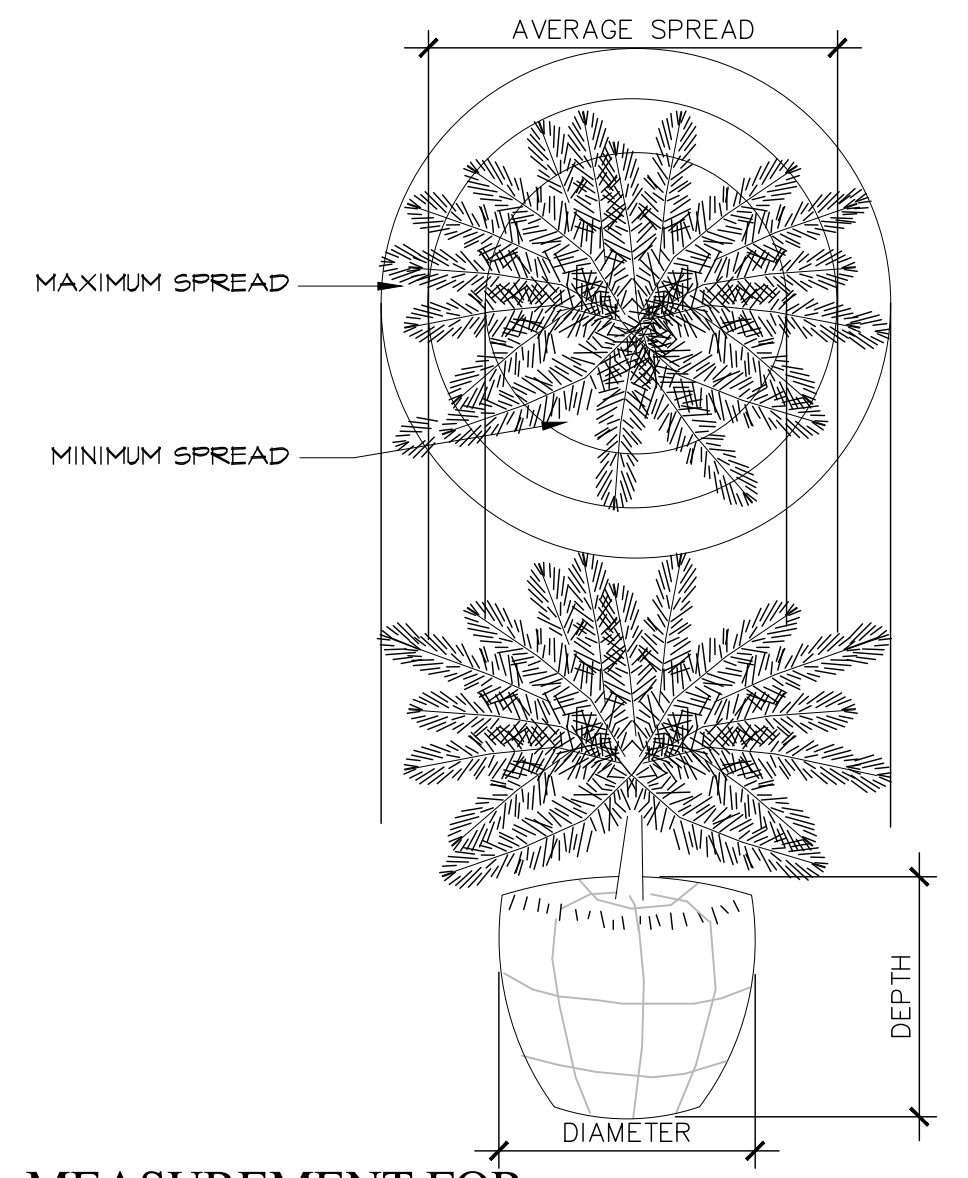
3 TREE PLANTING AND STAKING
SCALE: NTS



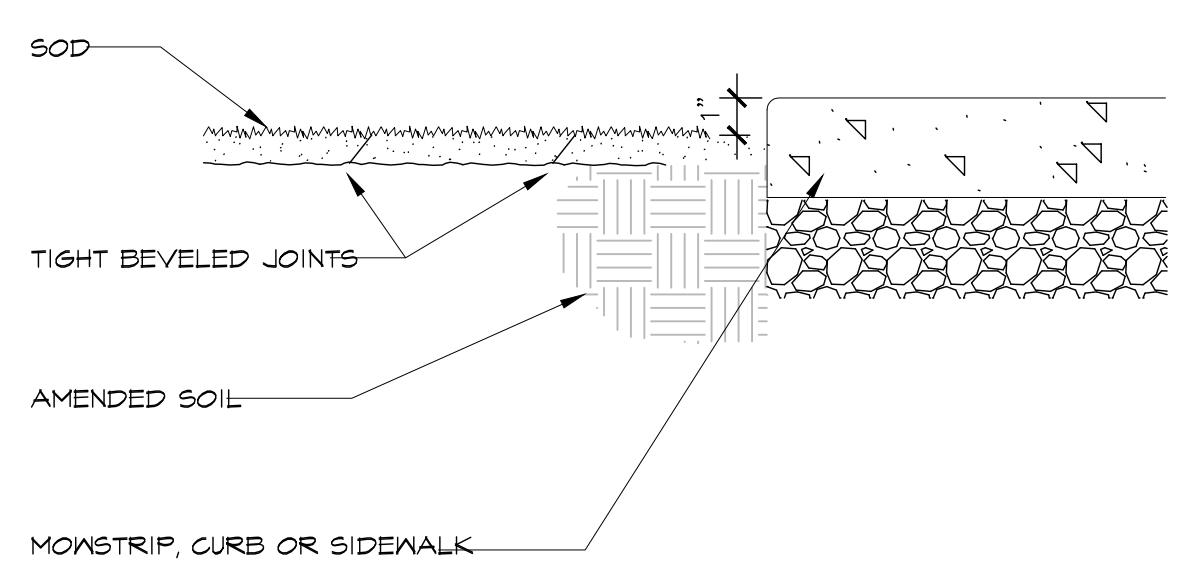
4 CONIFER PLANTING AND STAKING
SCALE: NTS



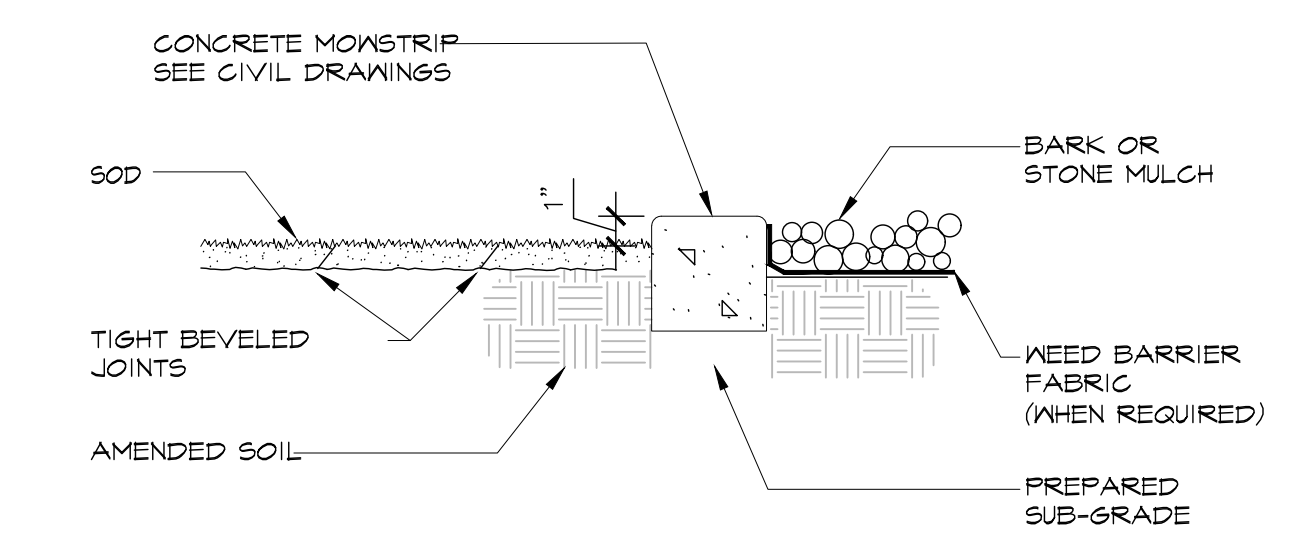
5 TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE PLANTS
SCALE: NTS



6 TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
SCALE: NTS



7 SOD INSTALLATION
SCALE: NTS



8 CONCRETE MOWSTRIP
SCALE: NTS

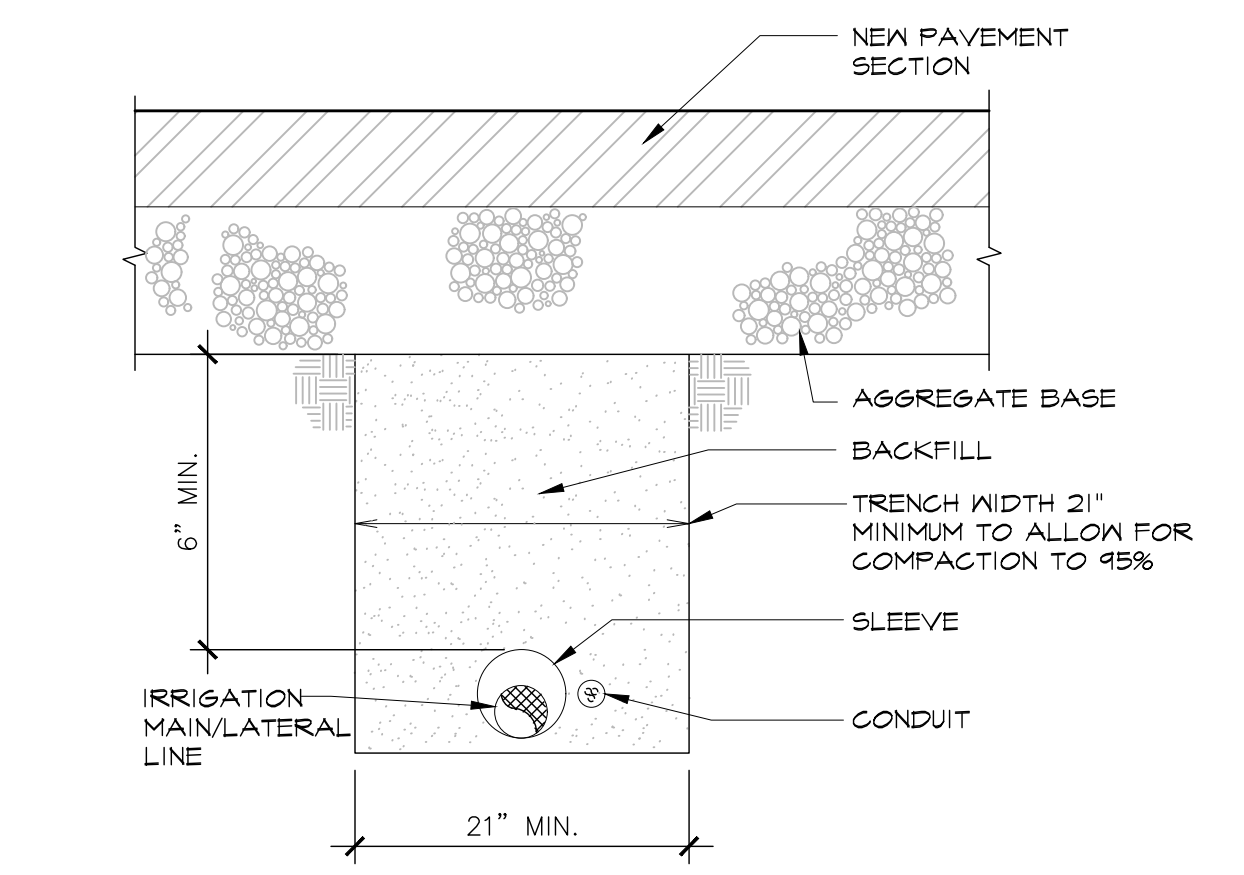
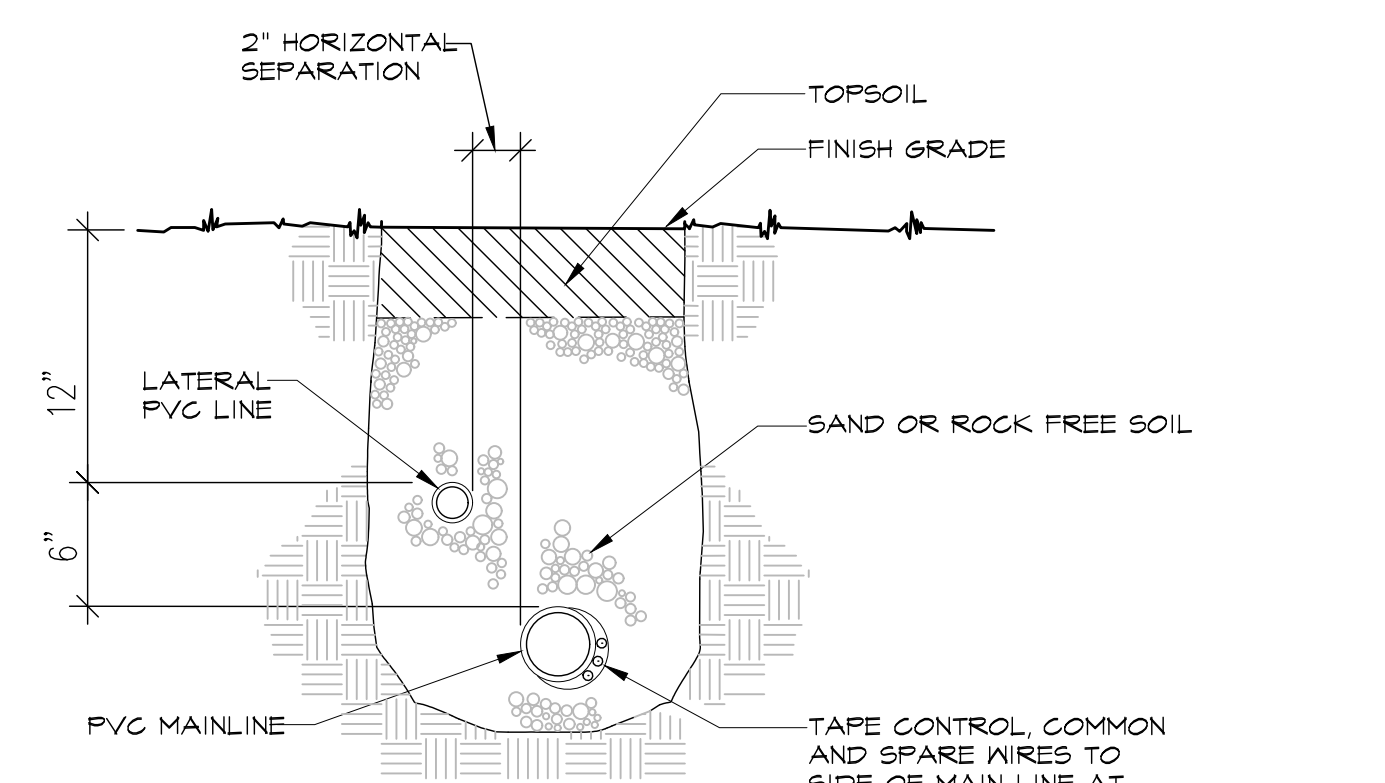
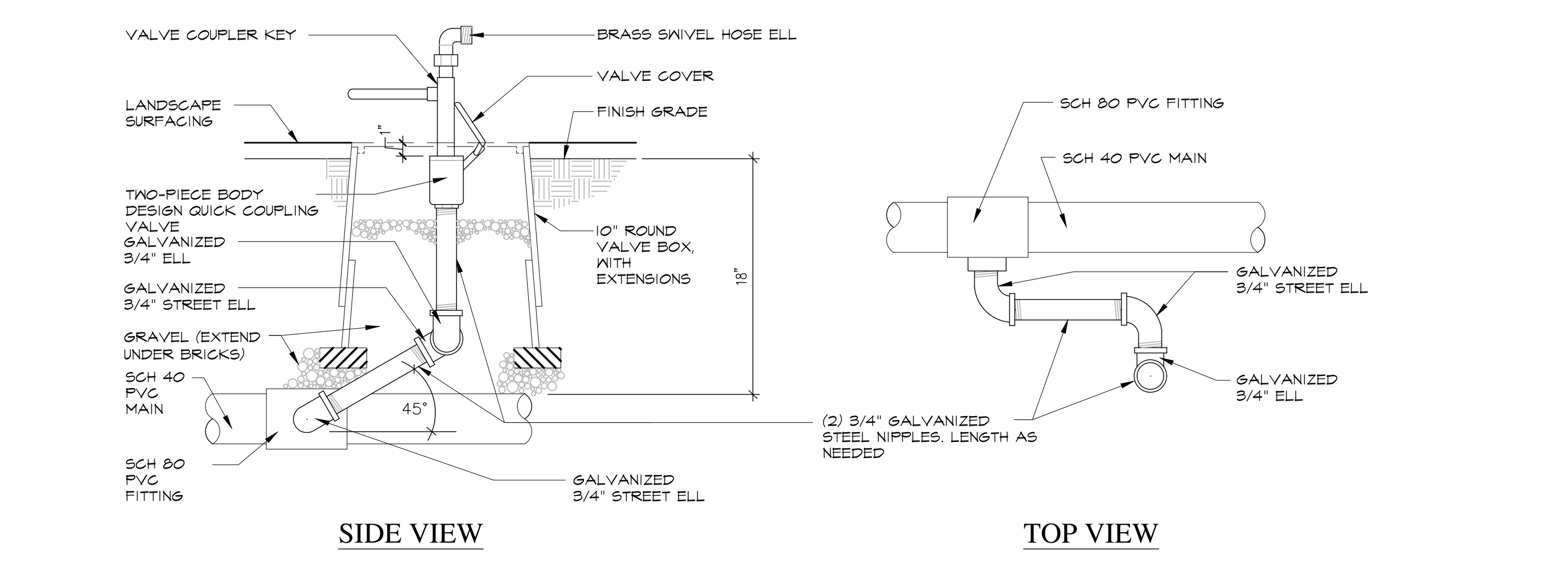
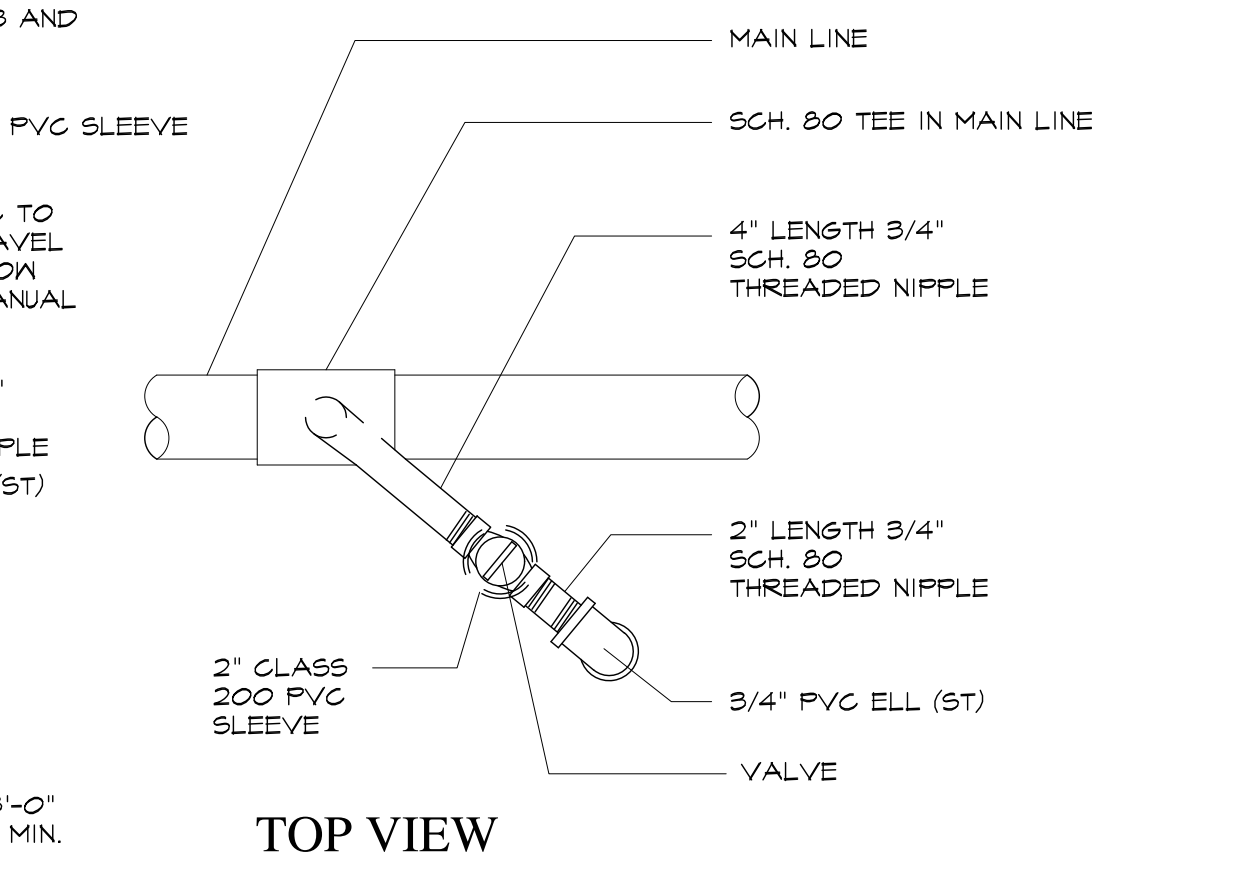
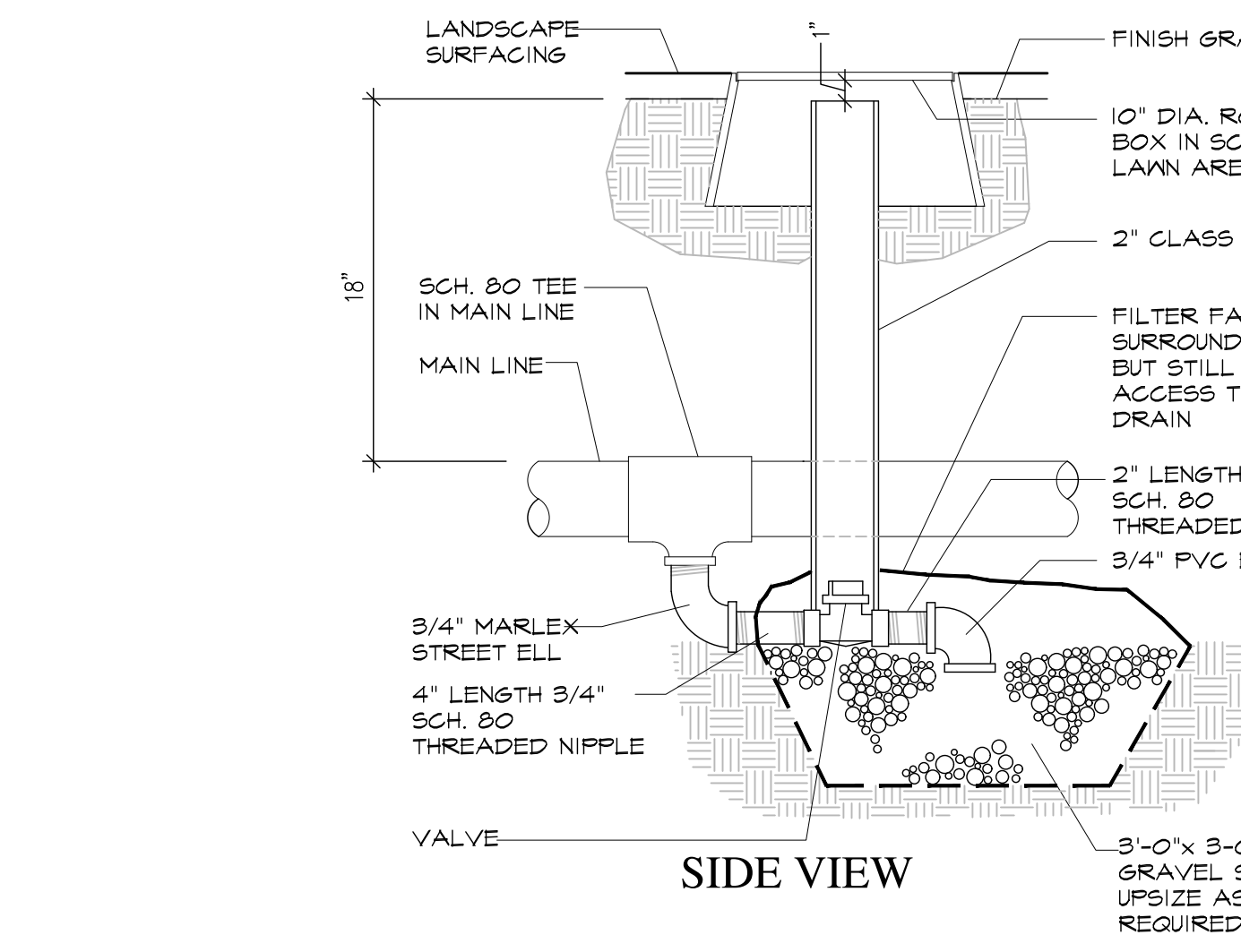
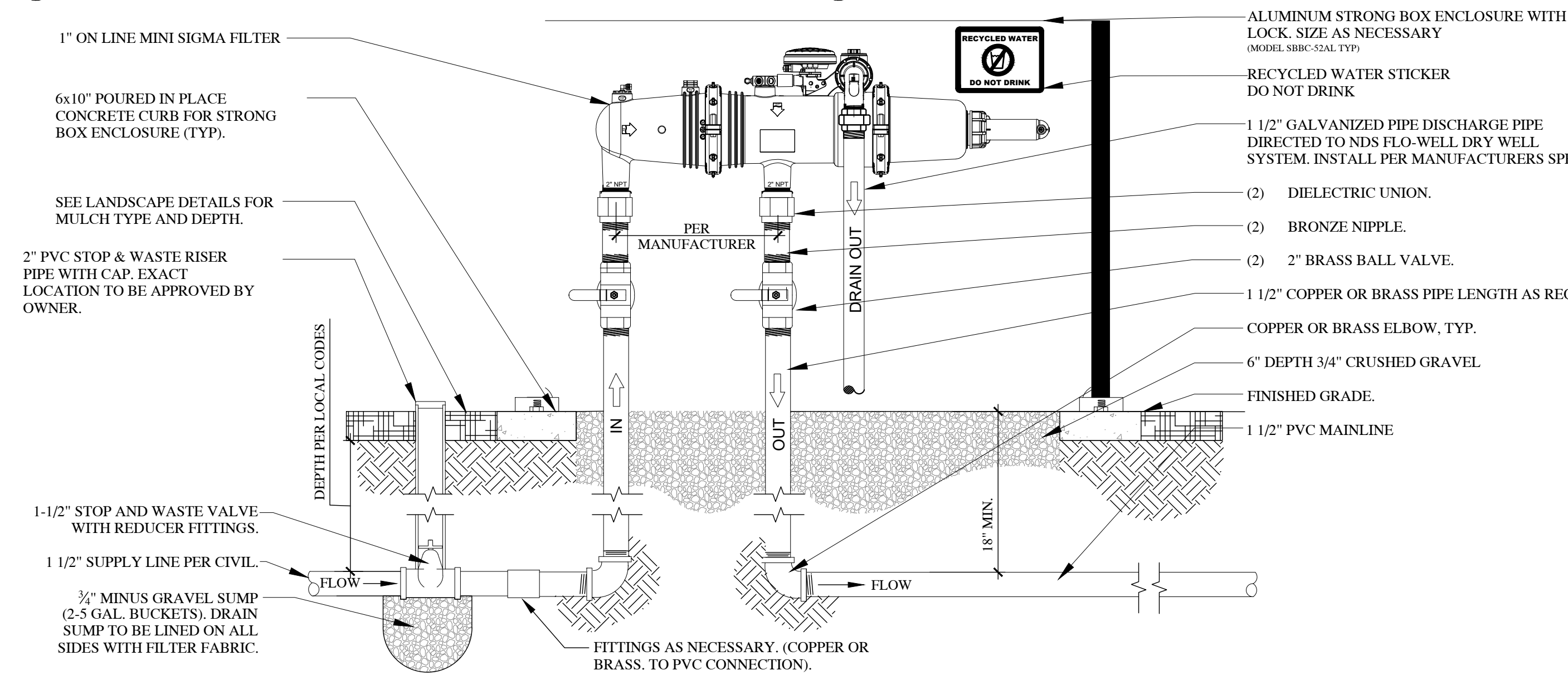
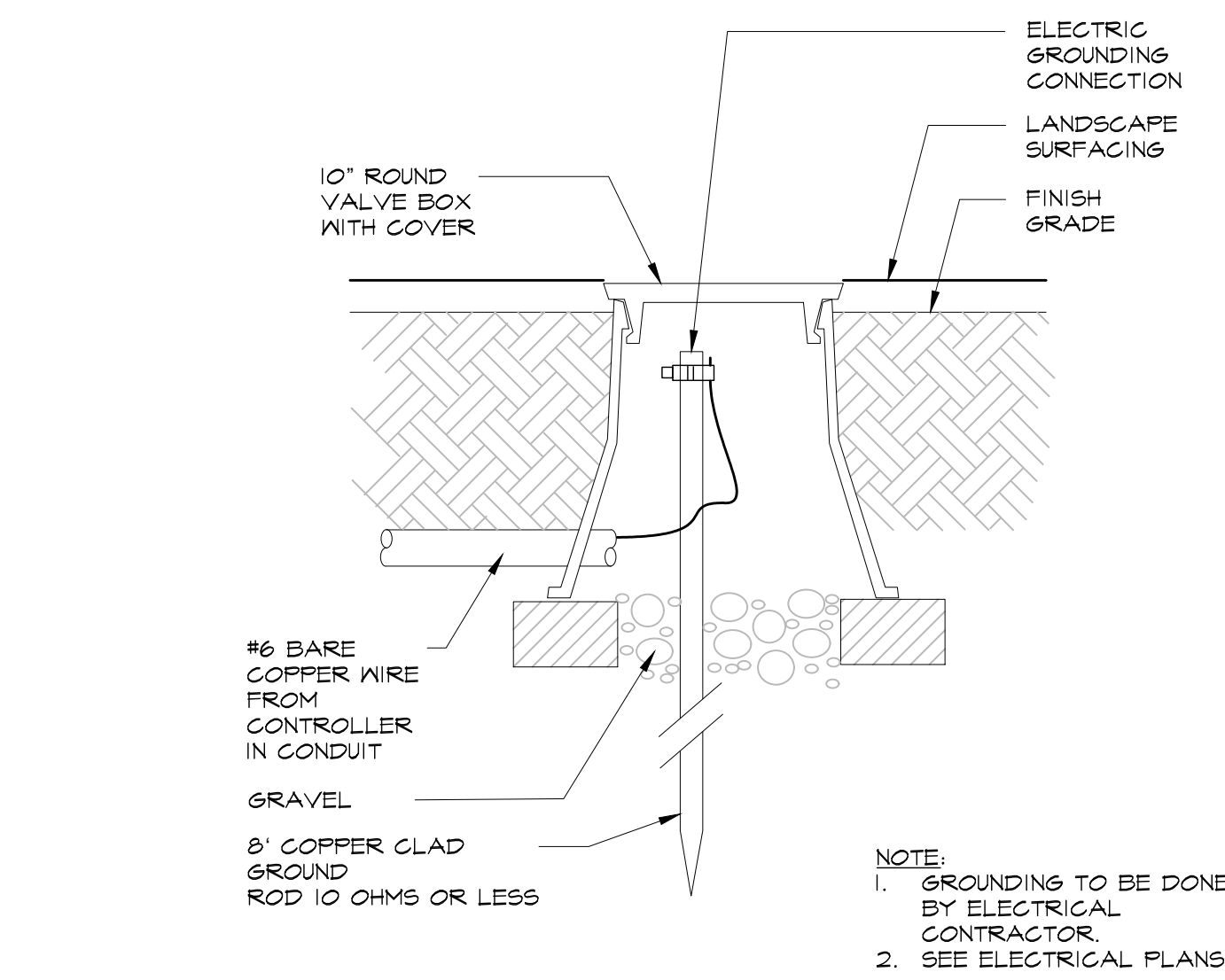
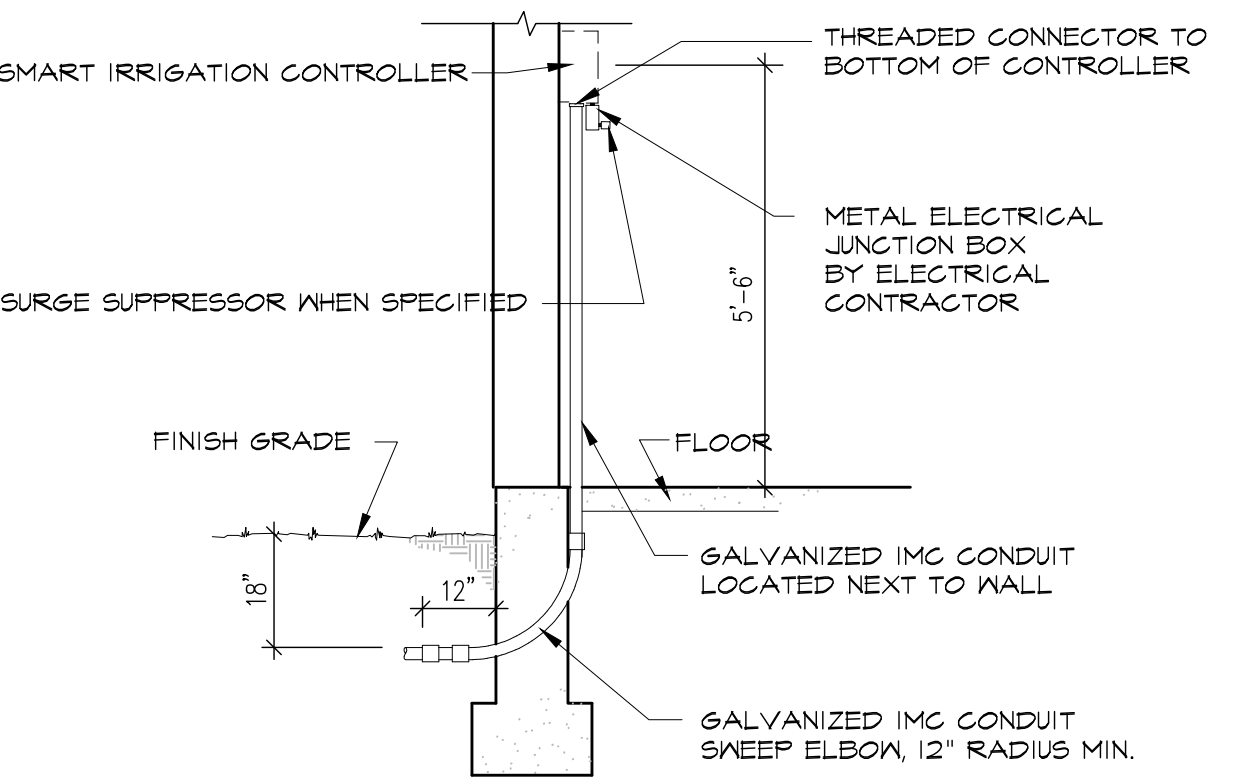
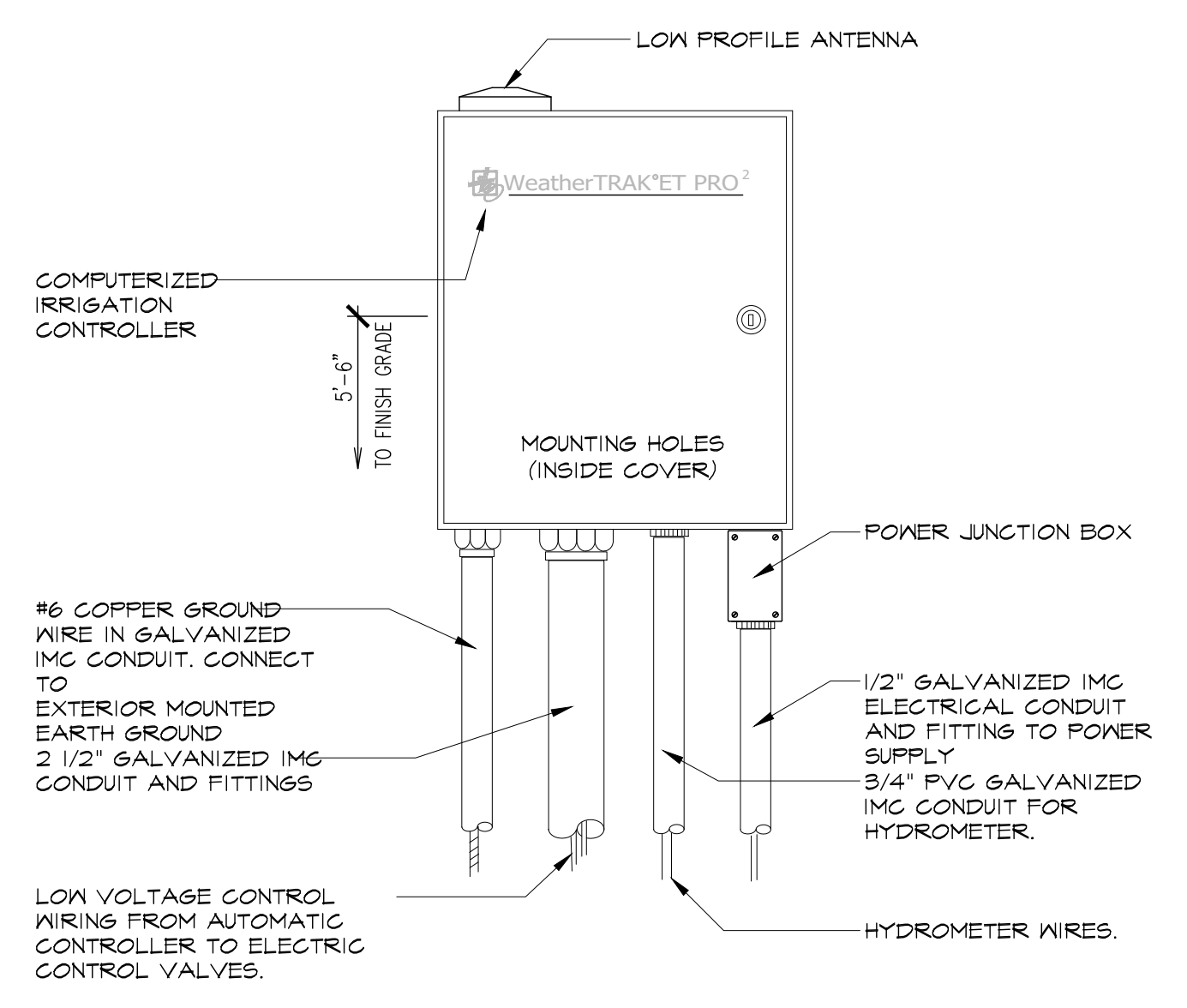
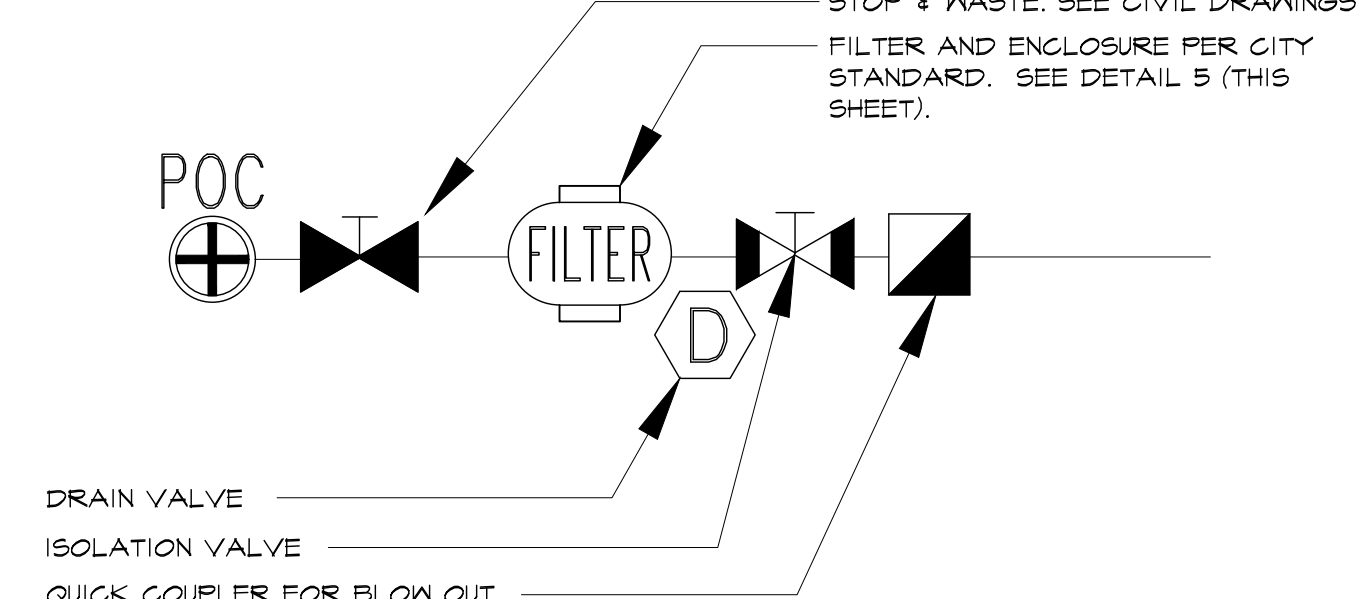
- NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
 5. RAISE THE LAWN GRADE 1" WHEN SEEDING.

WEST POINT SEMINARY

4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER:	501-9425
OWNER:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
DATE:	02/15/2024
REV	DATE DESCRIPTION

- POINT OF CONNECTION NOTES:**
1. INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.
 2. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
 3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE FILTER UNIT TO PREVENT FREEZING.
 4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER FILTER INSTALLATION.
 5. INSTALL METAL ENCLOSURE OVER FILTER.
 6. FILTER TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT FILTER FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR FILTER.
 7. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).
 8. CONTRACTOR SHALL PROVIDE NECESSARY BATTERIES FOR AUTO FLUSH FEATURE ON FILTER.



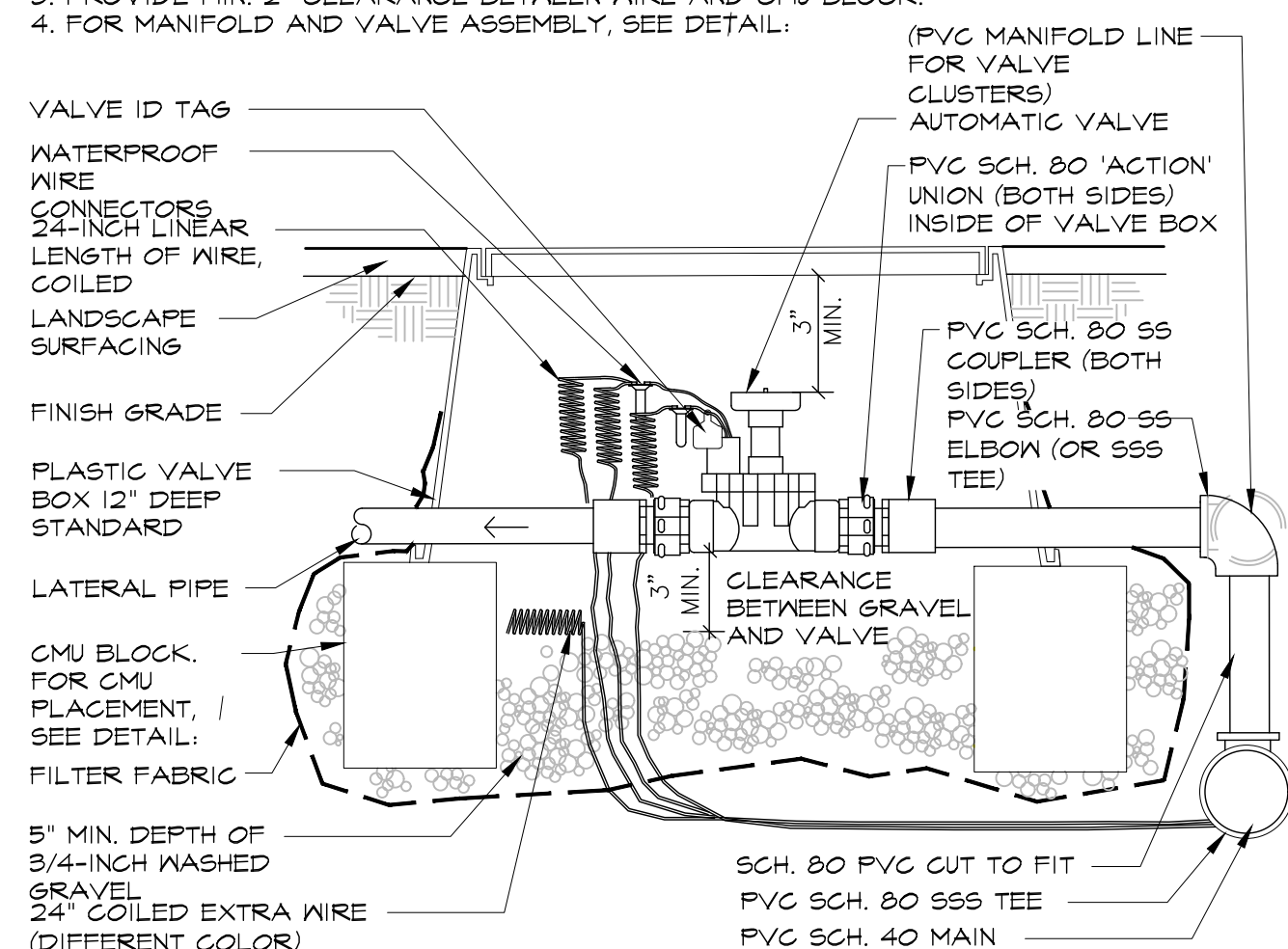
WEST POINT SEMINARY
4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER:	501-9425	
OWNER:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	
DATE:	02/15/2024	
REV	DATE	DESCRIPTION

InSite
DESIGN GROUP
Landscape Architecture Land Planning
80725-5033 West Valley Parkway, Suite 200
West Valley City, UT 84117
www.insitedesign.com @insitedesign

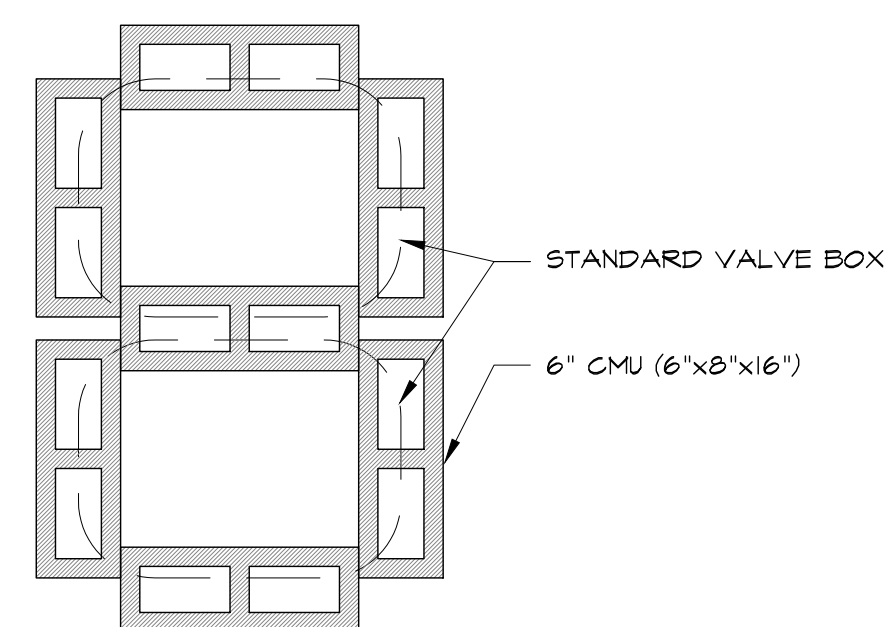
IRRIGATION DETAILS
LS401

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL.

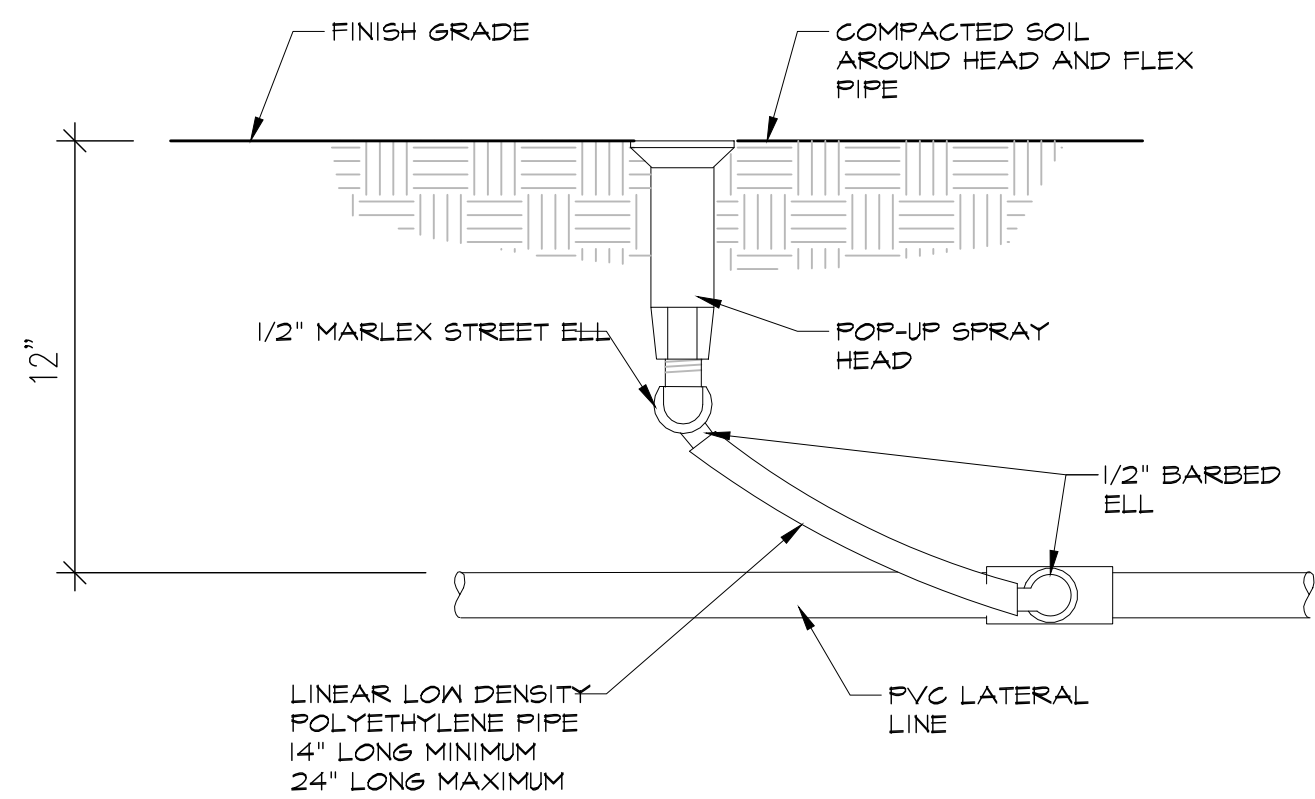


10 AUTOMATIC VALVE - CONVENTIONAL WIRE SCALE: NTS

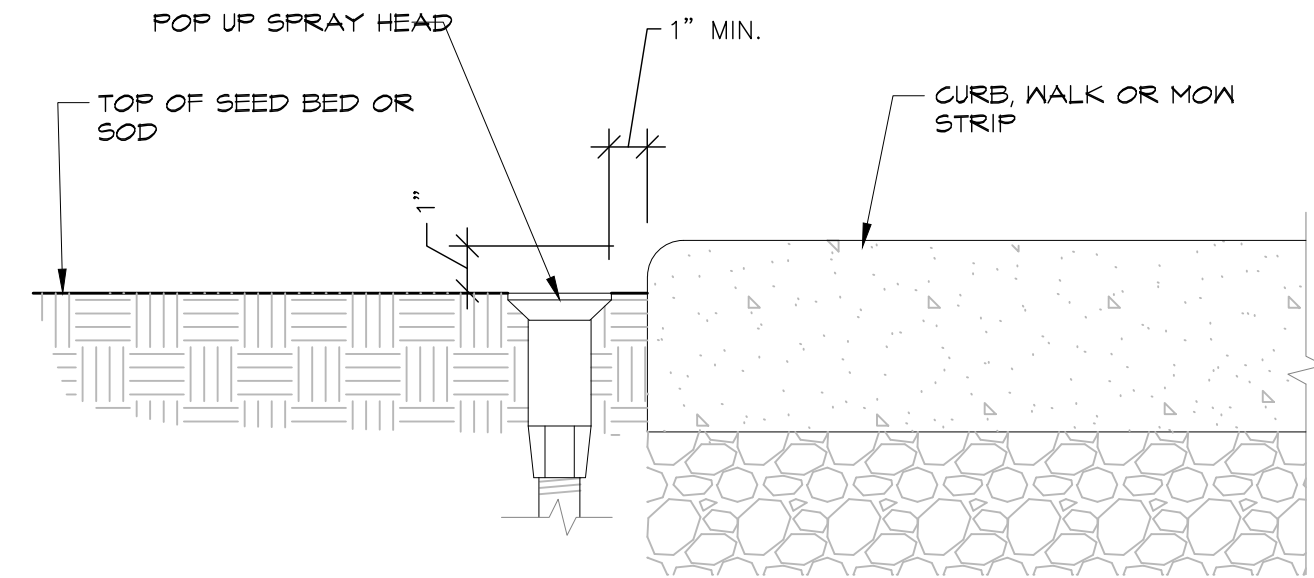
NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



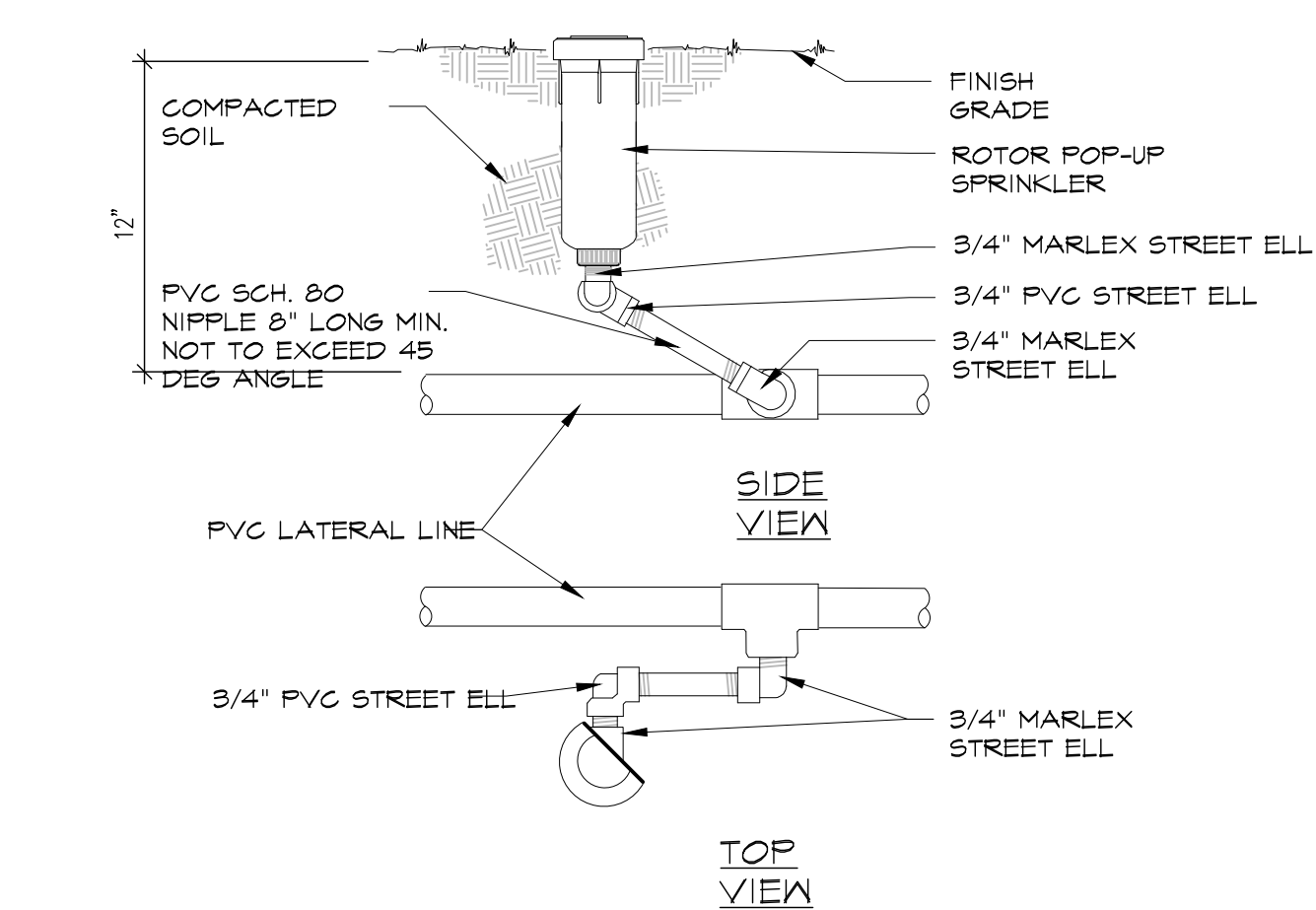
11 CMU PLACEMENT SCALE: NTS



12 SPRAY AND ROTARY HEAD ASSEMBLY SCALE: NTS

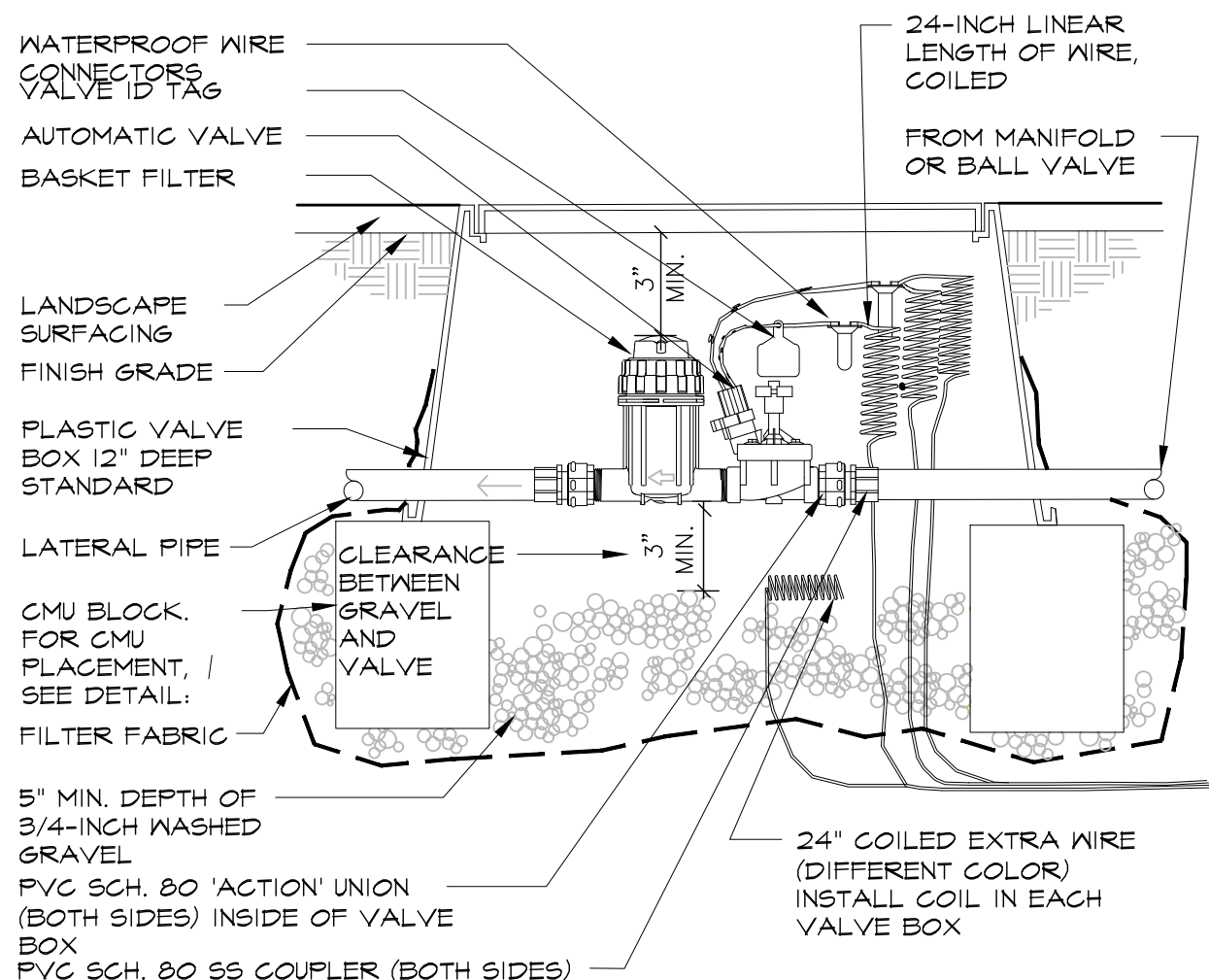


13 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK SCALE: NTS

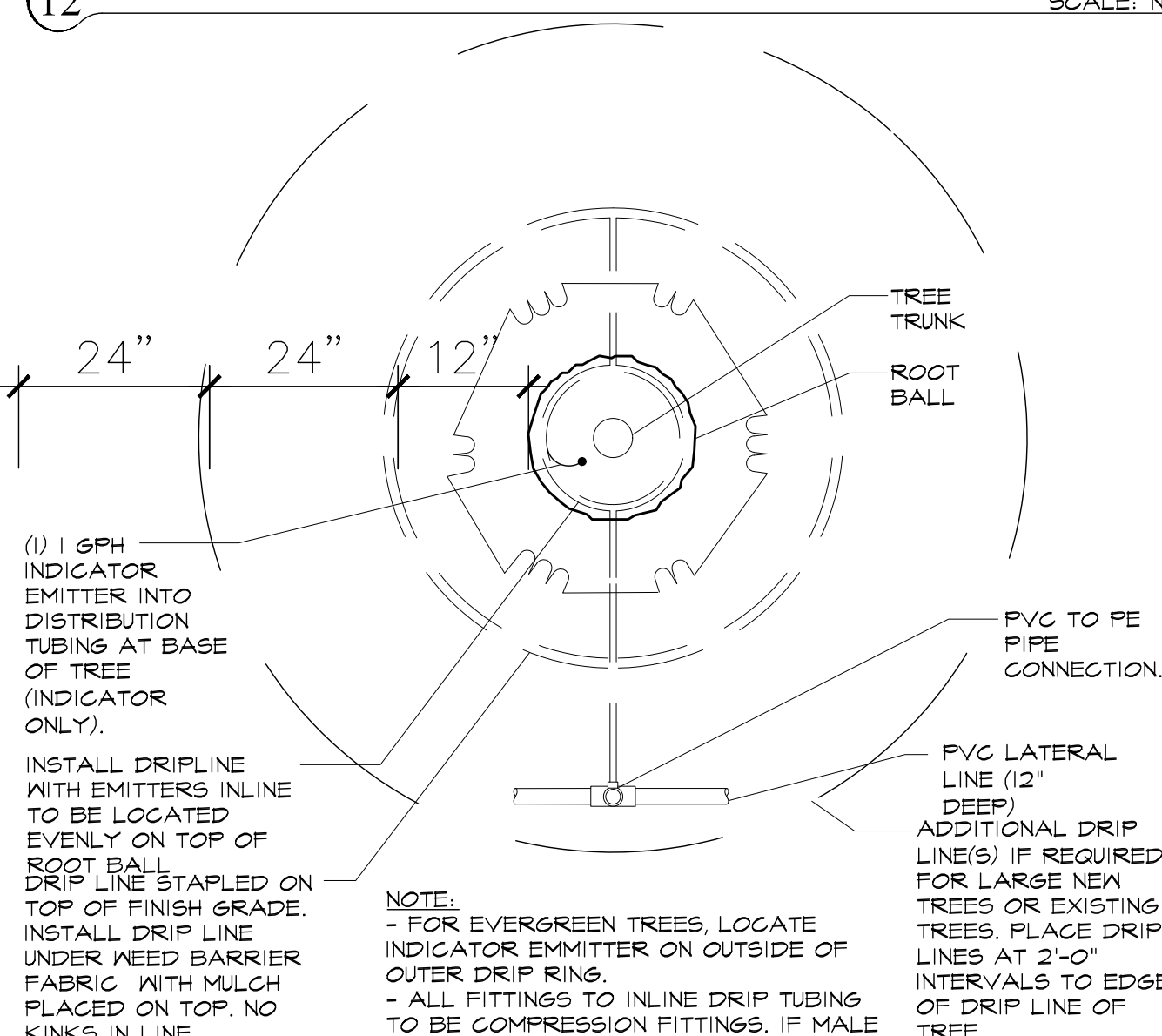


14 ROTOR POP-UP HEAD SCALE: NTS

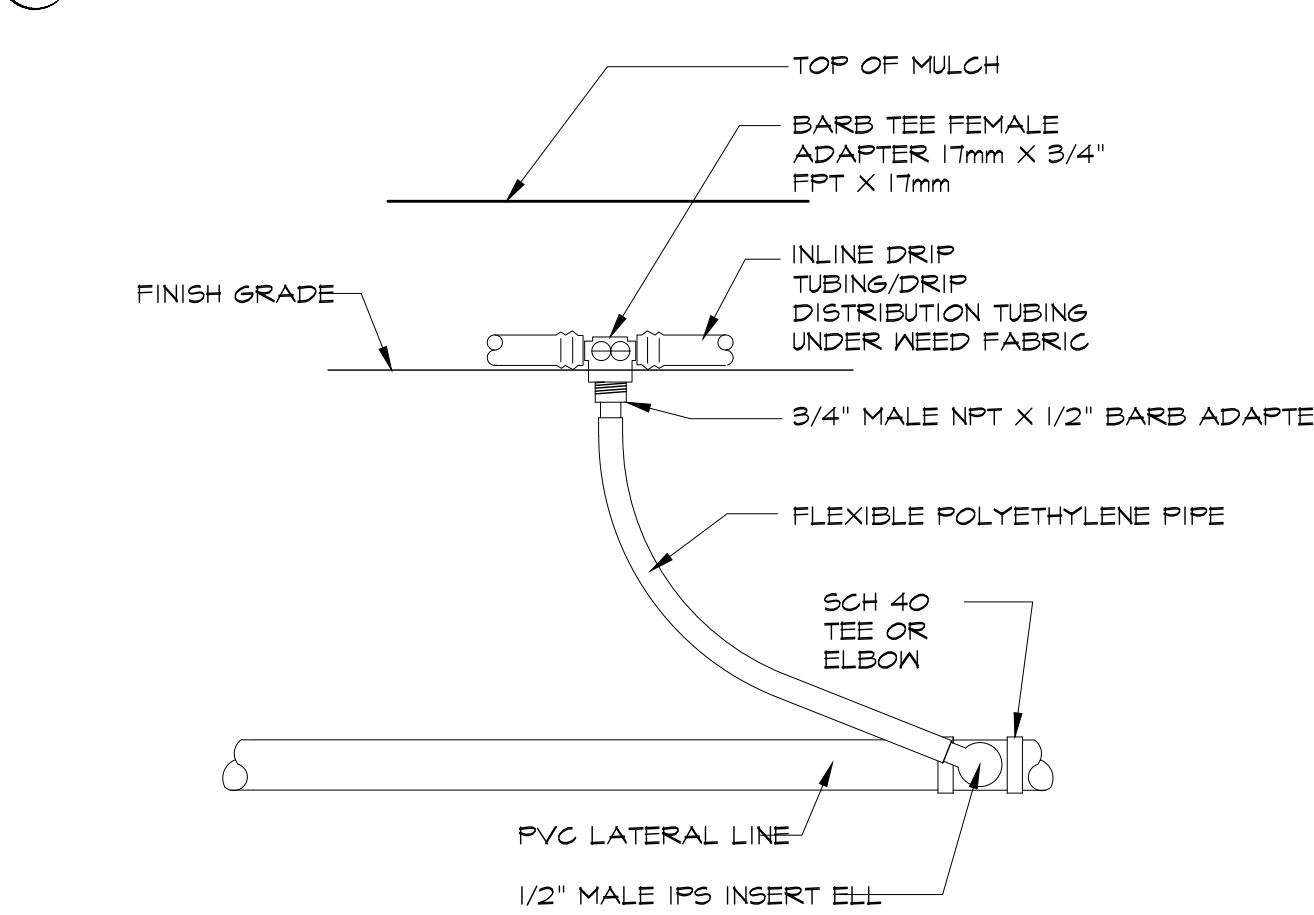
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



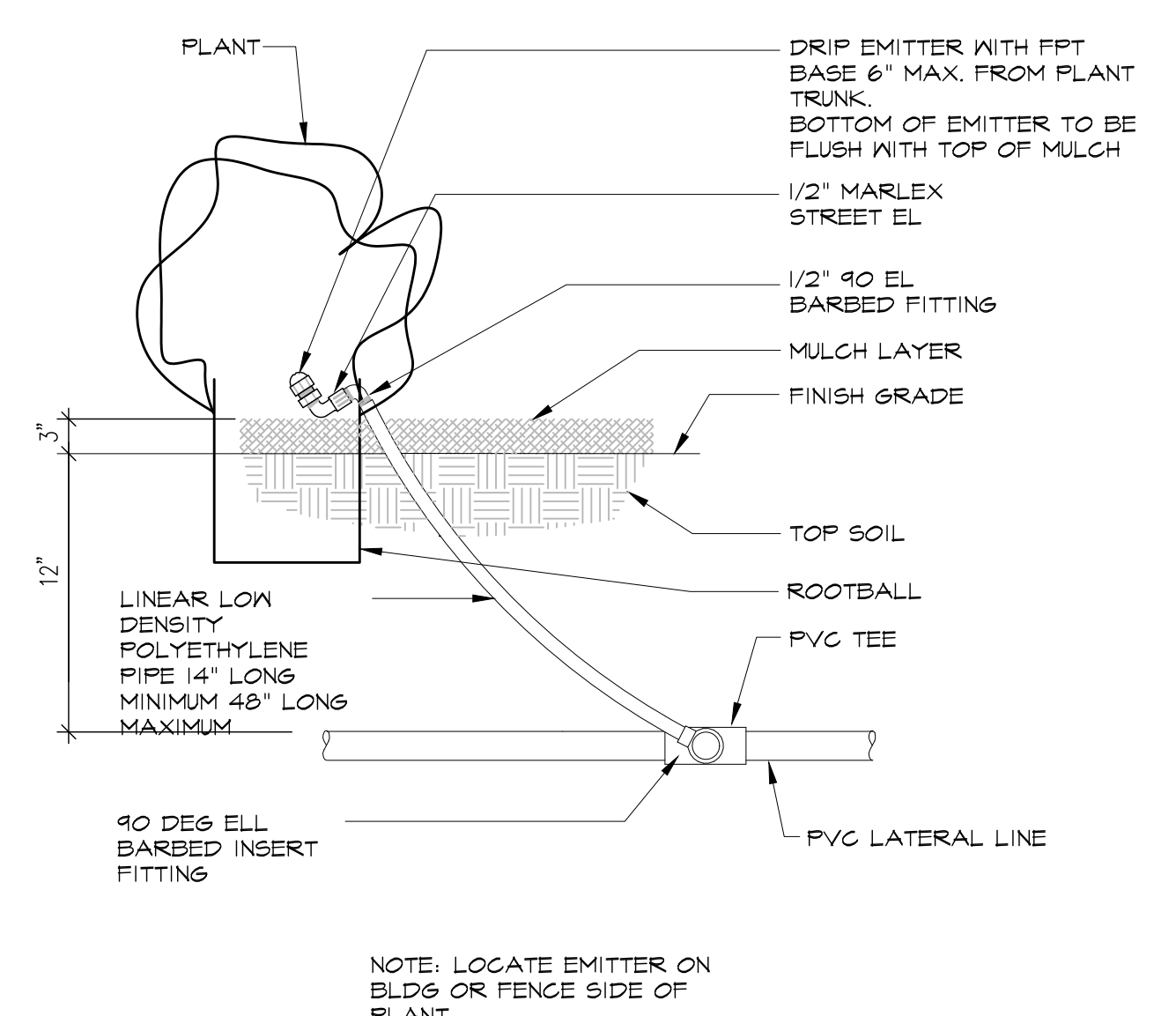
15 DRIP VALVE SECTION - CONVENTIONAL WIRE SCALE: NTS



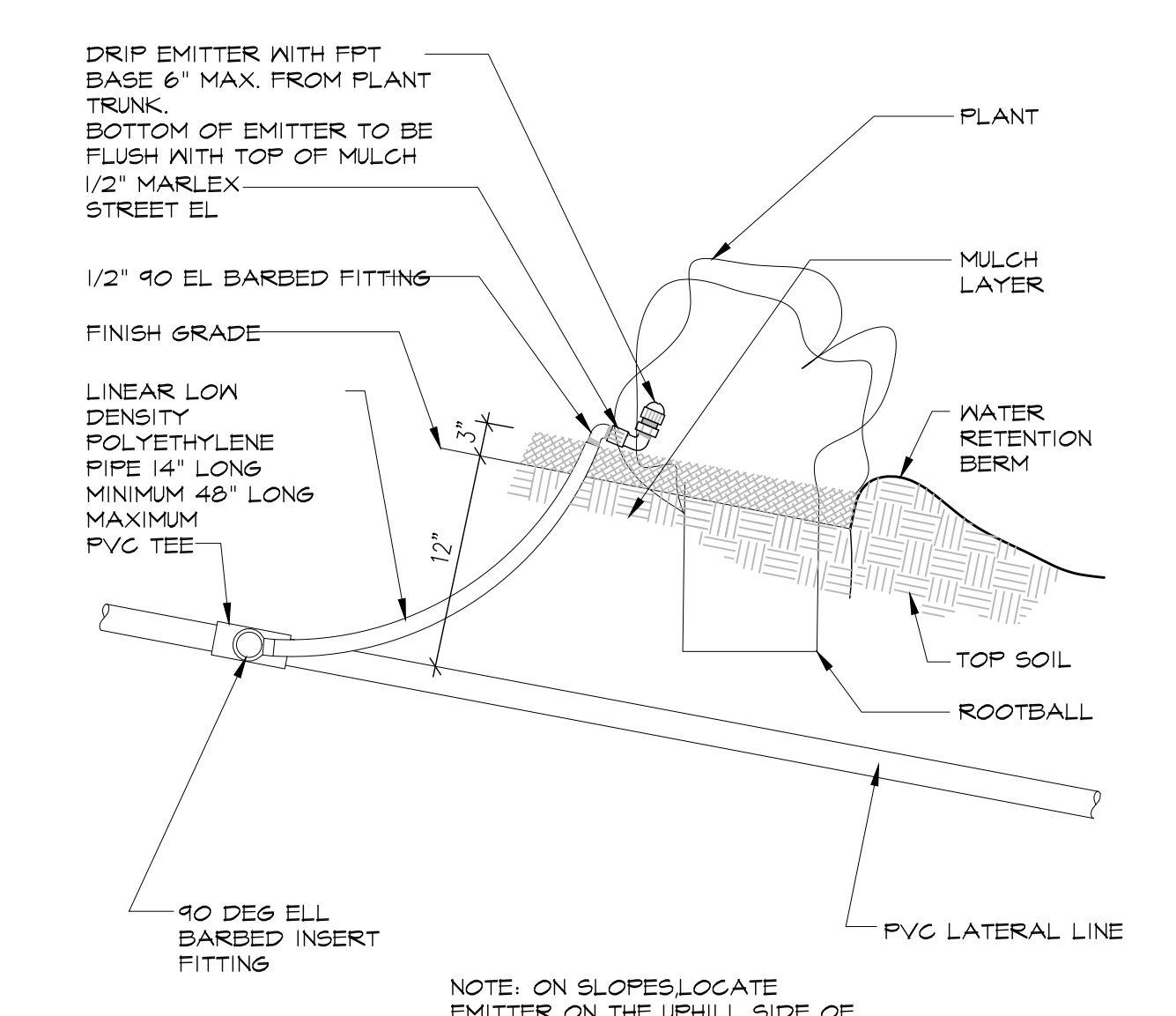
16 TREE DRIP - PLAN VIEW (PLANTER AREAS) SCALE: NTS



17 PVC TO BE PIPE CONNECTION SCALE: NTS



18 DRIP EMITTER INSTALLATION SCALE: NTS



19 DRIP EMITTER - INSTALLATION ON SLOPE SCALE: NTS

WEST POINT SEMINARY
4450 W 920 S
WEST POINT, UTAH
PROGRESS

JOB NUMBER:	501-9425	
OWNER:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	
DATE:	02/15/2024	
REV	DATE	DESCRIPTION

IRRIGATION
DETAILS

LS402

CITY COUNCIL STAFF REPORT

Subject: Text Change to Definitions – Land Use Code
Author: Bryn MacDonald
Department: Community Development
Date: April 2, 2024



Background

West Point City Code features a dedicated section, defining crucial terms to guarantee transparent and consistent interpretation of regulations. In addition to the recent changes made to subdivision regulations by the City Council, specific definitions within the City Code need to be adjusted so that they comply with both state and local regulations. In addition, other definitions will be revised to enhance clarity and understanding.

Process

Amendments to Title 17 Land Use and Development Code are a legislative action. In legislative matters, the Planning Commission and City Council have broad discretion, provided it can be demonstrated that their action will promote or protect the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission, before a final decision is adopted by the City Council. The Planning Commission held a public hearing on February 22, 2024, and recommended approval of the changes.

Analysis

The table summarizes key proposed changes to definitions in West Point City Code 17.10. Additional changes involving reorganizing definitions for improved readability are not shown in this report. For example, the term “Alley” is separate from other private road types like “Private lane” and “Private road”. A proposed change is to call “Alley” now “Private Alley”, so it would be included with the other similar road types. A relined version of the entire chapter will also be provided.

Current Definition	Proposed Definition
Not currently defined	“Administrative Land Use Authority” means an individual, board, or commission, appointed or employed by the city, including city staff or the planning commission. The “administrative land use authority” does not include the city council or a member of the city council.
“Cluster subdivision” means a subdivision of land guided by an integrated design in which residential lots may have areas less than the minimum lot area of the zone in which the subdivision is located, and other regulations, except use regulations, may be waived or varied to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed general requirements.	Remove

<p>“Kennel, private” means any lot or premises on which three or more dogs (or similar household pets) at least four months old are kept.</p>	<p>“Kennel, private” means any lot or premises that exceeds the allowable number of dogs as defined in Title 6 of the Davis County Animal Care Code.</p>
<p>“Lot, flag” means a lot which meets all minimum size requirements for the zone in which it occurs, but which exists mostly behind another lot, and which has access to a dedicated street by way of a projection of at least 30 feet in width. Two flag lots with projections side by side may each have projections 18 feet or greater in width (for a total of not less than 36 feet) and share a common paved driveway 20 feet or more in width covered by an easement so that the drive cannot be divided.</p>	<p>Remove</p>
<p>“Private lane” means a private street with curb and gutter on both sides that provides access to the front of residential or commercial buildings with a minimum width of 25 feet measured from the back of curb to back of curb. Private lanes do not provide access to more than 15 units or lots.</p>	<p>“Private lane” means a private street with curb and gutter on both sides that provides access to the front of residential or commercial buildings with a minimum width of 25 feet measured from the back of curb to back of curb.</p>
<p>“Private road” means a private street with a minimum of 50-foot right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Private roads may terminate at a dead end but will be provided with a dedicated turnaround and will be no longer than 600 feet in length. Private roads do not provide access to more than 30 units or lots.</p>	<p>“Private road” means a private street with a minimum of 50-foot right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Private roads may terminate at a dead end but will be provided with a dedicated turnaround and will be no longer than 600 feet in length.</p>
<p>Not currently defined</p>	<p>"Review cycle" means the occurrence of:</p> <ol style="list-style-type: none"> 1. the applicant's submittal of a complete subdivision land use application; 2. the city's review of that subdivision land use application; 3. the city's response to that subdivision land use application, in accordance with this section; and 4. the applicant's reply to the city's response that addresses each of the city's required modifications or requests for additional information.
<p>Not currently defined</p>	<p>"Subdivision improvement plans" means the civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.</p>
<p>Not currently defined</p>	<p>"Subdivision ordinance review" means review by the city to verify that a subdivision land use application meets the criteria of the city's subdivision ordinances.</p>

Not currently defined	"Subdivision plan review" means a review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with municipal ordinances and applicable standards and specifications.
Not currently defined	"Will serve letter" means a document issued by a utility company or a water district that commits or refuses to provide service to a specific property or project.

Recommendation

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

Attachments

Proposed redlined amendments to Title 17.10

Chapter 17.10 DEFINITIONS

Sections:

- | | |
|-----------|--------------|
| 17.10.010 | Explanation. |
| 17.10.020 | Definitions. |

17.10.010 Explanation.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense include the future, the singular number shall include the plural, and the plural, the singular; the word “building” shall include the word “structure”; the word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; and the word “shall” is mandatory and not directory.

For the purposes of this title, certain terms and words are defined and are used in this title in that defined context. Any words in this title not defined in this chapter shall be as defined in “Webster’s Collegiate Dictionary.”

A use which is not specifically listed on the table of permitted and conditional uses for a zone, or which does not fall within a generic definition as defined in this chapter, or as interpreted by the zoning administrator pursuant to WPCC [17.00.050](#), is prohibited. [Ord. 08-17-2021B § 2 (Exh. A)].

17.10.020 Definitions.

“Abandoned well” means a well whose purpose and use has been permanently discontinued or a well that is in a state of disrepair and its intended purpose cannot reasonably be achieved. A well can be abandoned only after being properly sealed according to the requirements of the State of Utah Administrative Rules for Water Well Drillers, R655-4-12.

“Accessory dwelling unit” means a secondary habitable living unit added to, created within, attached or detached from a primary single-family dwelling and contained on one lot, pursuant to the standards and regulations found in WPCC [17.70.060](#).

“Accessory use or building” means a use or structure subordinate to the principal use of a building or principal use on the same lot and serving a purpose customarily incidental to the use of the principal building or use. Garden sheds, garages, greenhouses, storage shelters, and covered unattached patios that are not equipped for use as living quarters are accessory buildings.

The West Point City Code is current through Ordinance 05-02-2023B, passed May 2, 2023.

“Adjacent landowner” means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

“Administrative decision” means any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

~~“Administrative Land Use Authority” means an individual, board, or commission, appointed or employed by the city, including city staff or the planning commission. The “administrative land use authority” does not include the city council or a member of the city council.~~

“Adversely affected party” means a person other than a land use applicant who: (1) owns real property adjoining the property that is the subject of a land use application or land use decision; or (2) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

“Agent” or “owner” means any person who is legally authorized to act for the property owner.

“Agriculture” means the tilling of the soil, the raising of crops, horticulture and gardening, but not including the keeping or raising of farm animals and fowl, except household pets, and not including any intensive commercial agricultural operations industry or business, such as fruit packing plants, fur farms, animal hospitals, greenhouses, or similar uses.

“Agriculture, intensive” means the raising of crops combined with industry or business, such as fruit packing plants, fur farms, animal hospitals, greenhouses, or similar uses.

~~“Alley” means a private street with curb and gutter on both sides that provides access to the rear of residential or commercial buildings with a minimum width of 25 feet measured from the back of curb to the back of curb. Alleys do not provide access to more than 15 lots or units. Units or lots that have rear access from an alley also have frontage on a public road or a private road.~~

Commented [TM1]: Moved to “Street, private”

“Allowed uses” for water source protection regulations means a use, activity, or practice of which does not create a risk of water source contamination in the specified zone significant enough to require the implementation of regulatory requirements and best management practices and, therefore, the use is allowed.

“Alteration” means a change or rearrangement in the structural parts or its design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.

“Amusement arcade” means a building or part of a building in which four or more mechanical or electronic amusement devices are offered for use.

“Animal hospital” means a place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

“Antenna” means a device used in telecommunications that radiates or captures radio signals.

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~~Apartment House. See “dwelling, multiple unit.”~~

Commented [TM2]: I have never read where this is even used.

~~“Apiary, beekeeping” means the noncommercial occupation of owning and breeding bees for their honey.~~

“Appeal authority” means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

“Applicant” means the owner of land proposed to be subdivided or such owner’s duly authorized agent. Any agent must have written authorization from the owner.

“Basement” means a story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than one-half of its floor-to-ceiling height is below the average contact level of the adjoining ground (as distinguished from a “cellar”).

~~“Beekeeping” (see “Apiary, beekeeping”) means the noncommercial occupation of owning and breeding bees for their honey.~~

“Beginning of construction” means demolition, elimination, and removal of an existing structure preparatory to new construction, or the incorporation of labor and materials in the foundation of a building or buildings.

“Best management practices” for water source regulations means a practice or combination of practices determined to be the most effective practicable means of conducting a land use activity to minimize the potential for becoming a water pollution source (including technological, economic, and institutional considerations).

~~“Big box retail” (see Retail, big box”) means a retail business(es) occupying a building with over 80,001 square feet for the first floor (the footprint).~~

“Block” means the land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

“Boarding or lodging house” means a dwelling or part thereof where meals and/or lodging are provided, for compensation, for three or more nontransient persons, other than members of the resident family.

“Bona fide division or partition of land for agricultural purposes” shall mean the division of a parcel of land into two or more lots, none of which is less than five acres in area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

“Building” means any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property.

“Building, front line of” means the line of that face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches whether enclosed or unenclosed, but does not include uncovered steps less than four feet above grade and eaves overhanging less than two feet.

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“Building height” means the vertical distance from the finished grade of the ground to the highest point of the structure.

“Building line” means a vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed.

“Building, main” means a building in which is conducted the principal use of the building site on which it is situated. In any “R” zone, any dwelling shall be deemed to be a main building on the building site on which it is located.

“Cannabis cultivation facility” means a person that possesses cannabis; grows or intends to grow cannabis; and sells or intends to sell cannabis to a cannabis cultivation facility, a cannabis processing facility, or a medical cannabis research licensee.

“Cannabis pharmacy” means a business, licensed by the state of Utah, to distribute cannabis products by prescription for medical purposes.

“Cannabis processing facility” means a person that acquires or intends to acquire cannabis from a cannabis production establishment; possesses cannabis with the intent to manufacture a cannabis product; manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and sells or intends to sell a cannabis product to a medical cannabis pharmacy or a medical cannabis research licensee.

“Cannabis production establishment” means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

“Carport” means a roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than two sides.

“Car wash” means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand.

“Cellar” means a room or space wholly under the surface of the ground or having more than 50 percent of its floor-to-ceiling height under the average level of the adjoining ground.

“Cemetery” means a place or grounds for burying human remains or containment of ashes.

“Charter school” means: (1) an operating charter school; (2) a charter school applicant that has its application approved by a charter school authorizer in accordance with UCA Title [53G](#), Chapter [5](#), Part 3, Charter School Authorization; or (3) an entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building. “Charter school” does not include a therapeutic school.

“Check cashing” means cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the state pursuant to the Check Cashing Registration Act including those with titles such as “payday loans.” No check cashing or deferred deposit loan business shall be located within 1,000 feet of any other check cashing business. Distance requirements defined in this

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definition shall be measured in a straight line, without regard to intervening structures or zones, from the entry door of each business. One check cashing or deferred deposit loan business shall be allowed for every 8,000 citizens living in West Point City.

“Child” means the child of a person other than the provider of child care.

“Child care” means a commercial business that provides continuous care and supervision of five or more children under 14 years of age, in lieu of care ordinarily provided by parents in their own home, for less than 24 hours a day, for direct or indirect compensation.

“City” means a political subdivision of the state of Utah and is referred to herein as “West Point City” or “the city.”

“City council” means the city council of West Point City, Utah.

“City engineer” means the city engineer of West Point City, Utah, or a consulting engineering firm designated as the city engineer by the city council.

“City planner” means the professional planner of West Point City, Utah, or person designated as such by the West Point City council.

“City staff” means city manager, public works director, engineer, planner, attorney, and building official.

~~“Cluster subdivision” means a subdivision of land guided by an integrated design in which residential lots may have areas less than the minimum lot area of the zone in which the subdivision is located, and other regulations, except use regulations, may be waived or varied to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed general requirements.~~

Commented [TM3]: We don't have cluster subdivisions in the code anymore

“Collection area” for water source protection means the area surrounding a ground water source which is underlain by collection pipes, tile, tunnels, infiltration boxes, or other ground water collection devices.

“Collocation,” for cellular communications shall mean the reasonable sharing of tower space by more than one user or provider of a wireless telecommunications service.

“Commercial complex” means two or more commercial uses on a single lot or adjacent lots which are dependent upon each other to meet minimum standards for parking, vehicular circulation, or landscaping or which are approved as elements in an overall site plan under a conditional use or subdivision application.

“Commercial provider” means a company or individual who provides equipment used primarily for transmission, reception, or transfer of voice or data through radio waves or wireless transmissions, who receives remuneration for such service.

“Common space subdivisions” are defined in this chapter as an individual housing unit or group of housing units where the property line consists only of the footprint of the dwelling. All property outside that buildable lot shall be owned in common by the entire development.

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“Community development department” means that department of the city authorized by the city to oversee the planning administrator, the zoning administrator and the building inspector.

“Community development director” means the person appointed by the city to perform the duties and responsibilities of community development director, as defined by city ordinances and resolutions.

“Complete application” means when the applicant provides a land use application in a form that complies with the requirements of this title and applicable ordinances and pays all applicable fees.

“Concept plan” means a sketch or concept drawing prior to a zoning or general plan change request or the preliminary plat for subdivisions to enable the developer and/or subdivider to reach general agreement with the planning commission as to the form of the development or plat and the objectives of these regulations and to receive guidance as to the requirements for development within the city.

“Conditional use” means a permitted land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may be compatible only if certain conditions are required that substantially mitigate the reasonably anticipated detrimental effects.

“Condominium” means the ownership of a single unit in a multi-unit project or structure together with an undivided interest in common in the common areas and facilities of the property.

“Contractor storage yard” means a site used for the storage of tools, equipment, materials, vehicles, sand, rock, gravel, vegetation, debris and other materials ancillary to work being performed off site, for another, by a contractor engaged in such work.

“Convenience store” means an establishment, not exceeding 5,000 square feet of gross floor area, serving a limited market area and engaged in retail sales, from the premises, of gasoline, food, beverages, and frequently or recurrently needed items for household use; may also include a car wash as an accessory use.

“County” means Davis County, Utah.

“Court” means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.

“Coverage” means the percent of the total site area covered by structures other than those excepted in this title.

“Crawl space” means the uninhabitable area of a structure lying between the ground and the bottom of the main floor.

“Crop and tree farming” means the raising for commercial purposes of any field crops or wholesale nursery or greenhouses including necessary buildings incidental to such crop, but not including a building for retail sales.

“Culinary water authority” means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

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“Dairy” means a commercial establishment for the manufacture and packaging of dairy products.

“Dedication” means land set aside by an owner for any general and public uses, reserving for himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat showing the dedication thereof.

“Developer” means any person who undertakes to develop land, including subdividers.

“Development” means the improvement of any tract, lot, or parcel of land by construction thereon.

“Development activity” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential and commercial users who are not currently connected to any of the city’s public facilities systems but will be located within the city service area.

“Development approval” means any written authorization from the city that authorizes the commencement of development activity.

“Disability” means a physical or mental impairment that substantially limits one or more of a person’s major life activities, including a person having a record of such an impairment or being regarded as having such an impairment. “Disability” does not include current illegal use of, or addiction to, any federally controlled substance, as defined in Section 102 of the Controlled Substances Act, [21 USC 802](#).

“Distance between residential structures” means the shortest distance between the vertical walls of two residential structures as herein defined.

“District” means a portion of the territory of West Point City within which certain uniform regulations and requirements of various combinations thereof apply under the provisions of this title. Includes “zone” and “zoning district.”

“Driveway” means a private road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

“Dwelling” means any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent or trailer.

“Dwelling, condominium” means a dwelling whose ownership conforms with the definition of “condominium” herein.

~~“Dwelling, multiple unit” means a building or portion thereof designed for or used exclusively as a residence by two or more families, living independently of one another.~~

~~“Dwelling, apartment” means a dwelling unit located in an apartment building, (except when used with the term “accessory apartment”).~~

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~~“Dwelling, patio home” means a one-story single-family dwelling with no basement.~~

“Dwelling, single-family” means a building designed for or used exclusively as a residence by one family.

~~“Dwelling, townhouse” A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides, means an attached or semi-attached building containing a single dwelling unit and located on a parcel of land in one ownership and having any yard or court in common.~~

~~“Dwelling, twin home” means a building designed and used as a residence by two families and for which each dwelling unit and its lot may be owned separately from the other dwelling unit and lot.~~

“Dwelling, two-family” or “duplex” means a building designed for or used exclusively as a residence by two families, living independently of one another.

~~“Dwelling unit” A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, means one room, or suite, or two or more rooms, designed for or used by one family for living and sleeping.~~

“Easement” means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

“Elderly person” means a person who is 60 years of age or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

“Facility, child care” means a facility which provides care, supervision, and guidance for children unaccompanied by a parent or guardian for periods less than 24 hours per day.

“Facility, residential child care” means a child care facility operated in a residential premises.

“Family” means an individual, or two or more persons related by blood, marriage, or adoption, or a group of not more than four persons (excluding servants) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.

“Farm animals” means the general list of animals raised for food or recreational purposes such as cows, horses, pigs, chickens, goats, sheep, etc.

“Final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the county recorder and in compliance with all the requirements set forth in this title and adopted pursuant thereto.

“Financial institution” means a state or federally chartered bank, savings association, credit union, or industrial land company located in a building, or portion of a building, which provides for the custody, loan, exchange, or issue of money, the extension of credit, or facilitating the transmission of funds, and which may include

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accessory drive-up customer service facilities on the same premises. This does not include small loan businesses or check cashing facilities.

“Fire authority” means the department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

~~“Flag lot” The subdividing of a single lot or parcel to form one additional lot in a flag or L-shaped configuration. means a lot that has been approved by the city with access provided to the bulk of the lot by means of a narrow corridor.~~

Commented [TM4]: Removed other definition of “Lot, flag”

“Floor area,” in the case of offices, merchandising or service types of uses, shall mean the gross floor area.

“Front footage of building occupancy” means a single lineal dimension measured horizontally along the front major entrance of a building which defines the limit of a particular occupancy at that location.

“Front lot line” means the boundary of a lot that coincides with the right-of-way line of the street on which the lot has frontage. There is only one front lot line.

“Garage, private” means a detached accessory building, or a portion of a main building, used, or intended to be used, for the storage of vehicles of persons occupying the main building on the lot.

“Garage, public” means a building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, or storing motor vehicles.

“Gasoline service station” means an establishment engaged in the retail sale of gasoline and petroleum products; may also include electric vehicle charging.

“General plan” means a plan, labeled “General Plan of West Point City,” including maps or reports or both, which has been approved by the city council as required by law, or such plan as it may be amended from time to time and so certified to the city council.

Grade. (All walls approximately parallel to and not more than five feet from a street line are to be considered as adjoining a street.)

1. For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.
2. For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining streets.
3. For buildings having no walls adjoining the street, the average elevation of the ground (finished surface) adjacent to the exterior walls of the building.

“Group home” means a home where a small number of unrelated people in need of care, support, or supervision can live together and is licensed by the state of Utah as such.

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“Hazardous waste” means a waste with properties that make it dangerous or potentially harmful to human health or the environment.

“Home occupation, major” means a home occupation which meets the standards for minor home occupation administrative conditional uses as used in this title except that increases in intensity of use of the home occupation. The following uses are typical major home occupations: contractors, carpenters, plumbers, electricians, daycare/preschool, landscape installers, small engine repair.

“Home occupation, minor” means a commercial use conducted on a dwelling site and incidental and secondary to the dwelling use.

“Household pets” means animals and fowl which are customarily allowed in the home for the sole pleasure and enjoyment of the occupants, but not raised or kept for commercial purposes, or for food.

“Identical plans” means building plans submitted to a municipality that: (1) are clearly marked as “identical plans”; (2) are substantially identical to building plans that were previously submitted to and reviewed and approved by the municipality; and (3) describe a building that: (a) is located on land zoned the same as the land on which the building described in the previously approved plans is located; (b) is subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans; (c) has a floor plan identical to the building plan previously submitted to and reviewed and approved by the municipality; and (d) does not require any additional engineering or analysis.

“Impact fee” means a payment of money imposed upon development activity as a condition of development approval. “Impact fee” includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees. Title [11](#), Chapter [36a](#), Impact Fees Act.

“Impact fee analysis” or “IFA” means the written analysis required by Title [11](#), Chapter [36a](#), Impact Fees Act.

“Impact fee facilities plan” means the plan required by Section [11-36a-301](#) of the Act.

“Improvement completion assurance” means a surety bond, letter of credit, financial institution bond, cash, assignment of rights, lien, or other equivalent security required by a municipality to guaranty the proper completion of landscaping or an infrastructure improvement required as a condition precedent to: (1) recording a subdivision plat; or (2) development of a commercial, industrial, mixed use, or multifamily project.

“Improvement warranty” means an applicant’s unconditional warranty that the applicant’s installed and accepted landscaping or infrastructure improvement: (1) complies with the municipality’s written standards for design, materials, and workmanship; and (2) will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.

“Improvement warranty period” means a period: (1) no later than one year after a municipality’s acceptance of required landscaping; or (2) no later than one year after a municipality’s acceptance of required infrastructure, unless the municipality: (a) determines for good cause that a one-year period would be inadequate to protect

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the public health, safety, and welfare; and (b) has substantial evidence, on record: (i) of prior poor performance by the applicant; or (ii) that the area upon which the infrastructure will be constructed contains suspect soil and the municipality has not otherwise required the applicant to mitigate the suspect soil.

“Infrastructure improvement” means permanent infrastructure that is essential for the public health and safety or that: (1) is required for human occupation; and (2) an applicant must install: (a) in accordance with published installation and inspection specifications for public improvements; and (b) whether the improvement is public or private, as a condition of: (i) recording a subdivision plat; (ii) obtaining a building permit; or (iii) development of a commercial, industrial, mixed use, condominium, or multifamily project.

“Kennel, private” means ~~land or buildings used for the keeping of dogs any lot or premises that exceeds the allowable number of dogs as defined in Title 6 of the Davis County Animal Care Code. on which three or more dogs (or similar household pets) at least four months old are kept.~~

Commented [TM5]: To reflect West Point City’s newly adopted Animal Care and Control Ordinance (WPCC 2.65).

“Land use and development code” means the zoning code of West Point City.

“Land use applicant” means a property owner, or the property owner’s designee, who submits a land use application regarding the property owner’s land.

“Land use application” means: (1) an application that is (a) required by a municipality; and (b) submitted by a land use applicant to obtain a land use decision; and (2) does not mean an application to enact, amend, or repeal a land use regulation.

“Land use authority” means: (1) a person, board, commission, agency, or body, including the local legislative body, designated by the local legislative body to act upon a land use application; or (2) if the local legislative body has not designated a person, board, commission, agency, or body, the local legislative body.

“Land use decision” means an administrative decision of a land use authority or appeal authority regarding: (1) a land use permit; (2) a land use application; or (3) the enforcement of a land use regulation, land use permit, or development agreement.

“Land use permit” means a permit issued by a land use authority.

“Land use regulation” means a legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land; (1) includes the adoption or amendment of a zoning map or the text of the zoning code; and (2) does not include: (a) a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or (b) a temporary revision to an engineering specification that does not materially: (i) increase a land use applicant’s cost of development compared to the existing specification; or (ii) impact a land use applicant’s use of land.

“Landscaping” means the structured installation of living materials (i.e., lawn, ground cover, annual and perennial flowering plants, vines, shrubs, and trees) and may include nonliving materials, such as rocks,

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boulders, wood and shredded rubber mulches and decorative gravel. The use of water (i.e., pools, fountains, falls, and streams) and sculptures are also included as landscape design materials.

“Lattice tower” means a self-supporting multiple-sided, open steel-framed structure used to support telecommunications equipment.

“Legislative body” means the West Point city council.

“Lot” means a piece or parcel of land having frontage on a public street, or approved private street, which may be occupied by a principal building or a group of such buildings and accessory buildings, together with such open spaces as required by this title, intended to be held in separate ownership or leasehold.

“Lot, corner” means a lot abutting on two or more intersecting streets.

“Lot, double frontage lot” shall mean having a frontage on two parallel or approximately parallel streets. Said lots for purposes of this title shall have two street frontages and two front yards.

~~“Lot, flag” means a lot which meets all minimum size requirements for the zone in which it occurs, but which exists mostly behind another lot, and which has access to a dedicated street by way of a projection of at least 30 feet in width. Two flag lots with projections side by side may each have projections 18 feet or greater in width (for a total of not less than 36 feet) and share a common paved driveway 20 feet or more in width covered by an easement so that the drive cannot be divided.~~

Commented [TM6]: Duplicate definition (Flag Lot)

“Lot line adjustment” means a relocation of a lot line boundary between adjoining lots or parcels, whether or not the lots are located in the same subdivision, in accordance with Section [10-9a-608](#), with the consent of the owners of record.

“Low power radio service facility” means an unmanned structure that consists of equipment used primarily for the transmission, reception, or transfer of voice or data through radio wave or wireless transmissions. Such facilities typically require the construction of transmission support structures to which antenna equipment attaches.

“Manufactured home” means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act which became effective June 15, 1976, together with all amendments thereto.

“Manufactured home park” means a parcel of land under single ownership on which two or more manufactured homes are located.

“Manufactured home subdivision” means a subdivision designed and intended for sale of lots for siting manufactured homes.

“Master street plan” means that portion of the general plan which defines the future alignments of streets and their rights-of-way, including maps or reports or both.

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“Mid-box retail” means a retail business(es) occupying a building with between 10,001 square feet to 80,000 square feet for the first floor (the footprint).

“Mobile home” means a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, together with all amendments thereto.

“Moderate income housing” means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located.

“Monopole” means a single cylindrical steel or wood pole that acts as the support structure for antennas.

“Motel/hotel,” including “motel” and “hotel,” means a building or group of buildings for the accommodation of transient guests, comprising individual sleeping or living units.

“Natural waterways” means those areas, varying in width, along streams, creeks, springs, gullies, or washes which are natural drainage channels as determined by the building inspector or city engineer.

“Noncommercial user” means a company or individual who legally uses wireless telecommunications for services or communication purposes that receives no remuneration for such services.

“Noncomplying structure” means a structure that legally existed before its current land use designation; and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

“Nonconforming sign or sign structure” means a sign or sign structure or portion thereof lawfully existing at the time the ordinance codified in this chapter became effective, which does not conform to all height, area, and yard regulations prescribed in the zone in which it is located.

“Nonconforming use” means a use of land that legally existed before its current zoning designation; has been maintained continuously since the time the zoning regulation governing the land changed; and, because of subsequent zoning changes, does not conform with the zoning regulations that now govern the land.

“Nonmaintained,” for telecommunications, shall mean the physical, technical, aesthetic, or structural deterioration of the facility, to include any tower, antenna, apparatus, building, grounds, or equipment that is in disrepair or in need of maintenance.

“Off-highway vehicle” or “off-road vehicle” (OHV or ORV) means any motorized vehicle which may be licensed for use on public roadways, with the exception of agricultural machinery and devices for persons with disabilities as protected under state and federal statute. Examples include, but are not limited to: snowmobiles, motorcycles, all-terrain vehicles (ATVs), go-carts, motorized scooters, and amphibious craft.

“Off site” means outside the boundaries of a specific parcel of land being developed or considered for development.

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“Office, business” means a place intended for the conduct of the administrative function of a business enterprise and in which no goods or merchandise are stored or sold.

“Office, professional” means a place intended for the conduct of a recognized learned profession in most cases requiring a license, such as physician, dentist, chiropractor, lawyer, engineer, architect, or accountant.

“Official map” means a map drawn by municipal authorities and recorded in a county recorder’s office that shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities; provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and has been adopted as an element of the municipality’s general plan.

“On site” means within a parcel of land owned by a private citizen or by a private legal entity.

“Operator” means a person who has a contract with the Utah Department of Human Services to operate or who operates a residential facility for handicapped persons.

“Owner” means the owner if fee simple of real property as shown in the records of the Davis County recorder’s office and includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, private corporation, limited liability company, public or quasi-public corporation, other entities authorized by the state of Utah, or any combination of any of the foregoing.

“Parcel” means any real property that is not a lot created by and shown on a subdivision plat recorded in the office of the county recorder.

“Parking area, private” means an open space for the same uses as a private garage.

“Parking area, public” means an open area used for the parking of automobiles and available to the public whether for a fee, free, or as an accommodation for clients or customers.

“Parking space” means a permanently surfaced area of not less than 180 square feet in area, either within a structure or in the open, excluding paved areas necessary for access under the provisions of this title, for the parking of a motor vehicle.

“Person” means any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals however styled or designated.

“Plan for moderate income housing” means a written document adopted by the legislative body that includes: (1) an estimate of the existing supply of moderate income housing located within the city; (2) an estimate of the need for moderate income housing in the city for the next five years; (3) a survey of total residential land use; (4) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and (5) a description of the city’s program to encourage an adequate supply of moderate income housing.

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Planned Residential Unit Development. The “PRUD overlay zone” shall be defined as traditional lot-style housing developments or common space housing developments that offer development flexibility and increased density while providing improved quality of the development for the surrounding community.

“Planning commission” means the West Point City planning commission.

“Plat” means a map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

“Pollution source” means point source discharge of contaminants to ground water or potential discharges of the liquid forms of extremely hazardous substances which are stored in containers in excess of applicable threshold planning quantities as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of extremely hazardous substances, septic tanks, drain fields, Class V underground injection wells, landfills, open dumps, land filling of sludge and septage, manure piles, salt piles, pit privies, and animal feeding operations with more than 10 animal units.

1. “Animal feeding operation” means a lot or facility where the following conditions are met: animals have been or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period, and crops, vegetation forage growth, or postharvest residues are not sustained in the normal growing season over any portion of the lot or facility. Two or more animal feeding operations under common ownership are considered to be a single feeding operation if they adjoin each other, if they use a common area, or if they use a common system for the disposal of wastes.
2. “Animal unit” means a unit of measurement for any animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 55 pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.
3. “Extremely hazardous substances” means those substances which are identified in the Sec. 302(EHS) column of the “TITLE III LIST OF LISTS – Consolidated List of Chemicals Subject to Reporting under SARA Title III” (EPA 560/4-91-011).

“Potential contamination source” means any facility or site which employs an activity or procedure which may potentially contaminate ground water. A pollution source is also a potential contamination source.

“Preliminary plat” means the initial formal plat of a proposed land division or subdivision showing information and features required by the provisions of this title.

“Preschool” means a commercial educational facility which provides care, supervision, and guidance for children unaccompanied by a parent or guardian for periods less than four hours per day.

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~~“Private lane” means a private street with curb and gutter on both sides that provides access to the front of residential or commercial buildings with a minimum width of 25 feet measured from the back of curb to back of curb. Private lanes do not provide access to more than 15 units or lots.~~

~~“Private road” means a private street with a minimum of 50-foot right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Private roads may terminate at a dead end but will be provided with a dedicated turnaround and will be no longer than 600 feet in length. Private roads do not provide access to more than 30 units or lots.~~

“Project improvements” means site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. “Project improvements” do not include “system improvements” as defined below.

“Proportionate share” means an amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.

“Protection strip” means a strip of land bordering both the boundary of a subdivision and a street within the subdivision for the purpose of controlling the access of property owners abutting the subdivision to the street.

“Public facilities” means only the following capital facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of the city:

1. Water rights and water supply, treatment, and distribution facilities;
2. Wastewater collection and treatment facilities;
3. Storm water, drainage, and flood control facilities;
4. Roadway facilities;
5. Parks, recreation facilities, open space, and trails; and
6. Public safety facilities.

“Public hearing” means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

“Public improvements” means streets, curbs, gutters, sidewalks, water and sewer lines, storm sewers, and other similar facilities which are required to be dedicated to the city in connection with subdivision, conditional use, or site plan approval.

“Public meeting” means a meeting that is required to be open to the public under Title [52](#), Chapter [4](#), Open Public Meetings Act.

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“Public street” means a public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public lane, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way.

“Public use” means a use owned and/or operated exclusively by a public body, or quasi-public body, having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

“Public utility” means a public or quasi-public agency, or its structures and facilities, established to provide water, power, gas, sewer systems, and other public services, and who construct and maintain structures and facilities for their distribution or storage.

“Quasi-public use” means a use operated by a private nonprofit, religious, recreational, charitable, or philanthropic institution, such use having the purpose primarily of serving the general public, such as a church, private university, or similar use.

“Rear lot line” is any line that is not part of a front or side lot line.

“Recreation, commercial” means recreation facilities operated as a business and open to the general public for a fee.

“Recreation, private, noncommercial” means clubs or recreational facilities, operated by a nonprofit organization and open only to bona fide members of such nonprofit organization and their guests.

“Recreation, public” means publicly owned or operated recreation facilities.

“Recreational vehicle (RV)” means a motorized or nonmotorized vehicle designed as a temporary living accommodation for recreational, camping, and travel use. Examples include, but are not limited to: travel trailers, camping trailers, truck campers and self-propelled motor homes.

“Recreational vehicle park” means any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

“Residential density” means the average number of dwelling units on one acre of land in a given area. Net residential density is determined by dividing the total number of dwelling units in a defined area by the total acreage of all parcels of land within the area that is used exclusively for residential and accessory purposes. Gross residential density is determined by dividing the total number of dwelling units in a defined area by the total acreage of all land within the area.

“Residential facility for persons with a disability” means a dwelling in which more than one person with a disability resides and which is licensed or certified by the Department of Human Services under Title [62A](#), Chapter [2](#), Utah Code Annotated 1953, Licensure of Programs and Facilities, or is licensed or certified by the

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Department of Health under Title [26](#), Chapter [21](#), Utah Code Annotated 1953, Health Care Facility Licensing and Inspection Act.

“Restricted” (R) for water source protection means that the nature of the use, or some element of the use, represents a potential contamination source. The use may be permitted only after review and approval by the land use authority. As part of this review, recommendations from the Davis County health department and other applicable regulatory agencies shall be considered. Restricted use is subject to best management practices and compliance with other reasonable conditions as may be established by these agencies.

“Retail, big box” means a retail business(es) occupying a building with over 80,001 square feet for the first floor (the footprint).

“Retail services” means the use of a building or part of a building by persons who are engaged in the sale of goods to customers, and includes uses such as hardware, mail order, clothing, appliances, electronics, books, gifts and secondhand goods, and may include incidental repairs.

“Retail shop” means a place of business usually owned and operated by a retailer but sometimes owned and operated by a manufacturer or by someone other than a retailer in which merchandise is sold primarily to ultimate consumers.

“Review cycle” means the occurrence of:

1. the applicant's submittal of a complete subdivision land use application;
2. the city's review of that subdivision land use application;
3. the city's response to that subdivision land use application, in accordance with this section; and
4. the applicant's reply to the city's response that addresses each of the city's required modifications or requests for additional information.

“Roof-mounted antenna” means an antenna or series of individual antennas mounted on a roof, mechanical room, or penthouse of a building.

“Rules of order and procedure” means a set of rules that govern and prescribe in a public meeting: parliamentary order and procedure; ethical behavior; and civil discourse.

“Sanitary landfill” means a disposal site where solid wastes, including putrescible wastes, or hazardous wastes, are disposed of on land by placing earth cover thereon.

“Sanitary sewer authority” means the department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on-site wastewater systems.

“SARA Title III” means the Superfund Amendment and Reauthorization Act section found in [40 CFR 300](#) through [302](#), pertaining to emergency response and right to know.

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“School – private/quasi-public/charter school” means any public or private elementary, junior high, high school, college, university, or post-graduate school offering courses in general instruction at least four days per week and seven months per year. Excluded are specialty schools such as trade, dance, beauty, music, secretarial/business, and charm schools.

“Second access” means a public street or private road that connects to and provides access to an existing public street. A second access shall not be gated.

“Secondary containment” means a type of system that is used to provide release detection prevention, such as trays under containers, floor curbing or other systems designed to hold materials or liquids that may discharge from containers holding regulated substances. Examples include a double-walled tank, a double-walled integral piping system, or a single-walled tank or integral piping system that is protected by an enclosed concrete vault, liner, or an impervious containment area.

“Secondary water system” means any system which is designed and intended to provide, transport and store water used for watering of crops, lawns, shrubberies, flowers, and other nonculinary uses.

“Security” means an escrow agreement, irrevocable letter of credit, or other security instrument given by the developer to ensure the proper installation of public improvements.

“Self-storage facility” means a building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent.

“Senior care facilities/nursing home” means commercial facilities for the care of persons over 55 years of age.

“Sensitive land” shall mean land which is generally unbuildable, and which contains constrained and sensitive features including, but not limited to, wetlands, floodplains, faults, and other geological or environmentally sensitive features and lands below the high-water mark of the Great Salt Lake which is at elevation 4,217 feet above sea level.

“Septic tank/drain-field system” means a system, which is comprised of a septic tank and a drain-field, which accepts wastewater from buildings or facilities for surface or subsurface treatment and disposal.

“Service area” means a geographic area designated by the city based on sound planning and engineering principles in which a defined set of the city’s public facilities provides service.

“Setback” means the minimum distance that any portion of a building foundation, accessory building, sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street.

“Sexually oriented business” means any business for which a sexually oriented business license is required as an adult business, nude entertainment business, or as a seminude dancing bar, pursuant to the sexually oriented business licensing requirements in Chapter [5.50](#) WPCC.

“Side lot line” means the boundary of a lot that is connected to the front lot line. Each lot has two side lot lines.

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“Sign” means every advertising message, announcement, declaration, demonstration, display, illustration, insignia surface, or space placed, erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of “sign” shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers. This definition does not include any flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

“Sign, “A” frame” means a temporary sign constructed with two sides attached at the top so as to allow the sign to stand in an upright position.

“Sign, advertising” means an off-premises sign.

“Sign area” means the areas of a sign that are used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double-face sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. In relation to signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

“Sign, attached” means a sign which is fastened, attached, painted, connected or supported in whole or in part by a building or structure.

“Sign, awning” means a roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows, and other openings with supports extending back to the building, supported entirely by the building.

“Sign, balloon” means an advertisement supported by a balloon anchored to the premises where the advertised use is conducted, commodity sold or service performed.

“Sign, banner” means a sign constructed of cloth, canvas, fabric, or other light material and designed to be displayed across or over a public right-of-way for a short period of time.

“Sign, billboard” means a freestanding, off-premises sign, larger than 200 square feet, designed or intended to direct attention to a business, product, or service.

“Sign, canopy” means a roofed structure constructed of fabric or other material placed as to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building and supports extending to the ground directly under the canopy.

“Sign, changeable copy (manual)” means a sign on which copy is changed manually in the field, e.g., reader boards with changeable letters.

“Sign, civic, institutional, or philanthropic” means a sign erected by a public or nonprofit agency, service club, etc., for civic or public information.

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“Sign, construction” means a sign identifying an existing or proposed development project which may contain the name of the project, and name and address of construction firms, architects, engineers, developers, etc.

“Sign, detached” means a sign not supported in whole or in part by a building or structure other than by a sign structure which is supported wholly by the ground.

“Sign, electronic message” means a sign that has an electronic message display.

“Sign, floodlighted” means a sign made legible in the absence of daylight by devices which reflect or project light upon it.

“Sign, forced air” means any sign or device that uses a blower to force air through fabric to draw attention from observers.

“Sign, frame” means a movable sign mounted on a frame.

“Sign, home occupation” means a sign associated with a legally approved home business.

“Sign, identification” means a sign displayed to indicate the name or nature of buildings or uses other than commercial or industrial uses located upon the premises, i.e., schools, churches, hospitals, etc.

“Sign, illuminated” means a sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

“Sign, interior” means a sign located within a building so as to be visible only from within the building in which the sign is located.

“Sign, low profile” means on-premises or identification signs having a maximum height of four feet, incorporated into some form of landscape design scheme or planter box.

“Sign, marquee” means a permanent roofed structure designed to meet all provisions of the current International Building Code and other specifications as outlined in this title. Where specifications as outlined in this title are different from the provisions of the International Building Code, the more restrictive shall apply.

“Sign, memorial” means a sign or tablet that states the name of a building or the date of the building’s erection and cut into the surface or facade of a building.

“Sign, mobile” means any sign mounted so that it is capable of being moved or of moving, including, but not limited to, frame, pedestal, trailer, and vehicle signs.

“Sign, moving” means any sign or device which has any visible moving part, visible revolving part, or visible mechanical movement of any description, or other apparent visible movement achieved by electrical, electronic, or kinetic means, including intermittent electrical pulsations.

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“Sign, name plate” means a sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises.

“Sign, neighborhood identification” means a permanent sign that only designates the neighborhood or tract name.

“Sign, off-premises” means an advertising sign which directs attention to a use, product, commodity, or service not on the premises.

“Sign, on-premises” means a sign which directs attention to a use conducted, product or commodity sold, or service performed upon the premises on which it is located.

“Sign, open house” means a temporary off-premises sign advertising real estate open for inspection. This sign shall not exceed three feet in height and shall not exceed eight square feet in size.

“Sign, pedestal” means a movable sign supported by a column(s) so as to allow the sign to stand in an upright position.

“Sign, projecting” means a sign attached to a building or other structure and extending in whole or in part more than 24 inches beyond any wall of the building or structure.

“Sign, property (real estate)” means a sign related to the property upon which it is located and offering such property for sale or lease.

“Sign, public necessity” means a sign informing the public of any danger or hazard existing on or adjacent to the premises.

“Sign, roof” means a sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof 12 inches or more.

“Sign, service” means a sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as direction to parking lots, location of rest rooms, and sale of agricultural products produced upon the premises, and which bear, as an incidental part of the sign, the name, address or trademark of persons furnishing such sign to the owner of the premises.

“Sign, temporary” means any sign, banner, pennant, valance, balloon, or advertising display constructed of cloth, canvas, fabric, cardboard, wall board, plastic, or other light materials with or without frame where the sign is not permanently affixed to the ground or structure. Spotlights shall also be considered a temporary sign.

“Sign, time and temperature device” means any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

“Sign, trailer” means a sign mounted on a trailer or having wheels.

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“Sign, vehicle” means a sign on a vehicle, whether the vehicle is operable or not.

“Sign, window” means a sign either attached to a window or door or located within a building so as to be visible through a window or door by people outside of the building.

“Site plan” means a description of the proposed development within the boundaries of the development site consisting of plans, drawings, elevations, and information.

“Source protection zone” means the specified surface and subsurface area surrounding a ground water source of drinking water supplying a public water supply, through which contaminants are reasonably likely to move toward and reach such ground water source. These zones shall have the approval of the state of Utah Division of Drinking Water as described in R309-600, Source Protection: Drinking Water Source Protection for Ground Water Sources.

“Stable” means a detached building for the keeping of horses.

“Story” means that portion of a building included between the surface of any floor and the floor or ceiling next above it.

“Story, first” means the lowest story or the ground story of any building, the floor of which is not more than 12 inches below the finished grade level at the exterior walls of the building, except that any basement or cellar used for residential purposes shall be deemed the first story.

“Story, half” means a partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four feet above the floor of such story; provided, however, that any partial story used for one or more dwelling units shall be deemed a full story.

“Street” means public rights-of-way, including highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements and other ways.

~~“Street, alley” means a private street with curb and gutter on both sides that provides access to the rear of residential or commercial buildings with a minimum width of 25 feet measured from the back of curb to the back of curb. Alleys do not provide access to more than 15 lots or units. Units or lots that have rear access from an alley also have frontage on a public road or a private road.~~

“Street, arterial” means a street, existing or proposed, which serves or is intended to serve as a major traffic way and is designated on the general plan as a controlled-access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

“Street, collector” means a street, existing or proposed, which is the main means of access to an arterial street system.

“Street, cul-de-sac” means a minor terminal street provided with a turnaround.

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“Street, private” means a right-of-way or easement in private ownership, not dedicated or maintained as a public street. This includes private roads, private lanes and private alleys that meet the standards found in 17.130.090

“Structural alterations” means any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

“Structure” means anything constructed, the use of which requires fixed location on the ground, or which is attached to something having a fixed location upon the ground, and which imposes an impervious material upon or above the ground.

“Subdivider” means any person who undertakes to create a subdivision.

Commented [BM7]: is there a different term or definition in the state code?

“Subdivision” means any land that is divided, re-subdivided or proposed to be subdivided into two or more lots, parcels, sites, units, plots, or other division of land for the immediate or future offer of sale, sale, lease, or development either on the installment plan or upon any and all other plans, terms and conditions.

“Subdivision” includes the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

“Subdivision” does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. An agreement recorded with the county recorder’s office between owners of adjoining unsubdivided properties adjusting the mutual boundary by a boundary line agreement in accordance with UCA Section [57-1-45](#) if:
 - a. No new lot is created; and
 - b. The adjustment does not violate applicable land use ordinances;
3. A recorded document, executed by the owner of record:
 - a. Revising the legal description of more than one contiguous parcel of property that is not subdivided land into one legal description encompassing all such parcels of property; or
 - b. Joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances;
4. An agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with UCA Section [10-9a-603](#) if:
 - a. No new dwelling lot or housing unit will result from the adjustment; and

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- b. The adjustment will not violate any applicable land use ordinance;
5. A bona fide division or partition of land by deed or other instrument where the land use authority expressly approves in writing the division in anticipation of further land use approvals on the parcel or parcels;
 6. A parcel boundary adjustment;
 7. A lot line adjustment;
 8. A road, street, or highway dedication plat; or
 9. A deed or easement for a road, street, or highway purpose.
 10. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a subdivision under this definition as to the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's subdivision ordinance.

"Subdivision improvement plans" means the civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.

"Subdivision ordinance review" means review by the city to verify that a subdivision land use application meets the criteria of the city's subdivision ordinances.

"Subdivision plan review" means a review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with municipal ordinances and applicable standards and specifications.

"Swimming pool" means a structure, whether indoors or outdoors, or whether above or below the ground, intended to be used to contain water, and which is of sufficient size, capacity, and depth for swimming.

"System improvements" means both existing public facilities designed to provide services within the service area and future public facilities identified in a reasonable plan for capital improvements adopted by the city that are intended to provide service to the service area. "System improvements" does not include "project improvements" as defined in this section.

"Tank" means a structure, whether indoors or outdoors, or whether above or below the ground, intended to be used to contain liquid, and which is of sufficient size, capacity, or depth for bathing, therapy, or other such use by one or more persons. Such definition shall include, but not be limited to, hot tubs, therapy tanks or pools, and similar structures.

"Telecommunications lot or site" is that area set aside for construction and placement of telecommunications equipment, including any building towers, antennas, or other apparatus not housed in a residential or business building. A lot set aside for telecommunications equipment and tower may differ from the official recorded piece of property and will include any required equipment, accessories, or fenced area.

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“Telecommunications service” means the providing or offering for rent, sale or lease, or in exchange for other value received, of the transmittal of voice, data, image, graphic and video programming information between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite or similar facilities, with or without benefit of any closed transmission medium.

“Telecommunications tower” means a structure that holds transmitting or receiving devices used for telecommunications service, with any associated buildings, site improvements, and property.

“Traditional lot-style subdivisions” are defined in this chapter as developments that have building lots that adhere to minimum lot standards including, but not limited to, frontage widths, lot depth and lot size.

“Underground storage tank” means a tank or combination of tanks and underground pipes and impact valves connected to tanks being used or having been used to contain regulated substances and which has at least 10 percent of the total volume of the tank and underground portions of pipes connected to the tank underground.

“Unified control” means a parcel of land under one ownership, or a group of parcels, the owners of which have agreed in writing to subject the development of their properties to a single control.

“Vehicle repair, limited” means an establishment providing motor vehicle repair or maintenance services within a completely enclosed building. Limited vehicle repair excludes paint and body shops, general vehicle equipment and repair services, and storage of vehicles for more than 90 days. Typical uses include businesses engaged in repair and/or replacement of brakes, air conditioning, generators, starters, and tires; motor tune-ups; front-end alignments; battery recharging; lubrication; and sales, repair, and installation of associated parts and accessories such as tires, batteries, windshield wipers, and hoses.

“Wall-mounted antenna” means an antenna or series of individual antennas mounted against the vertical wall of a building.

“Warehouse” means a large building where raw materials or manufactured goods may be stored before their export or distribution for sale.

“Wellhead” means the upper terminal of a well, including adapters, ports, seals, valves and other attachments.

“Whip antenna, flexible” means an antenna that is cylindrical in shape and flexible in construction.

“Whip antenna, vertical” means an antenna that is cylindrical in shape and rigid in vertical construction.

“Will serve letter” means a document issued by a utility company or a water district that commits or refuses to provide service to a specific property or project.

“Yard” means a space on a lot unoccupied and unobstructed from the ground upward by buildings, except otherwise provided in this title.

Commented [BM8]: should we add a definition of a "will serve letter"?

“Yard, front” means: an open space extending the full width of the lot measured between the front lot line and the closest main building, which open space is unoccupied and unobstructed from the ground upward except as specified elsewhere in this title.

“Yard, front, depth” means the shortest distance, measured horizontally, between any part of the main building foundation, other than parts herein excepted, and the front lot line. Such depth shall be measured from the front lot line; provided, however, that if the proposed location of the right-of-way line of such street as adopted by West Point City in the major street plan differs from that of the existing street, then the required front yard depth shall be measured from the right-of-way line of such street as adopted; or said building shall comply with official setback lines as adopted by the city.

“Yard, rear” means an open space between a building and the rear lot line, unoccupied and unobstructed from the ground upward and extending across the full width of the lot, except as specified elsewhere in this title.

“Yard, rear, depth” means the shortest distance, measured horizontally, between any part of a main building foundation, other than parts hereinafter excepted, and the rear lot line. On cul-de-sac or five-sided lots, the required minimum rear yard depth may be reduced to 15 feet measured from any point of a building foundation to the nearest point of a lot line. Only one corner of a home may project into a required rear yard space.

“Yard, side” means an open, unoccupied space on the same lot with the building and between the side line of the building and the side lot line, and extending from the front yard to the rear yard; or the shortest distance across said space from the main building to the side lot line. an open space extending from the front yard to the rear yard between a building and the nearest side lot line, unoccupied and unobstructed from the ground upward except as specified elsewhere in this title. A side yard on the street side of a corner lot shall be known as an “exterior side yard.”

“Yard, side, width” means the shortest distance, measured horizontally, between any part of a building, other than parts herein excepted, and the nearest side lot line. Such width shall be measured from the nearest side lot line and, in the case where the nearest side lot line is a side street lot line, from the right-of-way line of the existing street; provided, however, that if the proposed location of such street as adopted by West Point City in the major street plan differs from that of the existing street, then the required side yard width shall be measured from the right-of-way of such street as adopted, or said building shall comply with any applicable official setback lines.

“Zoning map” means the zoning map or maps of West Point City, Utah, adopted as part of a land use ordinance, that depicts land use zones, or overlays.

“Zoning ordinance” means the land use and development ordinance of West Point City. [Ord. 01-17-2023D § 1; Ord. 12-20-2022C § 1; Ord. 06-21-2022A § 1; Ord. 08-17-2021B § 2 (Exh. A)].

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Disclaimer: The City Recorder's office has the official version of the West Point City Code. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

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CITY COUNCIL STAFF REPORT

Subject: Impact Fee Reimbursement – Bennett Farms
Author: Boyd Davis
Department: Engineering
Meeting Date: April 2, 2024



Background

The City Council approved an impact reimbursement agreement with Craythorne Construction for the storm drain pipe they have installed for the Bennett Century Farms Subdivision along 1300 N. The pipe is impact fee eligible, and the City Council recently amended the Impact Fee Analysis to include this as a current project. The original agreement did not include the full length of pipe that was installed and needs to be amended.

Analysis

The storm drain masterplan estimates the cost of the pipe along 1300 N from 3625 W to 4000 W to be \$442,640. The pipe is 80% eligible for impact fees, which is \$354,112. The portion of pipe that Craythorne plans to install is 67% of the total pipe length which means he would be eligible for up to \$237,255. The original agreement was for a lesser amount because the full length of the installation was not included. This amended agreement will replace the original agreement.

Recommendation

Staff recommends approval of the agreement by resolution.

Significant Impacts

None

Attachments

Amendment
Resolution

RESOLUTION NO. 04-02-2024A

**A RESOLUTION APPROVING AN AMENDMENT TO THE
IMPACT FEE REIMBURSEMENT
AGREEMENT BETWEEN CRAYTHORNE DEVELOPMENT INC AND
WEST POINT CITY FOR THE INSTALLATION
OF STORM DRAIN IMPROVEMENTS**

WHEREAS, Craythorne Development Inc. is developing property, located at 4000 W 1300 N, known as the Bennett Century Farms Subdivision; and

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

WHEREAS, West Point City is assessing impact fees to pay for a portion of said improvements; and

WHEREAS, Craythorne Development Inc, will install and pay for said improvements; and

WHEREAS, West Point City is willing to reimburse the developer for a portion of said improvements; and

WHEREAS, The amount of the reimbursement was miscalculated in the original agreement and needs to be amended.

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

1. Amendment No. 1 to The Repayment Through Impact Fees Agreement, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 2nd day of April, 2024.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**AMENDMENT NO. 1
TO THE AGREEMENT FOR THE
CONSTRUCTION OF THE 1300 NORTH STORM DRAIN
AND REPAYMENT THROUGH IMPACT FEES**

This agreement is made and entered into this ___ day of _____, 20__ by and between WEST POINT CITY, a political subdivision of the State of Utah, which shall be called the “CITY” in this agreement, and CRAYTHORNE DEVELOPMENT INC who shall be called “DEVELOPER” in this agreement.

This agreement is made and entered into by and between the parties based upon the following recitals:

RECITALS

- A. The Developer is the owner of parcels 14-045-0021, 14,045,0038, 14-045-0039, 14-045-0051, and 14-045-0050 located at 4000 W 1300 N in West Point City, Davis County, Utah.
- B. The Developer is planning to subdivide said parcel into additional residential building lots.
- C. The City requires that the Developer construct the 1300 North Storm Drain along the frontage of the new lots.
- D. The section of storm drain described is included in the City’s list of impact fee projects and impact fees will be collected to pay for a portion of the improvements.
- E. The Developer has agreed construct the storm drain and cover the costs of the construction.
- F. The City has agreed to repay the Developer with the impact fees collected for a portion of the costs of constructing the storm drain.
- G. The amount of reimbursement was miscalculated in the original agreement and will be adjusted by this amendment.

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. All the above and foregoing Recitals are incorporated into and made a part of the Agreement.

2. From and after the effective date of Amendment No. 1, this amended agreement shall replace the Original Agreement.
3. The Developer shall have its contractor install the storm drain and complete other incidental work necessary to accommodate the improvements. The improvements shall be installed according to the approved plans and shall meet the approved West Point City Standards.
4. The City agrees to reimburse the Developer for a portion of the costs incurred based upon the impact fee analysis reports for storm drains. The amounts to be reimbursed will be based upon the actual length of pipe installed. This amount represents the cost for installing 1322 feet of pipe.

\$237,255.00 – storm drain impact fees

5. Payment to the Developer shall be done according to the City's impact fee rebate policy, which states that payment shall be remitted to the Developer on or before the end of each fiscal year (June 30). The City will determine the amount of road impact fees collected from the Subdivision during the fiscal year and will remit that amount to the Developer. The City, at its sole discretion, may make payment at any time.
6. Prior to any payments, the Developer will arrange to have the improvements inspected by the City. The Developer shall have its contractor make any repairs or corrections to the improvements as deemed necessary by the City.
7. If the Developer fails to complete the improvements with a successful inspection within two years, then this agreement shall be null and void.
8. The Developer agrees to indemnify and hold the City harmless for any claim for damages caused by its contractor or other agents during the construction period.
9. This agreement sets forth the entire agreement and understanding by and between the parties. No agreement, written or oral, shall be binding upon the parties unless set forth herein or any amendment hereto which shall be set forth in writing.
10. In the event of default by either party the non-defaulting party shall be entitled to recover attorney's fees and court costs from the defaulting party.

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

By: _____
ERIK R. CRAYTHORNE, Manager
CRAYTHORNE DEVELOPMENT INC

ATTEST:

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of _____, 20____, personally appeared before me _____ and _____, who being by me duly sworn did say, each for himself and herself that they, the said _____ is the Mayor of West Point City, Davis County, State of Utah and that she, the said _____, is the City Recorder of West Point City, and that the within and foregoing instrument was signed on behalf of the said West Point City by authority of the City Council of West Point City and said _____ and _____, each duly acknowledged to me that the said West Point City executed the same and that the seal affixed is the seal of the said West Point City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
 (ss.
COUNTY OF DAVIS)

On the ____ day of _____, 20____ personally appeared before me _____, the signer of the foregoing Agreement on behalf of UA FIU LLC, DBA PSION HOMES, who duly acknowledge to me that he executed the same.

NOTARY PUBLIC

(SEAL)