



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA  
JULY 15, 2025  
WEST POINT CITY HALL  
3200 W 300 N | WEST POINT, UT**

Mayor:  
Brian Vincent  
Council:  
Annette Judd, Mayor Pro Tem  
Jerry Chatterton • 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/83923957826>
  - » Telephone: 1(669) 900-6833 – Meeting ID: 839 2395 7826

**ADMINISTRATIVE SESSION – 6:00 PM**

1. **Eagle Scout Project Proposal** – Carter Allen
2. **Discussion Regarding the FY2026 Final Budget and 2025 Property Tax Rate for West Point City** – Mr. Ryan Harvey [pg. 4](#)
3. **Discussion Regarding a Site Plan for Ogden Clinic at 2945 W 125 S (Pascal Meyer, Applicant)** - Mrs. Bryn MacDonald [pg. 25](#)
4. **Discussion Regarding a New A-20 Zoning Designation** – Mrs. Bryn MacDonald [pg. 44](#)
5. **Discussion Regarding Updates to the General Plan** – Mrs. Bryn MacDonald [pg. 60](#)
6. **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. **Davis County Sheriff's Office Update**
8. **Weber Basin Water Presentation** – Jon Parry
9. **Consideration of Approval of the Minutes from the May 20, 2025 West Point City Council Meeting** [pg. 75](#)
10. **Public Hearing Regarding Amendments to WPCC Section 17.60.160 Regarding the PRUD Code** – Mrs. Bryn MacDonald [pg. 64](#)
11. **Consideration of Resolution No. 07-15-2025A, Approving the 2025 Property Tax Rate for West Point City** – Mr. Ryan Harvey [pg. 8](#)
12. **Public Hearing Regarding the FY2026 Compensation Schedule** – Mr. Ryan Harvey [pg. 24](#)
13. **Consideration of Ordinance No. 07-15-2025A, Approving the FY2026 Final Budget for West Point City & All Related Agencies** – Mr. Ryan Harvey [pg. 4](#)
  - a. **Public Hearing**
  - b. **Action**
14. **Motion to Adjourn the General Session**

Amended and Posted this 11<sup>th</sup> day of July, 2025:

  
Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above July 15, 2025 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at [www.westpointutah.gov](http://www.westpointutah.gov) and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://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:**        **08/05/2025**

### **Administrative Session – 6:00 pm**

1. Discussion Regarding the Sewer Impact Fee for the Annexation Area – Mr. Boyd Davis
2. Discussion Regarding Landscape Ordinance Amendments – Mrs. Bryn MacDonald
3. Discussion Regarding a Development Agreement & Rezone for 13.14 acres of Property Located 3900 W 300 N from R-2 to R-4 (Matt Leavitt, Applicant) - Mrs. Bryn MacDonald
4. Discussion Regarding Updates to the General Plan – Mrs. Bryn MacDonald

### **General Session – 7:00 pm**

1. Consideration of Approval of Ordinance No. \*\*, Amending WPCC Section \*\* Regarding the PRUD Code – Mrs. Bryn MacDonald
2. Consideration of Approval of Ordinance No. \*\*, Amending WPCC Section \*\* to Add the A-20 Zoning Designation – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. **Action**
3. Consideration of Approval to Place the Craythorn Homestead Subdivision Phase 4 on Warranty – Mr. Boyd Davis

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**Date:**        **08/19/2025**

### **Administrative Session – 6:00 pm**

1. Quarterly Financial Report

### **General Session – 7:00 pm**

1. Presentation By JustServe Designating West Point City as a “JustServe City”
2. Consideration of Approval of Ordinance No. \*\*, Adopting an Updated General Plan – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. **Action**
3. Consideration of Approval of Ordinance No. \*\*, Amending WPCC Section \*\* Regarding Landscaping Requirements – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. **Action**
4. Consideration of Approval of Resolution No. \*\*, Approving a Development Agreement for 13.14 Acres of Property Located at 3900 W 300 N – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. **Action**
5. Consideration of Approval of Ordinance No. \*\*, Rezoning Property Located at 3900 W 300 N from R-2 to R-4 – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. **Action**

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**Date:**        **08/26/2025 - Special Meeting**

### **General Session**

1. Consideration of Approval of the 2025 Primary Election Canvass by the Board of Canvassers

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**Date:**        **09/02/2025**

### **Administrative Session – 6:00 pm**

2. Discussion Regarding \*\*

### **General Session – 7:00 pm**

1. Davis County Sheriff’s Office Update
  2. Youth Council Update
  3. Swearing-In of the 2025-2026 West Point City Youth Council – Mayor Brian Vincent
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# WEST POINT CITY 2025 CALENDAR

## 2025

## IMPORTANT DATES

### JANUARY

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

### JULY

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

### JANUARY

|       |   |
|-------|---|
| 1     | New Year's Observed-CLOSED                |
| 7     | City Council - 6 PM                       |
| 9     | Planning Commission - 6 PM                |
| 14    | Senior Lunch - 11:30 AM                   |
| 20    | MLK Jr. Day - CLOSED                      |
| 23    | Planning Commission - 6 PM                |
| 24-25 | City Council Planning & Visioning Session |
| 28    | Council/Staff Lunch - 11:30 AM            |

### JULY

|       |                                     |
|-------|-------------------------------------|
| 1     | City Council - 6 PM                 |
| 3 & 4 | PARTY AT THE POINT EVENTS           |
| 10    | Planning Commission - 6 PM          |
| 11    | MOVIE IN THE PARK - DUSK            |
| 15    | Senior Lunch - 11:30 AM (Loy Blake) |
| 15    | City Council - 6 PM                 |
| 24    | Pioneer Day Holiday - CLOSED        |

### FEBRUARY

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

### AUGUST

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

### FEBRUARY

|    |                            |
|----|----------------------------|
| 4  | City Council - 6 PM        |
| 11 | Senior Lunch - 11:30 AM    |
| 13 | Planning Commission - 6 PM |
| 17 | President's Day - CLOSED   |
| 18 | City Council - 6 PM        |
| 27 | Planning Commission - 6 PM |

### AUGUST

|    |                                     |
|----|-------------------------------------|
| 5  | City Council - 6 PM                 |
| 8  | Summer Social - 6:30 PM             |
| 12 | Senior Lunch - 11:30 AM (Loy Blake) |
| 14 | Planning Commission - 6 PM          |
| 15 | MOVIE IN THE PARK - DUSK            |
| 19 | City Council - 6 PM                 |
| 28 | Planning Commission - 6 PM          |

### MARCH

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

### SEPTEMBER

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

### MARCH

|    |                            |
|----|----------------------------|
| 4  | City Council - 6 PM        |
| 13 | Planning Commission - 6 PM |
| 18 | Senior Lunch - 11:30 AM    |
| 18 | City Council - 6 PM        |
| 27 | Planning Commission - 6 PM |

### SEPTEMBER

|    |                                     |
|----|-------------------------------------|
| 1  | Labor Day - CLOSED                  |
| 2  | City Council - 6 PM                 |
| 9  | Senior Lunch - 11:30 AM (Loy Blake) |
| 11 | Planning Commission - 6 PM          |
| 13 | DAY OF SERVICE                      |
| 16 | City Council - 6 PM                 |
| 25 | Planning Commission - 6 PM          |

### APRIL

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

### OCTOBER

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

### APRIL

|       |                                |
|-------|--------------------------------|
| 1     | City Council - 6 PM - Canceled |
| 8     | Senior Lunch - 11:30 AM        |
| 10    | Planning Commission - 6 PM     |
| 11-12 | ANNUAL SPRING CLEAN-UP         |
| 15    | City Council - 6 PM            |
| 19    | EASTER EGG HUNT - 10 AM        |
| 22    | Council/Staff Lunch - 11:30 AM |
| 24    | Planning Commission - 6 PM     |

### OCTOBER

|     |                                |
|-----|--------------------------------|
| 2   | CEMETERY CLEANING              |
| 7   | City Council - 6 PM            |
| 9   | Planning Commission - 6 PM     |
| 11  | FALL FESTIVAL                  |
| 13  | Employee Training - CLOSED     |
| 21  | Senior Lunch - 11:30 AM        |
| 21  | City Council - 6 PM            |
| 23  | Planning Commission - 6 PM     |
| 28  | Council/Staff Lunch - 11:30 AM |
| TBD | ANNUAL FALL CLEAN-UP           |

### MAY

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

### NOVEMBER

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

### MAY

|    |                            |
|----|----------------------------|
| 1  | CEMETERY CLEANING          |
| 6  | City Council - 6 PM        |
| 8  | Planning Commission - 6 PM |
| 13 | Senior Lunch - 11:30 AM    |
| 20 | City Council - 6 PM        |
| 22 | Planning Commission - 6 PM |
| 26 | Memorial Day - CLOSED      |

### NOVEMBER

|       |                            |
|-------|----------------------------|
| 4     | GENERAL ELECTION DAY       |
| 11    | Veterans Day - CLOSED      |
| 18    | Senior Lunch - 11:30 AM    |
| 13    | Planning Commission - 6 PM |
| 18    | City Council - 6 PM        |
| 27-28 | Thanksgiving - CLOSED      |

### JUNE

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

### DECEMBER

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

### JUNE

|    |                                     |
|----|-------------------------------------|
| 3  | City Council - 6 PM                 |
| 7  | MISS WEST POINT PAGEANT             |
| 10 | Senior Lunch - 11:30 AM (Loy Blake) |
| 12 | Planning Commission - 6 PM          |
| 13 | MOVIE IN THE PARK - DUSK            |
| 17 | City Council - 6 PM                 |
| 19 | JUNETEENTH - CLOSED                 |
| 26 | Planning Commission - 6 PM          |

### DECEMBER

|       |                            |
|-------|----------------------------|
| 1     | CITY HALL LIGHTING - 6 PM  |
| 2     | City Council - 6 PM        |
| 5     | Christmas Party - 7 PM     |
| 6     | CHILD REMEMBRANCE - 7 PM   |
| 9     | Senior Lunch - 11:30 AM    |
| 11    | Planning Commission - 6 PM |
| 16    | City Council - 6 PM        |
| 19    | CEMETERY LUMINARY - 4 PM   |
| 25/26 | Christmas Holiday - CLOSED |
| 1     | New Year's - CLOSED        |

# CITY COUNCIL STAFF REPORT

**Subject:** FY2026 Final Budget  
**Author:** Ryan Harvey  
**Department:** Administrative Services  
**Date:** July 15, 2025

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## **BACKGROUND**

The Fiscal Year 2026 budget process began in early 2025, and after many City Council discussions and public hearings, it is coming to a close. The Council will need to approve the new budget for FY2026.

## **ANALYSIS**

### **2025 Property Tax Rate Approval**

At the June 17<sup>th</sup> Council Meeting, the City Council voted to move forward with the Truth-in-Taxation process. However, there was a new law passed by the State Legislature that if a City wants to do Truth-in-Taxation, they need to notify the County and the State before June 1. Due to this, the City was denied the ability to go through the Truth-in-Taxation process for 2025. In addition, the City was notified of this decision on June 24, making it impossible to approve the Final Budget with proper noticing before the deadline on June 30.

Since the City is not allowed to go through the Truth-in-Taxation process, we will be required to accept the certified tax rate for 2025, which has been set at .000730. With that rate, the City is projected to receive \$858,223.

### **FY2026 Budget Review**

At the June 3<sup>rd</sup> meeting the Council adopted the FY2026 Tentative Budget. The following is a summary of the expenditure changes proposed in the Tentative Budget that will carry-over to the FY2026 Final Budget:

#### **General Government (Total: \$2,000)**

- Training and Education (\$2,000)

#### **Administrative Services (Total: \$4,000)**

- Training and Education (\$2,000)
- Credit Card Processing Fees (\$1,000)
- IT Support & Contracts (\$1,000)

#### **Public Works (Total: \$2,000)**

- Travel and Education (\$1,000)
- Protective Clothing & Equipment (\$1,000)

#### **Executive (Total: -\$194,000)**

- Travel and Education (\$3,000)
- Miscellaneous (-\$2,000)
- Employee Benefits and Bonus Program (\$2,500)

- Wellness Program (\$1,000)
- Office Supplies & Expense (\$500)
- Utah League Membership (\$500)
- Recorder's Office (\$1,000)
- COVID-19 Expenses (-\$200,000)
- ARPA Funds (-\$500)

**Community Development (Total: \$3,500)**

- Tavel and Education (\$2,500)
- GIS (\$1,000)

**Public Safety and Emergency Plan (Total: \$130,000)**

- Police Services (\$130,000)

**Parks and Cemetery (Total: \$7,400)**

- Uniforms (\$400)
- Training and Education (\$2,000)
- Building and Grounds (\$5,000)

**Recreation (Total: \$2,300)**

- Travel and Education (\$1,800)
- Jr. Jazz (\$1,500)
- Football (-\$5,000)
- Office Supplies and Expense (\$3,000)
- Baseball/Softball (\$1,000)

**Water Fund (Total: \$50,165)**

- Water Purchase – Weber Basin (\$44,745)
- IT Support & Contracts (\$1,800)
- Trench Box for Water, Waste, & Storm Drain Repairs (\$3,620)

**Waste Fund (Total: \$5,420)**

- IT Support & Contracts (\$1,800)
- Trench Box for Water, Waste, & Storm Drain Repairs (\$3,620)

**Storm Water Fund (Total: \$3,620)**

- Trench Box for Water, Waste, & Storm Drain Repairs (\$3,620)

## FY2026 Personnel Impacts

### General Fund (Total: \$272,308)

- COLA Salaries (\$73,706)
- COLA Benefits (\$13,352)
- Merit Salaries (\$61,422)
- Merit Benefits (\$11,127)
- Additional URS Tier 2 (\$1,533)
- New Positions Salaries (\$70,350)
- New Positions Benefits (40,818)

### Water Fund (Total: \$21,014)

- COLA Salaries (\$9,353)
- COLA Benefits (\$1,985)
- Merit Salaries (\$7,794)
- Merit Benefits (\$1,654)
- Additional URS Tier 2 (\$228)

### Waste Fund (Total: \$17,708)

- COLA Salaries (\$7,873)
- COLA Benefits (\$1,680)
- Merit Salaries (\$6,561)
- Merit Benefits (\$1,400)
- Additional URS Tier 2 (\$193)

### Storm Water Fund (Total: \$6,310)

- COLA Salaries (\$2,821)
- COLA Benefits (\$584)
- Merit Salaries (\$2,351)
- Merit Benefits (\$487)
- Additional URS Tier 2 (\$67)

## FY2026 Additional Changes

There are 2 additional changes that have come up since the adoption of the Tentative Budget that staff proposes adding to the Final Budget:

### Capital Projects Fund (Total: \$35,000)

- Purchase of a new utility vehicle to replace the Kubota (\$35,000)

### General Fund (Total: \$10,000)

- Fireworks (\$10,000) 2026 is the 250-year anniversary of the signing of the Declaration of Independence. There is a nationwide effort to celebrate above and beyond what is normal in honor of this significant part of our Nation's history. While there may be other ways to do this, one way is to enhance our fireworks display on the 4<sup>th</sup> of July. Staff would like to know how the Council feels about increasing this budget allowance.

- **Capital Projects Fund (Total: \$50,000)**
  - Fleet Vehicle for Recreation Department (\$50,000). The Recreation Department staff is constantly running around from park to park and to pick up supplies, equipment, uniforms, etc. With their new location being at the new Horizon Jr. High their access to the minivan is much more limited. They have used the minivan when they can, but the majority of the time they do all of their errands and travel with their own vehicles. It makes more sense for them to be able to conduct city business in a city vehicle. While we don't know right now what vehicle will be purchased, we don't anticipate more than \$50,000 would be needed and believe it could be less than that. With the need to approve the final budget now instead of in August, we are requesting that the Council approve up to this amount for a new fleet vehicle. We would use General Fund surplus to pay for the vehicle.

### **RECOMMENDATION**

Approve the following:

- Resolution for adoption of the Property Tax Rate for the 2025 Taxable Year for West Point City
- Ordinance for adoption of the FY2026 Final Budget and Compensation Schedule for Employees and Officers of West Point City

### **SIGNIFICANT IMPACTS**

- Increases as outlined in the Final Budget Document

### **ATTACHMENTS**

- Resolution for adoption of the Property Tax Rate for the 2025 Taxable Year for West Point City
- Ordinance for adoption of the FY2026 Final Budget and Compensation Schedule for Employees and Officers of West Point City
- Pay Scale FY2026
- Proposed Final Budget FY2026

**RESOLUTION NO. 07-15-2025A**

**A RESOLUTION AUTHORIZING THE PROPERTY TAX RATE  
FOR THE 2025 TAXABLE YEAR**

**WHEREAS**, the provision of the “Uniform Fiscal Procedures Act for Utah Cities” (§10-6-101 et seq., Utah Code Annotated, 1953) provides and requires that the City Council of West Point City, (hereinafter referred to sometimes as the “City”) shall adopt and certify to the County Auditor a Resolution specifying the Property Tax Rate to be levied for the coming year on all the taxable property within the City; and,

**WHEREAS**, the Davis County Auditor has determined a certified tax rate for taxable year 2025 of 0.000730 for the City; and

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

**SECTION 1. PROPERTY TAX RATE ESTABLISHED**

The City Manager has recommended to set the Property Tax Rate on all taxable property lying and being within the corporate boundaries of West Point City for the tax year 2025, and based upon such recommendation, the same is hereby fixed, set and established at a tax rate which is 0.000730.

**SECTION 2. CERTIFIED COPY OF RESOLUTION TO DAVIS COUNTY  
AUDITOR**

The City Recorder of West Point City is hereby authorized and directed forthwith to certify a copy of this Resolution and forward and direct it to the Davis County Auditor in

Farmington, Utah, in accordance with and as required by the provisions of §10-6-134, Utah Code Annotated, 1953.

**SECTION 3. LEVY, COLLECTION AND REMITTANCE OF TAXES**

This City Council requests that the Board of County Commissioners of Davis County include this Property Tax Rate in its levying process for property taxes and that such taxes be assessed and collected in the manner provided by law for the collection of general county taxes and that the proceeds thereof, as collected, be turned over to West Point City and that said taxes in all respects be collected and delivered to the City according to law.

**SECTION 4. EFFECTIVE DATE**

This resolution shall be effective immediately upon passage and adoption.

**PASSED AND ADOPTED** by the City Council of West Point City, Utah this 15<sup>th</sup> day of July, 2025.

WEST POINT CITY  
A Municipal Corporation

\_\_\_\_\_  
Brian Vincent, Mayor

ATTEST:

\_\_\_\_\_  
Casey Arnold, City Recorder

**ORDINANCE NO. 07-15-2025A**

**AN ORDINANCE ADOPTING A BUDGET FOR FISCAL YEAR 2026, AND A  
COMPENSATION SCHEDULE FOR EMPLOYEES AND OFFICERS OF THE CITY.**

**WHEREAS**, the City Council of West Point City, County of Davis, State of Utah (hereinafter referred to as the “City”) is required by law to adopt a budget for the 2026 Budget Year in accordance with §10-6-118, UCA, 1953, as amended, and the other provisions of the “Uniform Fiscal Procedures Act for Utah Cities,” §10-6-101 through §10-6-160, UCA, 1953, as amended; and,

**WHEREAS**, the West Point City Manager has heretofore caused to be prepared and submitted to the City Council a Tentative Budget for the City for the 2026 Budget Year; and,

**WHEREAS**, said Budget appears to be in proper form, subject to minor modifications, and appears correctly to set forth the anticipated disbursements and anticipated receipts of the City for the 2026 Budget Year; and,

**WHEREAS**, a Public Hearing on said Budget was duly advertised and held according to law,

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

SECTION 1 - BUDGET FOR FY2026. The hereto attached Budget, together with the modifications and adjustments made by the City Council after the public hearing, be and the same is hereby adopted as the Budget for the City for the 2026 Budget Year and that a copy of said Budget as finally adopted be deposited with the State Auditor within Thirty (30) days from the date hereof.

SECTION 2 – COMPENSATION SCHEDULE. A compensation schedule for employees and elected officials, and appointed officials of West Point City is hereby adopted as referenced in the hereto attached Budget.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of July, 2025

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

| Account Number                       | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--------------------------------------|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>GENERAL FUND</b>                  |                                |                |                |                            |                           |                         |
| <b>TAXES</b>                         |                                |                |                |                            |                           |                         |
| 10-31-10                             | Property Taxes                 | 729,728.93     | 752,634.63     | 778,503.00                 | 778,503.00                | 858,223.00              |
| 10-31-25                             | Vehicle - In lieu of prop. tax | 40,937.45      | 48,977.18      | 45,000.00                  | 45,000.00                 | 50,000.00               |
| 10-31-30                             | General Sales and Use Taxes    | 2,327,595.75   | 2,443,522.68   | 2,500,000.00               | 2,500,000.00              | 2,500,000.00            |
| 10-31-40                             | Cable TV                       | 49,161.02      | 45,133.65      | 45,000.00                  | 45,000.00                 | 40,000.00               |
| 10-31-50                             | Energy Sales and Use           | 572,723.89     | 576,492.75     | 600,000.00                 | 600,000.00                | 650,000.00              |
| 10-31-60                             | Telecommunications             | 28,502.75      | 27,358.36      | 25,000.00                  | 25,000.00                 | 25,000.00               |
| Total TAXES:                         |                                | 3,748,649.79   | 3,894,119.25   | 3,993,503.00               | 3,993,503.00              | 4,123,223.00            |
| <b>LICENSES AND PERMITS</b>          |                                |                |                |                            |                           |                         |
| 10-32-10                             | Bus. License/Cond. Use Permits | 49,685.52      | 13,337.20      | 15,000.00                  | 15,000.00                 | 13,000.00               |
| 10-32-21                             | Building Permits               | 283,504.73     | 241,382.83     | 225,000.00                 | 225,000.00                | 400,000.00              |
| Total LICENSES AND PERMITS:          |                                | 333,190.25     | 254,720.03     | 240,000.00                 | 240,000.00                | 413,000.00              |
| <b>INTERGOVERNMENTAL REVENUE</b>     |                                |                |                |                            |                           |                         |
| 10-33-56                             | Class C Roads                  | 523,608.37     | 559,992.16     | 550,000.00                 | 550,000.00                | 600,000.00              |
| 10-33-71                             | ARPA West Point City Direct    | 1,289,333.00   | .00            | .00                        | .00                       | .00                     |
| Total INTERGOVERNMENTAL REVENUE:     |                                | 1,812,941.37   | 559,992.16     | 550,000.00                 | 550,000.00                | 600,000.00              |
| <b>CHARGES FOR SERVICES</b>          |                                |                |                |                            |                           |                         |
| 10-34-10                             | Zoning and Subdivision Fees    | 19,311.03      | 9,875.00       | 10,000.00                  | 10,000.00                 | 15,000.00               |
| 10-34-60                             | Recreation Fees                | 127,520.00     | 167,248.40     | 150,000.00                 | 150,000.00                | 150,000.00              |
| 10-34-78                             | Park & City Hall Reservations  | 5,970.00       | 7,280.00       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-34-79                             | City Celeb. & Sponsorships     | 20,295.00      | 20,480.00      | 18,000.00                  | 18,000.00                 | 20,000.00               |
| 10-34-82                             | Cemetery Interment             | 10,925.00      | 24,200.00      | 15,000.00                  | 15,000.00                 | 15,000.00               |
| 10-34-90                             | Misc. Income & Concessions     | 15,462.14      | 42,630.29      | 10,000.00                  | 10,000.00                 | 10,000.00               |
| Total CHARGES FOR SERVICES:          |                                | 199,483.17     | 271,713.69     | 208,000.00                 | 208,000.00                | 215,000.00              |
| <b>MISCELLANEOUS REVENUE</b>         |                                |                |                |                            |                           |                         |
| 10-36-10                             | Interest Earnings              | 129,653.62     | 107,236.13     | 200,000.00                 | 200,000.00                | 100,000.00              |
| 10-36-30                             | Arts Council Revenue           | .00            | 2,945.00       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-36-90                             | Miscellaneous                  | 15.00-         | 765.00         | .00                        | .00                       | .00                     |
| Total MISCELLANEOUS REVENUE:         |                                | 129,638.62     | 110,946.13     | 205,000.00                 | 205,000.00                | 105,000.00              |
| <b>CONTRIBUTIONS &amp; TRANSFERS</b> |                                |                |                |                            |                           |                         |
| 10-39-10                             | Beginning Balance              | .00            | .00            | 800,000.00                 | 800,000.00                | 800,000.00              |
| Total CONTRIBUTIONS & TRANSFERS:     |                                | .00            | .00            | 800,000.00                 | 800,000.00                | 800,000.00              |
| <b>GENERAL GOVERNMENT</b>            |                                |                |                |                            |                           |                         |
| 10-41-10                             | Mayor and Council Wages        | 52,891.96      | 58,806.79      | 55,850.00                  | 55,850.00                 | 58,023.00               |
| 10-41-11                             | Executive                      | 1,471.63       | .00            | .00                        | .00                       | .00                     |
| 10-41-13                             | Employee Benefits              | 7,829.88       | 8,806.60       | 8,448.00                   | 8,448.00                  | 8,777.00                |
| 10-41-33                             | Training and Education         | 12,226.34      | 10,964.22      | 11,000.00                  | 11,000.00                 | 13,000.00               |
| 10-41-35                             | Community Service Contracts    | 3,690.24       | 2,359.19       | 4,000.00                   | 4,000.00                  | 4,000.00                |
| Total GENERAL GOVERNMENT:            |                                | 78,110.05      | 80,936.80      | 79,298.00                  | 79,298.00                 | 83,800.00               |
| <b>ADMINISTRATIVE SERVICES</b>       |                                |                |                |                            |                           |                         |
| 10-44-11                             | Salaries and Wages             | 133,014.78     | 161,410.66     | 164,945.00                 | 164,945.00                | 172,202.00              |

| Account Number                 | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--------------------------------|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| 10-44-13                       | Employee Benefits              | 57,688.21      | 73,416.73      | 79,642.00                  | 79,642.00                 | 83,474.00               |
| 10-44-20                       | Mileage Reimbursement          | 597.50         | 739.32         | 800.00                     | 800.00                    | 800.00                  |
| 10-44-21                       | Books, Subscrip. & Memberships | 933.95         | 275.58         | 1,000.00                   | 1,000.00                  | 1,000.00                |
| 10-44-24                       | Postage                        | 2,522.43       | 3,643.88       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-44-25                       | Equipment & Supplies           | 458.45         | 1,124.01       | 1,000.00                   | 1,000.00                  | 1,000.00                |
| 10-44-26                       | Equipment Lease & Maintenance  | 9,669.45       | 8,065.95       | 16,500.00                  | 16,500.00                 | 16,500.00               |
| 10-44-33                       | Training & Education           | 4,731.11       | 2,238.05       | 4,000.00                   | 4,000.00                  | 6,000.00                |
| 10-44-38                       | Auditor & Accounting Support   | 13,736.25      | 16,115.00      | 16,500.00                  | 16,500.00                 | 16,500.00               |
| 10-44-63                       | IT Support & Contracts         | 5,303.50       | 5,442.98       | 7,100.00                   | 7,100.00                  | 8,100.00                |
| 10-44-65                       | Emergency Management           | .00            | .00            | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 10-44-69                       | Office Supplies & Expense      | 2,887.37       | 3,452.80       | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 10-44-75                       | Risk Management                | 23,180.51      | 27,693.58      | 50,000.00                  | 50,000.00                 | 50,000.00               |
| 10-44-95                       | Credit Card Processing Fees    | 2,021.51       | 2,422.79       | 2,000.00                   | 2,000.00                  | 3,000.00                |
| 10-44-98                       | Bank Service Charges           | 434.62         | 35.00          | 1,000.00                   | 1,000.00                  | 1,000.00                |
| Total ADMINISTRATIVE SERVICES: |                                | 257,179.64     | 306,076.33     | 355,487.00                 | 355,487.00                | 370,576.00              |
| <b>PUBLIC WORKS</b>            |                                |                |                |                            |                           |                         |
| 10-48-11                       | Salaries and Wages             | 145,113.29     | 136,984.30     | 241,144.00                 | 161,144.00                | 180,445.00              |
| 10-48-13                       | Employee Benefits & Retirement | 81,002.39      | 84,677.82      | 145,440.00                 | 85,440.00                 | 107,345.00              |
| 10-48-15                       | On call pay                    | 5,012.00       | 4,732.00       | 5,950.00                   | 5,950.00                  | 5,950.00                |
| 10-48-20                       | Overtime                       | 34,821.51      | 29,400.28      | 25,000.00                  | 25,000.00                 | 25,000.00               |
| 10-48-23                       | Travel and Education           | .00            | 1,490.00       | 360.00                     | 360.00                    | 1,360.00                |
| 10-48-25                       | Equipment, Supplies & Maint.   | 7,149.94       | 13,224.06      | 9,000.00                   | 9,000.00                  | 9,000.00                |
| 10-48-26                       | Municipal Bldgs. Oper. & Maint | 26,842.27      | 27,758.39      | 24,260.00                  | 24,260.00                 | 24,260.00               |
| 10-48-54                       | Prot. Clothing & Equipment     | 3,234.58       | 6,554.81       | 3,500.00                   | 3,500.00                  | 4,500.00                |
| 10-48-65                       | Fleet Operations & Maintenance | 12,626.83      | 15,962.65      | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 10-48-67                       | Fleet Fuel                     | 14,472.93      | 12,329.72      | 12,865.00                  | 12,865.00                 | 12,865.00               |
| 10-48-69                       | Office Supplies & Expense      | 749.16         | 208.48         | 1,300.00                   | 1,300.00                  | 1,300.00                |
| 10-48-70                       | Fleet Leases                   | 6,480.00       | 9,740.00       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 10-48-75                       | Crosswalk Power                | 668.52         | 639.28         | 700.00                     | 700.00                    | 700.00                  |
| 10-48-77                       | Public Facilities Heating      | 9,253.56       | 7,924.79       | 6,000.00                   | 6,000.00                  | 6,000.00                |
| 10-48-82                       | Public Facilities Power        | 14,552.85      | 15,007.79      | 14,000.00                  | 14,000.00                 | 14,000.00               |
| 10-48-84                       | Street Lighting Pwr & Mnt.     | 64,856.49      | 63,295.49      | 52,000.00                  | 123,000.00                | 52,000.00               |
| Total PUBLIC WORKS:            |                                | 426,836.32     | 429,929.86     | 561,519.00                 | 492,519.00                | 464,725.00              |
| <b>EXECUTIVE</b>               |                                |                |                |                            |                           |                         |
| 10-49-11                       | Salaries and Wages             | 255,730.25     | 292,528.24     | 322,375.00                 | 322,375.00                | 336,560.00              |
| 10-49-13                       | Employee Benefits              | 111,545.33     | 148,676.80     | 174,891.00                 | 174,891.00                | 183,206.00              |
| 10-49-20                       | Mileage Reimbursements         | .00            | .00            | 750.00                     | 750.00                    | 750.00                  |
| 10-49-21                       | Books, Subscrip. & Memberships | 4,948.94       | 5,957.41       | 3,000.00                   | 3,000.00                  | 3,000.00                |
| 10-49-23                       | Travel and Education           | 14,934.05      | 25,034.21      | 10,000.00                  | 10,000.00                 | 13,000.00               |
| 10-49-25                       | New Equipment Purchase         | 14,196.87      | 21,840.05      | 22,500.00                  | 22,500.00                 | 22,500.00               |
| 10-49-37                       | Attorney                       | 34,683.50      | 33,909.00      | 35,000.00                  | 35,000.00                 | 35,000.00               |
| 10-49-62                       | Miscellaneous                  | 1,808.00       | 5,877.00       | 12,000.00                  | 12,000.00                 | 10,000.00               |
| 10-49-63                       | IT Support & Contracts         | 27,999.59      | 33,472.18      | 40,000.00                  | 40,000.00                 | 40,000.00               |
| 10-49-65                       | Emp. Awards, Rec. & Events     | 14,894.26      | 21,662.43      | 16,000.00                  | 16,000.00                 | 16,000.00               |
| 10-49-66                       | Education Reimb. Program       | 705.00         | .00            | 6,000.00                   | 6,000.00                  | 6,000.00                |
| 10-49-67                       | Emp. Benefits & Bonus Program  | 13,953.83      | 46,340.53      | 15,000.00                  | 15,000.00                 | 17,500.00               |
| 10-49-68                       | Wellness Program               | 340.36         | 315.75         | 2,000.00                   | 2,000.00                  | 3,000.00                |
| 10-49-69                       | Office Supplies & Expense      | 5,303.74       | 2,972.61       | 5,000.00                   | 5,000.00                  | 5,500.00                |
| 10-49-70                       | Cellular & Radio Serv. & Equip | 11,501.52      | 8,339.55       | 12,000.00                  | 12,000.00                 | 12,000.00               |
| 10-49-72                       | Legal Advertising              | 2,789.80       | 4,885.99       | 6,000.00                   | 6,000.00                  | 6,000.00                |
| 10-49-80                       | Utah League Membership         | 6,369.95       | 6,891.55       | 7,500.00                   | 7,500.00                  | 8,000.00                |
| 10-49-82                       | City Newsletter                | 10,644.53      | 11,057.72      | 12,000.00                  | 12,000.00                 | 12,000.00               |

| Account Number                            | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|---|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| 10-49-83                                  | Economic Development           | .00            | .00            | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-49-85                                  | Volunteerism Program           | .00            | .00            | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 10-49-86                                  | HR Background Checks           | 115.55         | 99.90          | 500.00                     | 500.00                    | 500.00                  |
| 10-49-87                                  | HR Position Posting            | .00            | 358.00         | .00                        | .00                       | .00                     |
| 10-49-88                                  | Recorders Office               | 9,221.11       | 4,167.86       | 8,000.00                   | 8,000.00                  | 9,000.00                |
| 10-49-89                                  | Elections                      | 60.56          | 24,221.88      | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 10-49-90                                  | City Celebrations & Events     | 92,456.89      | 65,263.37      | 90,000.00                  | 90,000.00                 | 100,000.00              |
| 10-49-91                                  | Youth Council                  | 5,743.47       | 8,441.02       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 10-49-92                                  | Miss West Point Pageant        | 11,776.97      | 12,799.00      | 15,000.00                  | 15,000.00                 | 15,000.00               |
| 10-49-93                                  | Senior Program                 | 9,185.49       | 592.06         | .00                        | .00                       | .00                     |
| 10-49-96                                  | Youth Court                    | 2,016.50       | 2,016.50       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-49-97                                  | COVID-19 Expenses              | .00            | .00            | 200,000.00                 | 200,000.00                | .00                     |
| 10-49-98                                  | Arts Council                   | 746.94         | 4,038.00       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-49-99                                  | ARPA- Expenditures             | .00            | .00            | 500.00                     | 500.00                    | .00                     |
| Total EXECUTIVE:                          |                                | 663,673.00     | 791,758.61     | 1,063,016.00               | 1,063,016.00              | 901,516.00              |
| <b>COMMUNITY DEVELOPMENT</b>              |                                |                |                |                            |                           |                         |
| 10-52-11                                  | Salaries and Wages             | 190,908.58     | 254,376.75     | 342,738.00                 | 302,738.00                | 357,422.00              |
| 10-52-13                                  | Employee Benefits & Retirement | 76,735.38      | 84,623.28      | 185,482.00                 | 145,482.00                | 166,378.00              |
| 10-52-21                                  | Books, Subscrip. & Memberships | 903.00         | 668.00         | 1,500.00                   | 1,500.00                  | 1,500.00                |
| 10-52-23                                  | Travel, Education & Certificat | 3,960.79       | 6,269.02       | 5,000.00                   | 5,000.00                  | 7,500.00                |
| 10-52-25                                  | Equipment & Supplies           | 668.22         | 1,214.93       | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 10-52-51                                  | GIS                            | .00            | .00            | .00                        | .00                       | 1,000.00                |
| 10-52-62                                  | Contract Planning & Insp Serv  | 76,010.00      | 80,890.50      | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 10-52-63                                  | IT Support & Contracts         | 7,324.63       | 12,697.21      | 13,500.00                  | 13,500.00                 | 13,500.00               |
| 10-52-65                                  | State Building Surcharge       | 3,574.28       | 1,855.32       | 3,000.00                   | 3,000.00                  | 3,000.00                |
| 10-52-68                                  | Planning Comm/Board of Adj.    | 2,459.77       | 1,786.85       | 3,500.00                   | 3,500.00                  | 3,500.00                |
| 10-52-69                                  | Office Supplies & Expense      | 492.15         | 81.26          | 500.00                     | 500.00                    | 500.00                  |
| 10-52-85                                  | Code Enforcement               | 2,082.39       | 4,197.71       | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 10-52-90                                  | County Recording Fees          | 308.00         | 508.00         | 4,000.00                   | 4,000.00                  | 4,000.00                |
| Total COMMUNITY DEVELOPMENT:              |                                | 365,427.19     | 449,168.83     | 569,220.00                 | 489,220.00                | 568,300.00              |
| <b>ENGINEERING</b>                        |                                |                |                |                            |                           |                         |
| 10-53-11                                  | Salaries and Wages             | 52,443.10      | 60,102.96      | 59,783.00                  | 99,783.00                 | 93,431.00               |
| 10-53-13                                  | Emp. Benefits & Retirement     | 20,406.10      | 24,579.57      | 26,689.00                  | 66,689.00                 | 45,983.00               |
| 10-53-21                                  | Books, Subscrip. & Memberships | 174.00         | 100.00         | 1,000.00                   | 1,000.00                  | 1,000.00                |
| 10-53-23                                  | Travel, Education & Certificat | 1,400.30       | 2,871.62       | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 10-53-25                                  | Equipment & Supplies           | 598.70         | 1,127.34       | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 10-53-51                                  | GIS                            | 4,659.50       | 940.00         | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 10-53-63                                  | IT Support & Contracts         | 20,174.84      | 2,727.17       | 7,000.00                   | 7,000.00                  | 7,000.00                |
| 10-53-69                                  | Office Supplies & Expense      | 77.59          | .00            | 500.00                     | 500.00                    | 500.00                  |
| 10-53-70                                  | Engineering Services           | 4,642.50       | 954.25         | 22,000.00                  | 22,000.00                 | 22,000.00               |
| Total ENGINEERING:                        |                                | 104,576.63     | 93,402.91      | 144,972.00                 | 224,972.00                | 197,914.00              |
| <b>PUBLIC SAFETY &amp; EMERGENCY PLAN</b> |                                |                |                |                            |                           |                         |
| 10-54-11                                  | Crossing Guards                | 53,181.24      | 62,530.76      | 139,458.00                 | 139,458.00                | 163,944.00              |
| 10-54-13                                  | Employee Benefits & Retirement | 5,170.93       | 6,195.95       | 13,820.00                  | 13,820.00                 | 16,247.00               |
| 10-54-15                                  | Crossing Guard Supplies/Equip. | 799.46         | 1,680.94       | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 10-54-60                                  | Animal Control                 | 26,394.36      | .00            | .00                        | .00                       | .00                     |
| 10-54-62                                  | Police Services                | 278,808.00     | 463,065.12     | 625,248.00                 | 625,248.00                | 755,248.00              |
| 10-54-65                                  | Narcotics Strike Force         | 8,743.68       | 9,647.44       | 9,700.00                   | 9,700.00                  | 9,700.00                |
| 10-54-71                                  | Emergency Manager              | .00            | .00            | 25,000.00                  | 25,000.00                 | 25,000.00               |
| 10-54-75                                  | Hometown Security (EPRT)       | .00            | .00            | 4,000.00                   | 4,000.00                  | 4,000.00                |

| Account Number                           | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| Total PUBLIC SAFETY & EMERGENCY PLAN:    |                                | 373,097.67     | 543,120.21     | 819,226.00                 | 819,226.00                | 976,139.00              |
| <b>PARKS AND CEMETERY</b>                |                                |                |                |                            |                           |                         |
| 10-70-11                                 | Salaries and Wages             | 74,303.60      | 106,961.57     | 145,009.00                 | 225,009.00                | 252,346.00              |
| 10-70-13                                 | Employee Benefits & Retirement | 20,180.72      | 28,122.59      | 14,370.00                  | 74,370.00                 | 82,183.00               |
| 10-70-20                                 | Uniforms                       | 1,422.57       | 128.40         | 600.00                     | 600.00                    | 1,000.00                |
| 10-70-23                                 | Training & Education           | .00            | .00            | .00                        | .00                       | 2,000.00                |
| 10-70-25                                 | Equipment & Supplies           | 10,535.07      | 35,147.53      | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 10-70-26                                 | Building and Grounds           | 89,799.05      | 52,749.90      | 85,000.00                  | 85,000.00                 | 90,000.00               |
| 10-70-29                                 | Park & Cemetery Lights         | 3,773.79       | 3,932.85       | 4,500.00                   | 4,500.00                  | 4,500.00                |
| 10-70-61                                 | Misc. Services and Supplies    | 160.04         | 214.75         | 1,200.00                   | 1,200.00                  | 1,200.00                |
| 10-70-69                                 | Office Supplies & Expense      | 137.20         | .00            | 500.00                     | 500.00                    | 500.00                  |
| 10-70-70                                 | Gateways & Public Properties   | 12,300.30      | 3,530.39       | 6,000.00                   | 6,000.00                  | 6,000.00                |
| Total PARKS AND CEMETERY:                |                                | 212,292.26     | 230,787.98     | 277,179.00                 | 417,179.00                | 459,729.00              |
| <b>RECREATION</b>                        |                                |                |                |                            |                           |                         |
| 10-71-11                                 | Salaries and Wages             | 246,602.38     | 236,005.35     | 347,704.00                 | 347,704.00                | 414,868.00              |
| 10-71-13                                 | Employee Benefits & Retirement | 77,050.76      | 76,098.65      | 142,318.00                 | 142,318.00                | 188,094.00              |
| 10-71-20                                 | Recreation Program Marketing   | 712.56         | .00            | 1,000.00                   | 1,000.00                  | 1,000.00                |
| 10-71-23                                 | Travel & Education             | 377.81         | 4,180.28       | 3,200.00                   | 3,200.00                  | 5,000.00                |
| 10-71-25                                 | Equipment and Supplies         | 261.47         | 15,940.69      | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 10-71-26                                 | Building and Grounds           | 3,175.03       | 29.00          | 7,800.00                   | 7,800.00                  | 7,800.00                |
| 10-71-30                                 | Background Checks              | 462.20         | 1,314.55       | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 10-71-60                                 | Soccer                         | 21,965.44      | 25,889.34      | 27,000.00                  | 27,000.00                 | 27,000.00               |
| 10-71-67                                 | Junior Jazz                    | 26,465.85      | 8,754.47       | 23,500.00                  | 23,500.00                 | 25,000.00               |
| 10-71-68                                 | Football                       | 53,995.69      | 25,706.63      | 35,000.00                  | 35,000.00                 | 35,000.00               |
| 10-71-69                                 | Office Supplies & Expense      | 3,416.91       | 2,585.00       | 2,000.00                   | 2,000.00                  | 5,000.00                |
| 10-71-71                                 | Baseball/Softball              | 40,237.44      | 30,013.99      | 30,000.00                  | 30,000.00                 | 31,000.00               |
| 10-71-73                                 | Volleyball                     | 4,012.45       | 2,337.30       | 5,500.00                   | 5,500.00                  | 5,500.00                |
| 10-71-80                                 | Senior Programs                | .00            | 12,443.10      | 11,000.00                  | 11,000.00                 | 11,000.00               |
| Total RECREATION:                        |                                | 478,735.99     | 441,298.35     | 643,022.00                 | 643,022.00                | 763,262.00              |
| <b>TRANSFERS, CONT. &amp; OTHER USES</b> |                                |                |                |                            |                           |                         |
| 10-90-63                                 | Class C Trans. to Special Rev. | 508,857.46     | 580,257.60     | 550,000.00                 | 550,000.00                | 550,000.00              |
| 10-90-86                                 | TRANSFER TO CAP. PROJ. FUND    | 1,028,000.00   | 1,041,679.00   | 357,564.00                 | 286,564.00                | 344,262.00              |
| 10-90-95                                 | Transfer Out to CDRA           | .00            | 576,000.00     | 576,000.00                 | 576,000.00                | 576,000.00              |
| 10-90-97                                 | Transfer to Water Fund         | 500,000.00     | .00            | .00                        | .00                       | .00                     |
| 10-90-98                                 | Transfer to Waste Fund         | 500,000.00     | .00            | .00                        | .00                       | .00                     |
| 10-90-99                                 | ARPA Transfer to Waste Fund    | 292,565.00     | .00            | .00                        | .00                       | .00                     |
| Total TRANSFERS, CONT. & OTHER USES:     |                                | 2,829,422.46   | 2,197,936.60   | 1,483,564.00               | 1,412,564.00              | 1,470,262.00            |
| GENERAL FUND Revenue Total:              |                                | 6,223,903.20   | 5,091,491.26   | 5,996,503.00               | 5,996,503.00              | 6,256,223.00            |
| GENERAL FUND Expenditure Total:          |                                | 5,789,351.21   | 5,564,416.48   | 5,996,503.00               | 5,996,503.00              | 6,256,223.00            |
| Total GENERAL FUND:                      |                                | 434,551.99     | 472,925.22     | .00                        | .00                       | .00                     |

| Account Number                          | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|---|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>SPECIAL REVENUE FUND</b>             |                                |                |                |                            |                           |                         |
| <b>DEVELOPMENT FEES</b>                 |                                |                |                |                            |                           |                         |
| 45-30-57                                | Road Impact Fees               | 223,243.02     | 272,647.52     | 152,900.00                 | 152,900.00                | 152,900.00              |
| 45-30-70                                | Park and Trails Impact Fees    | 225,377.62     | 411,750.34     | 238,086.00                 | 238,086.00                | 623,086.00              |
| 45-30-75                                | North Davis Sewer Impact Fees  | 386,456.01     | 300,618.27     | 352,600.00                 | 352,600.00                | 352,600.00              |
| 45-30-80                                | N.D. Fire Impact Fees          | 17,670.99      | .00            | 13,868.00                  | 13,868.00                 | 13,868.00               |
| 45-30-99                                | Beginning Balance              | .00            | .00            | 1,023,014.00               | 1,296,366.00              | 832,497.00              |
| Total DEVELOPMENT FEES:                 |                                | 852,747.64     | 985,016.13     | 1,780,468.00               | 2,053,820.00              | 1,974,951.00            |
| <b>OTHER FINANCING SOURCES</b>          |                                |                |                |                            |                           |                         |
| 45-33-90                                | Transfer from Other Funds      | 508,857.46     | 580,257.60     | 450,000.00                 | 450,000.00                | 450,000.00              |
| 45-33-93                                | Local Option Roads             | 198,077.47     | 208,079.04     | 125,000.00                 | 1,000,000.00              | 1,000,000.00            |
| Total OTHER FINANCING SOURCES:          |                                | 706,934.93     | 788,336.64     | 575,000.00                 | 1,450,000.00              | 1,450,000.00            |
| <b>CHARGES FOR SERVICES</b>             |                                |                |                |                            |                           |                         |
| 45-36-10                                | Interest Income                | 236,419.01     | 428,292.91     | .00                        | .00                       | .00                     |
| Total CHARGES FOR SERVICES:             |                                | 236,419.01     | 428,292.91     | .00                        | .00                       | .00                     |
| <b>SPECIAL FUND PROJECTS</b>            |                                |                |                |                            |                           |                         |
| 45-51-15                                | Parks/Trails Impact Fee Proj.  | 1,626.80       | .00            | 1,648.00                   | .00                       | 385,000.00              |
| 45-51-71                                | Roads/Ped. Walkways Impact Fee | 12,455.25      | 4,515.00       | .00                        | 500,000.00                | 500,000.00              |
| 45-51-80                                | N.D. Sewer Impact Fees         | 350,021.26     | 305,345.05     | 352,600.00                 | 352,600.00                | 352,600.00              |
| 45-51-85                                | N.D. Fire Impact Fees          | 18,559.72      | .00            | 13,868.00                  | 13,868.00                 | 13,868.00               |
| 45-51-93                                | Local Option Roads             | 2,927.50       | 47,379.37      | 1,088,168.00               | 1,088,168.00              | 1,000,000.00            |
| 45-51-95                                | Class C Road Expenditures      | 241,037.09     | 410,925.49     | 876,721.00                 | 1,526,721.00              | 1,151,020.00            |
| 45-51-97                                | Road & Sidewalk Grant Projects | .00            | .00            | 22,463.00                  | 22,463.00                 | 22,463.00               |
| Total SPECIAL FUND PROJECTS:            |                                | 626,627.62     | 768,164.91     | 2,355,468.00               | 3,503,820.00              | 3,424,951.00            |
| SPECIAL REVENUE FUND Revenue Total:     |                                | 1,796,101.58   | 2,201,645.68   | 2,355,468.00               | 3,503,820.00              | 3,424,951.00            |
| SPECIAL REVENUE FUND Expenditure Total: |                                | 626,627.62     | 768,164.91     | 2,355,468.00               | 3,503,820.00              | 3,424,951.00            |
| Total SPECIAL REVENUE FUND:             |                                | 1,169,473.96   | 1,433,480.77   | .00                        | .00                       | .00                     |

| Account Number                           | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>CAPITAL PROJECTS FUND</b>             |                                |                |                |                            |                           |                         |
| <b>REVENUE</b>                           |                                |                |                |                            |                           |                         |
| 48-30-39                                 | Misc. revenue                  | 49,052.83      | 28.00          | .00                        | .00                       | .00                     |
| 48-30-45                                 | Cemetery Permit & Perpet. Care | 43,260.00      | 59,865.00      | 223,062.00                 | 223,062.00                | 223,062.00              |
| 48-30-90                                 | Beginning Balance              | .00            | .00            | 1,692,560.00               | 2,289,167.00              | 3,456,375.00            |
| Total REVENUE:                           |                                | 92,312.83      | 59,893.00      | 1,915,622.00               | 2,512,229.00              | 3,679,437.00            |
| <b>OTHER FINANCING SOURCES</b>           |                                |                |                |                            |                           |                         |
| 48-33-10                                 | Transfer from General Fund     | 1,028,000.00   | 1,041,679.00   | 357,564.00                 | 286,564.00                | 344,262.00              |
| 48-33-25                                 | Grants                         | .00            | .00            | 9,000,000.00               | 9,000,000.00              | 9,000,000.00            |
| 48-33-35                                 | Interest                       | 187,607.29     | 286,277.54     | .00                        | .00                       | .00                     |
| Total OTHER FINANCING SOURCES:           |                                | 1,215,607.29   | 1,327,956.54   | 9,357,564.00               | 9,286,564.00              | 9,344,262.00            |
| <b>CAP. PROJ. FUND FINANCING USES</b>    |                                |                |                |                            |                           |                         |
| 48-51-15                                 | Buildings                      | 1,988,978.16   | 46,342.25      | 108,485.00                 | 281,368.00                | 278,581.00              |
| 48-51-20                                 | Road Projects                  | 14,760.00      | 135,947.00     | 9,153,963.00               | 9,513,963.00              | 10,442,585.00           |
| 48-51-25                                 | Park Improvement Projects      | 114,426.01     | 110,910.44     | 1,049,303.00               | 988,010.00                | 1,117,048.00            |
| 48-51-43                                 | Capital Equipment Replacement  | 35,268.00      | 12,632.10      | 87,644.00                  | 87,644.00                 | 93,912.00               |
| 48-51-44                                 | Vehicle Replacement            | 8,696.80       | 46,012.81      | 65,991.00                  | 65,991.00                 | 158,991.00              |
| 48-51-53                                 | 5 Year CIP                     | 55,537.00      | 12,704.00      | 620,225.00                 | 638,755.00                | 709,520.00              |
| 48-51-70                                 | Cemetery Perpetual Care        | 30,984.99      | .00            | 187,575.00                 | 223,062.00                | 223,062.00              |
| Total CAP. PROJ. FUND FINANCING USES:    |                                | 2,248,650.96   | 364,548.60     | 11,273,186.00              | 11,798,793.00             | 13,023,699.00           |
| CAPITAL PROJECTS FUND Revenue Total:     |                                | 1,307,920.12   | 1,387,849.54   | 11,273,186.00              | 11,798,793.00             | 13,023,699.00           |
| CAPITAL PROJECTS FUND Expenditure Total: |                                | 2,248,650.96   | 364,548.60     | 11,273,186.00              | 11,798,793.00             | 13,023,699.00           |
| Total CAPITAL PROJECTS FUND:             |                                | 940,730.84     | 1,023,300.94   | .00                        | .00                       | .00                     |

| Account Number                    | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|-----------------------------------|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>WASTE FUND</b>                 |                                |                |                |                            |                           |                         |
| <b>OPERATING REVENUE</b>          |                                |                |                |                            |                           |                         |
| 51-37-17                          | Penalties                      | 632.50         | 802.15         | 500.00                     | 500.00                    | 500.00                  |
| 51-37-26                          | Sewer Fees                     | 1,244,990.55   | 1,303,462.28   | 1,300,000.00               | 1,300,000.00              | 1,300,000.00            |
| 51-37-50                          | Garbage Collection Fees        | 700,244.08     | 756,663.61     | 1,150,000.00               | 800,000.00                | 1,150,000.00            |
| 51-37-60                          | Greenwaste Collection Fees     | 124,805.67     | 128,989.57     | 130,000.00                 | 130,000.00                | 130,000.00              |
| 51-37-70                          | Recycle Collection Fees        | 156,482.25     | 168,417.99     | 170,000.00                 | 170,000.00                | 170,000.00              |
| Total OPERATING REVENUE:          |                                | 2,227,155.05   | 2,358,335.60   | 2,750,500.00               | 2,400,500.00              | 2,750,500.00            |
| <b>OTHER FINANCING SOURCES</b>    |                                |                |                |                            |                           |                         |
| 51-38-05                          | Sewer Impact Fees              | 88,431.11      | 64,827.70      | 82,700.00                  | 82,700.00                 | 82,700.00               |
| 51-38-15                          | Can Purchase                   | 17,680.00      | 15,470.00      | 17,000.00                  | 17,000.00                 | 17,000.00               |
| 51-38-49                          | Transfer from General Fund     | 500,000.00     | .00            | .00                        | .00                       | .00                     |
| 51-38-50                          | ARPA Transfer from General     | 292,565.00     | .00            | .00                        | .00                       | .00                     |
| 51-38-65                          | ARPA NEU Davis County          | 601,558.69     | 1,545,458.41   | 25,000,000.00              | 25,000,000.00             | 25,000,000.00           |
| 51-38-80                          | Interest Earnings              | 39,774.68      | 46,760.57      | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 51-38-91                          | DEVELOPER CONTRIBUTIONS        | 176,394.00     | 178,216.97     | .00                        | .00                       | .00                     |
| 51-38-99                          | Pension                        | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total OTHER FINANCING SOURCES:    |                                | 1,716,403.48   | 1,850,733.65   | 25,129,700.00              | 25,129,700.00             | 25,129,700.00           |
| <b>TRANSFERS</b>                  |                                |                |                |                            |                           |                         |
| 51-39-95                          | Beginning Fund Balance         | .00            | .00            | 204,167.00                 | 408,103.00                | 104,235.00              |
| 51-39-96                          | Sewer Impact Fee Balance       | .00            | .00            | 77,875.00                  | 77,875.00                 | 77,875.00               |
| Total TRANSFERS:                  |                                | .00            | .00            | 282,042.00                 | 485,978.00                | 182,110.00              |
| <b>PRIMARY OPERATING EXPENSES</b> |                                |                |                |                            |                           |                         |
| 51-81-11                          | Salaries and Wages             | 234,257.66     | 238,522.86     | 297,919.00                 | 297,919.00                | 285,697.00              |
| 51-81-13                          | Benefits and Bonus             | 82,852.07      | 112,527.73     | 161,626.00                 | 161,626.00                | 152,868.00              |
| 51-81-15                          | On call pay                    | 716.00         | 690.00         | 850.00                     | 850.00                    | 850.00                  |
| 51-81-20                          | Overtime                       | 73.95          | 197.56         | 2,000.00                   | 2,000.00                  | 2,000.00                |
| 51-81-27                          | Lift Station Pumps             | 8,795.77       | 2,846.88       | 10,900.00                  | 10,900.00                 | 10,900.00               |
| 51-81-42                          | Garbage                        | 628,341.58     | 690,967.86     | 600,000.00                 | 600,000.00                | 600,000.00              |
| 51-81-43                          | Greenwaste                     | 105,549.11     | 118,754.80     | 113,000.00                 | 113,000.00                | 113,000.00              |
| 51-81-44                          | Recycling                      | 130,113.69     | 159,358.02     | 138,000.00                 | 138,000.00                | 138,000.00              |
| 51-81-49                          | Sewer Collection and Disposal  | 964,236.86     | 1,068,816.74   | 1,068,000.00               | 1,068,000.00              | 1,068,000.00            |
| 51-81-55                          | Sewer Maintenance and Repair   | 41,141.11      | 44,848.05      | 30,000.00                  | 30,000.00                 | 33,620.00               |
| 51-81-63                          | IT Support & Contracts         | 17,722.09      | 15,833.56      | 20,000.00                  | 20,000.00                 | 21,800.00               |
| 51-81-65                          | Utility Refunds                | .00            | .00            | 1,500.00                   | 1,500.00                  | 1,500.00                |
| Total PRIMARY OPERATING EXPENSES: |                                | 2,213,799.89   | 2,453,364.06   | 2,443,795.00               | 2,443,795.00              | 2,428,235.00            |
| <b>MATERIALS AND SUPPLIES</b>     |                                |                |                |                            |                           |                         |
| 51-82-24                          | Utility Bills - Postage/Equip. | 10,271.89      | 11,471.10      | 11,000.00                  | 11,000.00                 | 11,000.00               |
| 51-82-47                          | Can Purchase                   | 36,920.10      | 68,633.00      | 45,000.00                  | 45,000.00                 | 45,000.00               |
| 51-82-60                          | Travel and Education           | 2,007.95       | 814.00         | 1,500.00                   | 1,500.00                  | 1,500.00                |
| 51-82-61                          | Misc. Supplies & Deposit Slips | .00            | .00            | 1,000.00                   | 1,000.00                  | 1,000.00                |
| Total MATERIALS AND SUPPLIES:     |                                | 49,199.94      | 80,918.10      | 58,500.00                  | 58,500.00                 | 58,500.00               |
| <b>WASTE - OTHER EXPENSES</b>     |                                |                |                |                            |                           |                         |
| 51-84-05                          | Sewer Impact Fee Projects      | .00            | .00            | 156,000.00                 | 33,858.00                 | 33,858.00               |
| 51-84-20                          | Risk Management                | 5,643.50       | 6,293.98       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 51-84-30                          | Depreciation                   | 156,200.49     | 157,038.43     | 85,000.00                  | 85,000.00                 | 85,000.00               |

| Account Number                       | Account Title                | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--------------------------------------|------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| 51-84-35                             | Credit Card Processing Fees  | 16,714.25      | 20,835.74      | 8,100.00                   | 8,100.00                  | 8,100.00                |
| 51-84-39                             | Auditor & Accounting Support | 4,995.00       | 5,860.00       | 6,000.00                   | 6,000.00                  | 6,000.00                |
| 51-84-44                             | Vehicle Replacement          | .00            | 2,270.20       | 106,187.00                 | 106,187.00                | 42,754.00               |
| 51-84-81                             | IT                           | 2,600.00       | 2,600.00       | 3,000.00                   | 3,000.00                  | 3,000.00                |
| 51-84-82                             | ARPA Davis County Sewer Proj | .00            | 158,935.44-    | 25,000,000.00              | 25,000,000.00             | 25,000,000.00           |
| 51-84-83                             | Capital Improvements         | .00            | 2,357.82       | 246,660.00                 | 222,738.00                | 347,863.00              |
| 51-84-84                             | Blue Stakes                  | 969.36         | 772.50         | 1,000.00                   | 1,000.00                  | 1,000.00                |
| 51-84-90                             | Fleet                        | 7,236.47       | 6,164.86       | 8,000.00                   | 8,000.00                  | 8,000.00                |
| 51-84-97                             | Fleet Leases                 | 7,578.67       | 9,740.00       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| Total WASTE - OTHER EXPENSES:        |                              | 201,937.74     | 54,998.09      | 25,639,947.00              | 25,493,883.00             | 25,555,575.00           |
| <b>TRANSFERS &amp; CONTINGENCIES</b> |                              |                |                |                            |                           |                         |
| 51-90-99                             | Pension                      | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total TRANSFERS & CONTINGENCIES:     |                              | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| WASTE FUND Revenue Total:            |                              | 3,943,558.53   | 4,209,069.25   | 28,162,242.00              | 28,016,178.00             | 28,062,310.00           |
| WASTE FUND Expenditure Total:        |                              | 2,464,937.57   | 2,589,280.25   | 28,162,242.00              | 28,016,178.00             | 28,062,310.00           |
| Total WASTE FUND:                    |                              | 1,478,620.96   | 1,619,789.00   | .00                        | .00                       | .00                     |

| Account Number                        | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|---------------------------------------|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>WATER FUND</b>                     |                                |                |                |                            |                           |                         |
| <b>OPERATING REVENUE</b>              |                                |                |                |                            |                           |                         |
| 55-37-11                              | Metered Water Sales            | 840,354.52     | 852,442.51     | 850,000.00                 | 850,000.00                | 850,000.00              |
| 55-37-13                              | Secondary Water Sales          | 987,187.49     | 1,156,128.71   | 1,200,000.00               | 1,200,000.00              | 1,200,000.00            |
| 55-37-14                              | Connection Fees - Water        | 17,950.00      | 14,900.00      | 11,500.00                  | 11,500.00                 | 11,500.00               |
| 55-37-17                              | Penalties                      | 569.25         | 721.94         | 500.00                     | 500.00                    | 500.00                  |
| Total OPERATING REVENUE:              |                                | 1,846,061.26   | 2,024,193.16   | 2,062,000.00               | 2,062,000.00              | 2,062,000.00            |
| <b>OTHER FINANCING SOURCES</b>        |                                |                |                |                            |                           |                         |
| 55-38-05                              | Water Impact Fees              | 80,664.40      | 44,912.56      | 36,696.00                  | 36,696.00                 | 36,696.00               |
| 55-38-20                              | Gain/Loss on Capital Assets    | .00            | 6,265.32-      | .00                        | .00                       | .00                     |
| 55-38-49                              | Transfer From General Fund     | 500,000.00     | .00            | .00                        | .00                       | .00                     |
| 55-38-55                              | Miscellaneous Revenue          | 7,083.50       | 4,911.20       | .00                        | .00                       | .00                     |
| 55-38-80                              | Interest Earnings              | 93,153.73      | 146,945.89     | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 55-38-91                              | DEVELOPER CONTRIBUTIONS        | 156,837.00     | 83,651.46      | .00                        | .00                       | .00                     |
| 55-38-95                              | Fund Reserves                  | .00            | .00            | 720,302.00                 | 750,488.00                | 745,769.00              |
| 55-38-96                              | Water Impact Fee Balance       | .00            | .00            | 291,531.00                 | 291,531.00                | 291,531.00              |
| 55-38-99                              | Pension                        | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total OTHER FINANCING SOURCES:        |                                | 837,738.63     | 274,155.79     | 1,088,529.00               | 1,118,715.00              | 1,113,996.00            |
| <b>PRIMARY OPERATING EXPENSES</b>     |                                |                |                |                            |                           |                         |
| 55-81-11                              | Salaries and Wages             | 267,723.11     | 275,210.89     | 359,697.00                 | 359,697.00                | 333,894.00              |
| 55-81-13                              | Benefits and Bonus             | 95,303.27      | 130,222.56     | 194,870.00                 | 194,870.00                | 177,404.00              |
| 55-81-15                              | On call pay                    | 1,432.00       | 1,380.00       | 1,700.00                   | 1,700.00                  | 1,700.00                |
| 55-81-20                              | Overtime                       | 582.74         | 3,003.51       | 4,000.00                   | 4,000.00                  | 4,000.00                |
| 55-81-28                              | Wells & Water Tank Power       | 7,297.36       | 7,483.35       | 9,000.00                   | 9,000.00                  | 9,000.00                |
| 55-81-35                              | Hooper Water District          | 25.00          | .00            | 500.00                     | 500.00                    | 500.00                  |
| 55-81-41                              | Water Maintenance              | 33,061.69      | 17,534.33      | 25,000.00                  | 25,000.00                 | 28,620.00               |
| 55-81-42                              | Water Sample Testing           | 2,042.99       | 1,943.47       | 5,000.00                   | 5,000.00                  | 5,000.00                |
| 55-81-43                              | Secondary Water                | 952,241.49     | 1,024,830.42   | 1,200,000.00               | 1,200,000.00              | 1,200,000.00            |
| 55-81-45                              | Registration & Other Expenses  | .00            | .00            | 500.00                     | 500.00                    | 500.00                  |
| 55-81-60                              | Travel and Education           | 4,372.84       | 4,255.51       | 4,140.00                   | 4,140.00                  | 4,140.00                |
| 55-81-63                              | IT Support & Contracts         | 18,120.44      | 15,803.13      | 24,000.00                  | 24,000.00                 | 25,800.00               |
| Total PRIMARY OPERATING EXPENSES:     |                                | 1,382,202.93   | 1,481,667.17   | 1,828,407.00               | 1,828,407.00              | 1,790,558.00            |
| <b>WATER - MATERIALS AND SUPPLIES</b> |                                |                |                |                            |                           |                         |
| 55-82-24                              | Utility Bills - Postage/Equip  | 10,271.94      | 11,471.11      | 8,250.00                   | 8,250.00                  | 8,250.00                |
| 55-82-47                              | Misc. Supplies & Deposit Slips | .00            | .00            | 750.00                     | 750.00                    | 750.00                  |
| 55-82-50                              | Water Meters                   | 94,299.54      | 114,583.47     | 125,000.00                 | 125,000.00                | 125,000.00              |
| Total WATER - MATERIALS AND SUPPLIES: |                                | 104,571.48     | 126,054.58     | 134,000.00                 | 134,000.00                | 134,000.00              |
| <b>WATER - OTHER EXPENSES</b>         |                                |                |                |                            |                           |                         |
| 55-84-05                              | Water System Impact Fee Proj.  | .00            | .00            | 564,374.00                 | 569,374.00                | 574,753.00              |
| 55-84-20                              | Risk Management                | 5,267.30       | 5,874.41       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 55-84-30                              | Depreciation                   | 165,940.17     | 160,975.74     | 80,000.00                  | 80,000.00                 | 80,000.00               |
| 55-84-33                              | Capital Projects & Expenditure | 21,551.94      | 5,349.83-      | 139,158.00                 | 155,828.00                | 166,801.00              |
| 55-84-35                              | Credit Card Processing Fees    | 17,880.38      | 22,289.43      | 8,800.00                   | 8,800.00                  | 8,800.00                |
| 55-84-38                              | Auditor & Accounting Support   | 4,995.00       | 5,860.00       | 6,000.00                   | 6,000.00                  | 6,000.00                |
| 55-84-40                              | Water Purchase - Weber Basin   | 218,402.00     | 226,918.00     | 243,729.00                 | 252,245.00                | 288,474.00              |
| 55-84-44                              | Vehicle Replacement            | .00            | 1,026.96       | 66,561.00                  | 66,561.00                 | 47,110.00               |
| 55-84-82                              | Blue Stakes                    | 2,133.39       | 2,352.58       | 2,500.00                   | 2,500.00                  | 2,500.00                |
| 55-84-83                              | IT                             | 3,200.00       | 3,200.00       | 2,000.00                   | 2,000.00                  | 2,000.00                |

| Account Number                       | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|--------------------------------------|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| 55-84-85                             | Engineering Studies & Planning | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 55-84-90                             | Fleet                          | 12,663.80      | 10,788.54      | 15,000.00                  | 15,000.00                 | 15,000.00               |
| 55-84-97                             | Fleet Leases                   | 7,578.67       | 9,740.00       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| Total WATER - OTHER EXPENSES:        |                                | 459,612.65     | 443,675.83     | 1,168,122.00               | 1,198,308.00              | 1,231,438.00            |
| <b>TRANSFERS &amp; CONTINGENCIES</b> |                                |                |                |                            |                           |                         |
| 55-90-99                             | Pension                        | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total TRANSFERS & CONTINGENCIES:     |                                | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| WATER FUND Revenue Total:            |                                | 2,683,799.89   | 2,298,348.95   | 3,150,529.00               | 3,180,715.00              | 3,175,996.00            |
| WATER FUND Expenditure Total:        |                                | 1,946,387.06   | 2,051,397.58   | 3,150,529.00               | 3,180,715.00              | 3,175,996.00            |
| Total WATER FUND:                    |                                | 737,412.83     | 246,951.37     | .00                        | .00                       | .00                     |

| Account Number                              | Account Title                  | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|---|--------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>STORM WATER UTILITY FUND</b>             |                                |                |                |                            |                           |                         |
| <b>OPERATING REVENUE</b>                    |                                |                |                |                            |                           |                         |
| 58-37-11                                    | Storm Sys. Maint. & Const. Fee | 207,722.89     | 215,796.46     | 215,000.00                 | 215,000.00                | 215,000.00              |
| 58-37-17                                    | Penalties                      | 63.25          | 80.22          | 150.00                     | 150.00                    | 150.00                  |
| 58-37-90                                    | Fund Balance                   | .00            | .00            | 177,349.00                 | 2,349.00                  | 18,315.00               |
| 58-37-91                                    | Storm Water Impact Fee Balance | .00            | .00            | 156,973.00                 | 56,377.00                 | 74,288.00               |
| Total OPERATING REVENUE:                    |                                | 207,786.14     | 215,876.68     | 549,472.00                 | 273,876.00                | 307,753.00              |
| <b>OTHER FINANCING SOURCES</b>              |                                |                |                |                            |                           |                         |
| 58-38-05                                    | Storm Water Impact Fees        | 116,115.43     | 112,994.63     | 105,100.00                 | 105,100.00                | 105,100.00              |
| 58-38-70                                    | Interest Earnings              | 78,544.49      | 106,437.60     | 20,000.00                  | 20,000.00                 | 20,000.00               |
| 58-38-91                                    | DEVELOPER CONTRIBUTIONS        | 143,974.00     | 313,219.25     | .00                        | .00                       | .00                     |
| 58-38-99                                    | Pension                        | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total OTHER FINANCING SOURCES:              |                                | 338,633.92     | 532,651.48     | 145,100.00                 | 145,100.00                | 145,100.00              |
| <b>PRIMARY OPERATING EXPENSES</b>           |                                |                |                |                            |                           |                         |
| 58-81-11                                    | Salaries and Wages             | 102,261.44     | 91,814.80      | 102,999.00                 | 102,999.00                | 113,826.00              |
| 58-81-13                                    | Benefits                       | 36,924.25      | 44,801.35      | 53,900.00                  | 53,900.00                 | 59,822.00               |
| 58-81-20                                    | Overtime                       | 54.48          | .00            | .00                        | .00                       | .00                     |
| 58-81-27                                    | Storm Sys. Maint. & Repair     | 12,245.94      | 18,838.38      | 20,000.00                  | 20,000.00                 | 23,620.00               |
| 58-81-28                                    | Construction                   | .00            | .00            | 10,000.00                  | 10,000.00                 | 10,000.00               |
| 58-81-34                                    | Credit Card Fees               | 2,332.17       | 2,907.22       | 1,100.00                   | 1,100.00                  | 1,100.00                |
| 58-81-40                                    | Sweeping & Preventative Care   | 13,482.14      | 23,396.36      | 12,000.00                  | 12,000.00                 | 12,000.00               |
| 58-81-42                                    | Strm Sys Maint & Phs II Comp.  | 2,234.75       | 5.79           | 2,500.00                   | 2,500.00                  | 2,500.00                |
| 58-81-43                                    | Secondary Water                | .00            | .00            | 5,000.00                   | 5,000.00                  | 5,000.00                |
| Total PRIMARY OPERATING EXPENSES:           |                                | 169,535.17     | 181,763.90     | 207,499.00                 | 207,499.00                | 227,868.00              |
| <b>STORM WTR UTILITY - OTHER EXP.</b>       |                                |                |                |                            |                           |                         |
| 58-84-05                                    | Storm System Impact Fee Proj.  | 143,328.30     | 13,799.49-     | 224,766.00                 | 17,417.00                 | .00                     |
| 58-84-20                                    | Risk Management                | 1,881.15       | 2,097.98       | 3,500.00                   | 3,500.00                  | 3,500.00                |
| 58-84-30                                    | Depreciation                   | 173,302.00     | 183,179.38     | 64,000.00                  | 64,000.00                 | 64,000.00               |
| 58-84-38                                    | Auditor & Accounting Support   | 1,248.75       | 1,465.00       | 1,500.00                   | 1,500.00                  | 1,500.00                |
| 58-84-44                                    | Vehicle Replacement            | .01-           | 988.80         | 85,271.00                  | 85,271.00                 | 83,485.00               |
| 58-84-83                                    | Capital Projects               | 4,837.95       | 7,287.96-      | 75,536.00                  | 7,289.00                  | 40,000.00               |
| 58-84-90                                    | Fleet Expense                  | 1,809.10       | 1,541.24       | 2,500.00                   | 2,500.00                  | 2,500.00                |
| 58-84-97                                    | Fleet Leases                   | 7,578.66       | 9,740.00       | 10,000.00                  | 10,000.00                 | 10,000.00               |
| Total STORM WTR UTILITY - OTHER EXP.:       |                                | 333,985.90     | 177,924.95     | 467,073.00                 | 191,477.00                | 204,985.00              |
| <b>STORM WTR UTILITY - OTHER EXP.</b>       |                                |                |                |                            |                           |                         |
| 58-90-99                                    | Pension                        | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| Total STORM WTR UTILITY - OTHER EXP.:       |                                | .00            | .00            | 20,000.00                  | 20,000.00                 | 20,000.00               |
| STORM WATER UTILITY FUND Revenue Total:     |                                | 546,420.06     | 748,528.16     | 694,572.00                 | 418,976.00                | 452,853.00              |
| STORM WATER UTILITY FUND Expenditure Total: |                                | 503,521.07     | 359,688.85     | 694,572.00                 | 418,976.00                | 452,853.00              |
| Total STORM WATER UTILITY FUND:             |                                | 42,898.99      | 388,839.31     | .00                        | .00                       | .00                     |

| Account Number               | Account Title                | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|------------------------------|------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>DEBT SERVICE</b>          |                              |                |                |                            |                           |                         |
| <b>MISCELLANEOUS REVENUE</b> |                              |                |                |                            |                           |                         |
| 70-36-10                     | Interest Earnings            | 410.65         | 651.28         | .00                        | .00                       | .00                     |
|                              | Total MISCELLANEOUS REVENUE: | 410.65         | 651.28         | .00                        | .00                       | .00                     |
|                              | DEBT SERVICE Revenue Total:  | 410.65         | 651.28         | .00                        | .00                       | .00                     |
|                              | Total DEBT SERVICE:          | 410.65         | 651.28         | .00                        | .00                       | .00                     |

| Account Number               | Account Title                | 2023<br>Actual | 2024<br>Actual | 2025<br>Original<br>Budget | 2025<br>Amended<br>Budget | 2026<br>Final<br>Budget |
|------------------------------|------------------------------|----------------|----------------|----------------------------|---------------------------|-------------------------|
| <b>CDRA FUND</b>             |                              |                |                |                            |                           |                         |
| <b>REVENUE</b>               |                              |                |                |                            |                           |                         |
| 85-31-08                     | Interfund Loan               | .00            | 576,000.00     | 576,000.00                 | 576,000.00                | 576,000.00              |
| 85-31-09                     | Proceeds From Long-term Debt | 6,055,000.00   | .00            | .00                        | .00                       | .00                     |
| 85-31-10                     | Property Tax Increment       | 201,272.00     | 222,630.00     | 140,000.00                 | 140,000.00                | 140,000.00              |
| Total REVENUE:               |                              | 6,256,272.00   | 798,630.00     | 716,000.00                 | 716,000.00                | 716,000.00              |
| <b>REVENUE</b>               |                              |                |                |                            |                           |                         |
| 85-38-80                     | Interest Earnings            | 4,822.52       | 7,853.15       | .00                        | .00                       | .00                     |
| Total REVENUE:               |                              | 4,822.52       | 7,853.15       | .00                        | .00                       | .00                     |
| <b>EXPENDITURES</b>          |                              |                |                |                            |                           |                         |
| 85-44-62                     | Project Expenses             | 6,011,280.00   | .00            | .00                        | .00                       | .00                     |
| 85-44-65                     | Long-term Debt Expense       | 119,000.00     | 399,000.00     | 419,000.00                 | 419,000.00                | 439,000.00              |
| Total EXPENDITURES:          |                              | 6,130,280.00   | 399,000.00     | 419,000.00                 | 419,000.00                | 439,000.00              |
| <b>EXPENDITURES</b>          |                              |                |                |                            |                           |                         |
| 85-84-15                     | Interest Expense             | 153,608.38     | 313,741.60     | 297,000.00                 | 297,000.00                | 277,000.00              |
| 85-84-16                     | Cost of Issuance             | 51,022.14      | .00            | .00                        | .00                       | .00                     |
| Total EXPENDITURES:          |                              | 204,630.52     | 313,741.60     | 297,000.00                 | 297,000.00                | 277,000.00              |
| CDRA FUND Revenue Total:     |                              | 6,261,094.52   | 806,483.15     | 716,000.00                 | 716,000.00                | 716,000.00              |
| CDRA FUND Expenditure Total: |                              | 6,334,910.52   | 712,741.60     | 716,000.00                 | 716,000.00                | 716,000.00              |
| Total CDRA FUND:             |                              | 73,816.00-     | 93,741.55      | .00                        | .00                       | .00                     |
| Grand Totals:                |                              | 2,848,822.54   | 4,333,829.00   | .00                        | .00                       | .00                     |

## FY2026 Pay Scale

### Exempt Positions

| <u>Position</u>                  | <u>Department</u>       | <u>Minimum</u> | <u>Midpoint</u> | <u>Maximum</u> |
|----------------------------------|-------------------------|----------------|-----------------|----------------|
| City Manager                     | Executive               | \$125,808      | \$150,969       | \$176,131      |
| Assistant City Manager           | Engineering             | \$110,348      | \$132,417       | \$154,487      |
| Community Development Director   | Community Development   | \$104,565      | \$125,478       | \$146,391      |
| Public Works Director            | Public Works            | \$104,416      | \$125,299       | \$146,182      |
| Administrative Services Director | Administrative Services | \$102,780      | \$123,336       | \$143,892      |
| Recreation Director              | Recreation              | \$77,872       | \$93,446        | \$109,020      |

### Non-Exempt Positions

| <u>Position</u>                | <u>Department</u>       | <u>Minimum</u> | <u>Midpoint</u> | <u>Maximum</u> |
|--------------------------------|-------------------------|----------------|-----------------|----------------|
| City Recorder/HR Manager       | Executive               | \$34.06        | \$40.87         | \$47.68        |
| Recreation Manager             | Recreation              | \$34.03        | \$40.83         | \$47.64        |
| Public Works Supervisor        | Public Works            | \$33.89        | \$40.67         | \$47.45        |
| City Treasurer                 | Administrative Services | \$31.55        | \$37.86         | \$44.17        |
| City Planner                   | Community Development   | \$31.45        | \$37.74         | \$44.03        |
| Building & Safety Inspector    | Community Development   | \$28.58        | \$34.30         | \$40.01        |
| Public Works Inspector         | Engineering             | \$27.19        | \$32.62         | \$38.06        |
| Parks Lead Worker              | Public Works            | \$25.92        | \$31.10         | \$36.28        |
| Community Events Specialist    | Executive               | \$25.71        | \$30.86         | \$36.00        |
| Public Works III               | Public Works            | \$24.75        | \$29.70         | \$34.65        |
| Recreation Program Coordinator | Recreation              | \$23.90        | \$28.68         | \$33.46        |
| Deputy City Recorder           | Executive               | \$22.60        | \$27.12         | \$31.64        |
| Public Works II                | Public Works            | \$22.48        | \$26.97         | \$31.47        |
| Parks Worker II                | Public Works            | \$21.08        | \$25.30         | \$29.52        |
| Public Works I                 | Public Works            | \$20.63        | \$24.76         | \$28.89        |
| Utility Billing Clerk          | Administrative Services | \$19.80        | \$23.76         | \$27.73        |
| Parks Worker I                 | Public Works            | \$19.36        | \$23.24         | \$27.11        |
| Sports Field Coordinator       | Public Works            | \$19.29        | \$23.15         | \$27.01        |

### Part-time Positions

| <u>Position</u>                 | <u>Department</u>       | <u>Minimum</u> | <u>Midpoint</u> | <u>Maximum</u> |
|---------------------------------|-------------------------|----------------|-----------------|----------------|
| Code Enforcement Officer        | Community Development   | \$22.80        | \$27.37         | \$31.93        |
| Permit Technician               | Community Development   | \$21.14        | \$25.36         | \$29.59        |
| Receptionist/AP                 | Administrative Services | \$18.63        | \$22.35         | \$26.08        |
| Customer Service Representative | Administrative Services | \$17.45        | \$20.94         | \$24.43        |

### Seasonal Positions

| <u>Position</u>              | <u>Season 1</u> | <u>Season 2</u> | <u>Season 3</u> | <u>Season 4</u> | <u>Season 5</u> |
|------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Crossing Guard               | \$40/day        | \$42/day        | \$44/day        | \$46/day        | \$48/day        |
| Parks Worker III             | \$18.41         | \$19.33         | \$20.30         | \$21.31         | \$22.38         |
| Recreation Site Supervisor   | \$19.54         | \$20.51         | \$21.54         | \$22.62         | \$23.75         |
| Parks Worker II/Public Works | \$16.90         | \$17.74         | \$18.63         | \$19.56         | \$20.54         |
| Rec Aide III                 | \$17.57         | \$18.45         | \$19.37         | \$20.34         | \$21.36         |
| Parks Worker I               | \$15.49         | \$16.27         | \$17.08         | \$17.94         | \$18.83         |
| Rec Aide II                  | \$16.12         | \$16.92         | \$17.77         | \$18.66         | \$19.59         |
| Rec Aide I                   | \$14.80         | \$15.54         | \$16.31         | \$17.13         | \$17.99         |

### Elected & Appointed Officials

| <u>Position</u>             | <u>Department</u>  | <u>Pay</u>           |
|-----------------------------|--------------------|----------------------|
| Mayor                       | Elected Official   | \$16,578.00 per year |
| City Council Members        | Elected Official   | \$8,289.00 per year  |
| Planning Commission Chair   | Appointed Official | \$75.00 per meeting  |
| Planning Commission Members | Appointed Official | \$50.00 per meeting  |

# CITY COUNCIL STAFF REPORT



**Subject:** Site Plan – Ogden Clinic  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 15, 2025

## **Background**

Pascal Meyer from Carpenter Stringham Architects, representing Ogden Clinic, is seeking site plan approval for a new medical building on Lot 2 of the Ogden Clinic Subdivision. The property is located at 2945 West 125 South. Lot 2 is 1.27 acres and is situated east of the existing Ogden Clinic building. The proposal includes the construction of a 15,000-square-foot building intended to expand the services currently offered in the existing facility.

The proposed building's use falls within the "Professional Office, Business Medical/Dental/Optical Office/Clinics and Laboratories" as identified in the code, which requires Conditional Use Permit approval from the Planning Commission. The Planning Commission approved the conditional use on June 26, 2025.

## **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. The Planning Commission held a meeting on June 26, 2025, and recommended approval of the site plan.

## **Analysis**

The proposed site plan covers 1.27 acres of land currently zoned C-C (Community Commercial). The project includes a single-story, 15,150-square-foot medical building that matches the design and materials of the existing Ogden Clinic building located on Lot 1. This new building will be constructed on Lot 2, directly east of the current facility. Access to the site will be at the existing access on 125 South. The following is a summary of key standards and requirements that were reviewed:

**Setbacks/Height:** The code outlines the following setbacks and height for buildings in the C-C zone:

|            | Required | Proposed |
|------------|----------|----------|
| Front      | 20'      | 36'      |
| Side       | 10'      | 10'      |
| Rear       | 10'      | 11'      |
| Max Height | 40'      | 21'      |

**Landscaping & Fencing:** The development is required to have a minimum of 15% landscaping on site. The proposed plan shows 15% of the site is landscaped. There is an existing fence adjacent to the homes on the east side of the property. A minimum 5-foot landscape planter is required

around the building foundations, except for entrances and loading areas. The required landscaping has been provided.

Buffer Yards: The code requires a 10-foot landscape buffer along the residential zone to the east. The buffer shall have one large evergreen or deciduous tree every 20 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot chain link fence is required at a minimum. The landscape plans show 10 feet of landscaping on the east side of the property. The plantings shown meet the requirements. A six-foot chain link fence will be provided.

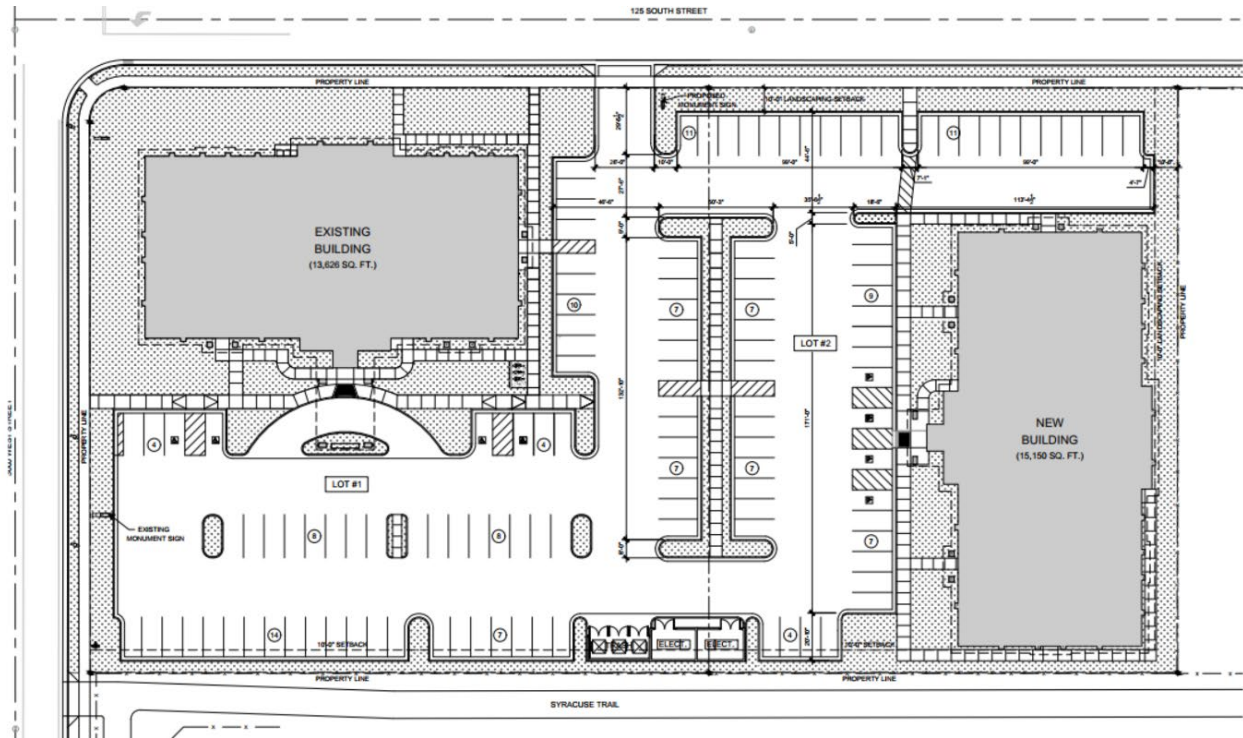
Architectural Design: West Point City Code 17.60.140 outlines specific construction standards that apply to newly constructed commercial buildings. The proposed building meets the requirements. Based on the submitted plans, the building meets the standards for horizontal and vertical articulation. The proposed masonry materials also match those used on the existing building, and no changes are necessary.

Lighting: A lighting plan, including photometric details, has been provided and is in compliance with city requirements.

Windows: All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. Both street facing facades have adequate windows.

Parking: The proposed parking requirement is calculated at 2 spaces per 1,000 square feet of floor area. With a total building area of 15,150 square feet, 30 parking stalls are required for the building itself (see WPCC 17.100.040). In addition, one parking stall is required for each employee per shift. According to the submitted table, there are 34 employees, resulting in an additional 34 required stalls. This brings the total parking requirement to 64 stalls. The site plan provides 65 parking stalls, meeting the code requirements.

## Site Plan



## Building Elevation



## Recommendation

Staff has reviewed the request for Ogden Clinic located at 2945 West 125 South for compliance with site plan requirements and recommends approval.

## Attachments

Application, Site Plan & Elevations



# Site Plan Application

3200 West 300 North  
West Point, UT 84015  
PH: 801.776.0970  
FAX: 801.525.9150  
[www.westpointcity.org](http://www.westpointcity.org)

All site plans shall comply with the standards and regulations found in Section 17.30 in the official West Point City Land Use & Development Code. A site plan shall be required for any multi-family residential uses, commercial and office uses, and any industrial and manufacturing uses. Site Plans shall be reviewed in a public meeting by the planning commission with a recommendation to the city council. The applicant is encouraged to attend those meetings to answer any questions from the commission or council.

| **For Office Use Only** |                        |         |
|-------------------------|------------------------|---------|
| Received Payment        |                        |         |
| \$                      |                        |         |
| AMOUNT PAID             | DATE RECEIVED          | INITIAL |
| \$600                   | Site Plan Applications |         |

| Development Property Information                                       |   |   |                      |
|--|---|---|----------------------|
| Development Name:<br><b>Ogden Clinic West Point</b>                    | Current Zoning:<br><b>CC - Community Comm.</b>    | Total Acreage:<br><b>1.217 Acres</b>  |                      |
| Approximate Address:<br><b>2945 West Street &amp; 125 South Street</b> | Lot Number:<br><b>Lot 2</b>                       |   |                      |
| Developer/Agent Contact Information                                    |   |   |                      |
| Contact Name:<br><b>Pascal Meyer</b>                                   | Company:<br><b>Carpenter Stringham Architects</b> | Owner of Property?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                      |
| Address:<br><b>9133 South Monroe Plaza Way, Suite D</b>                | City:<br><b>Sandy</b>                             | State:<br><b>Utah</b>   | Zip:<br><b>84070</b> |
| Contact Office Phone:<br><b>(801) 890-1092</b>                         | Contact Cell Phone:<br><b>(801) 915-0509</b>      | Contact Email:<br><b>pmeyer@carpenterstringham.com</b>                                    |                      |
| Engineer Contact Information   |   |   |                      |
| Name:<br><b>Cam Preston, P.E., S.E</b>                                 | Company:<br><b>Ensign Engineering</b>             |   |                      |
| Address:<br><b>1485 West Hill Field Road, Suite 204</b>                | City:<br><b>Layton</b>                            | State:<br><b>Utah</b>   | Zip:<br><b>84041</b> |
| Contact Office Phone:<br><b>(801) 547-1100</b>                         | Contact Cell Phone:<br><b>(801) 643-0527</b>      | Contact Email:<br><b>cpreston@ensigneng.com</b>   |                      |

I hereby certify that the requested Site Plan would comply with all required conditions and standards of the West Point City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I have read the West Point City Land Use Ordinances and understand that submitting this Application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of West Point City's Municipal Code.

  
Owner/Agent Signature

**March 27, 2025**

Date

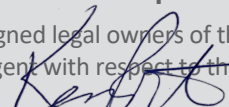
If the agent listed above is not the property owner, he/she must be authorized as the assigned "AGENT" by completing the **STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT** section below.

## Statement of Ownership/Designation of Agent (provide a small plat map showing ownership)

As the undersigned legal owners of the property described on a short plat map, we designate

**Pascal Meyer**

to act as the agent with respect to this application.


  
Property Owner Signature

**Kevin Porter**

Print Name

**March 28, 2025**

Date



CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

BENCHMARK IS THE WEST QUARTER CORNER  
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

# WEST POINT OGDEN CLINIC SITE

## PHASE 2

3000 WEST 200 SOUTH  
WEST POINT, UTAH

FOR REVIEW  
NOT FOR CONSTRUCTION

DATE PRINTED  
June 10, 2025

INDEX OF DRAWINGS

- C-001 GENERAL NOTES
- C-100 DEMOLITION PLAN
- C-200 SITE PLAN
- C-300 OVERALL GRADING AND DRAINAGE PLAN
- C-301 GRADING PLAN
- C-302 GRADING PLAN
- C-400 UTILITY PLAN
- C-500 EROSION CONTROL PLAN
- C-600 DETAILS
- C-601 DETAILS
- C-602 SC-800 DETAILS
- C-603 SC-800 DETAILS
- L-100 LANDSCAPING PLAN
- L-200 LANDSCAPING DETAILS
- L-300 IRRIGATION PLAN

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

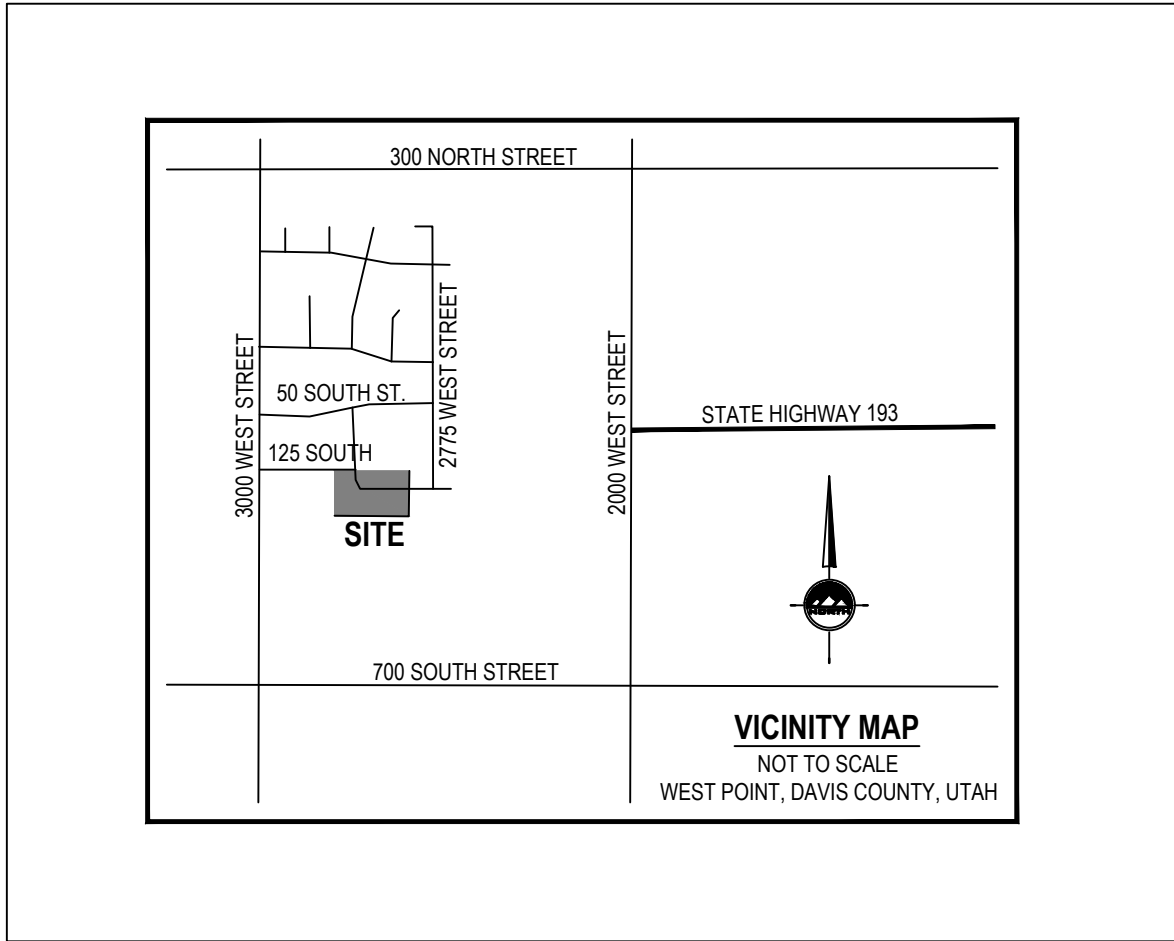
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.


UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS, AND WHERE APPLICABLE DAVIS AND WEBER CANAL COMPANY STANDARDS AND SPECIFICATIONS, HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS AND HOOPER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE  
PHASE 2  
3000 WEST 200 SOUTH  
WEST POINT, UTAH



| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|
|-----|------|------------------------|

COVER

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-10 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT. FOR THIS PROJECT, ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. 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 TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, 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 THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER 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.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLES" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGINGS OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILLS AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

|         |  |
|---------|--|
| APWA    | AMERICAN PUBLIC WORKS ASSOCIATION          |
| AR      | ACCESSIBLE ROUTE                           |
| ASTM    | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA    | AMERICAN WATER WORKS ASSOCIATION           |
| BOS     | BOTTOM OF STEP                             |
| BVC     | BEGIN VERTICAL CURVE                       |
| C       | CURVE                                      |
| CB      | CATCH BASIN                                |
| CF      | CURB FACE OR CUBIC FEET                    |
| CL      | CENTER LINE                                |
| CO      | CLEAN OUT                                  |
| COMM    | COMMUNICATION                              |
| CONC    | CONCRETE                                   |
| CONT    | CONTINUOUS                                 |
| DIA     | DIAMETER                                   |
| DIP     | DUCTILE IRON PIPE                          |
| ELEC    | ELECTRICAL                                 |
| ELEV    | ELEVATION                                  |
| EOA     | EDGE OF ASPHALT                            |
| EVC     | END OF VERTICAL CURVE                      |
| EW      | EACH WAY                                   |
| EXIST   | EXISTING                                   |
| FF      | FINISH FLOOR                               |
| FG      | FINISH GRADE                               |
| FL      | FIRE HYDRANT                               |
| FL      | FLOW LINE OR FLANGE                        |
| GB      | GRADE BREAK                                |
| GF      | GARAGE FLOOR                               |
| GV      | GATE VALVE                                 |
| HC      | HANDICAP                                   |
| HP      | HIGH POINT                                 |
| IRR     | IRRIGATION                                 |
| K       | RATE OF VERTICAL CURVATURE                 |
| LD      | LAND DRAIN                                 |
| LF      | LINEAR FEET                                |
| LP      | LOW POINT                                  |
| MEX     | MATCH EXISTING                             |
| MH      | MANHOLE                                    |
| MJ      | MECHANICAL JOINT                           |
| NG      | NATURAL GROUND                             |
| NC      | NOT IN CONTRACT                            |
| NO      | NUMBER                                     |
| OC      | ON CENTER                                  |
| OC/EW   | ON CENTER EACH WAY                         |
| CHP     | OVERHEAD POWER                             |
| PC      | POINT OF CURVATURE OR PRESSURE CLASS       |
| PCC     | POINT OF COMPOUND CURVATURE                |
| PI      | POINT OF INTERSECTION                      |
| PVI     | POST INDICATOR VALVE                       |
| PL      | PROPERTY LINE                              |
| PRC     | POINT OF REVERSE CURVATURE                 |
| PRO     | PROPOSED                                   |
| PT      | POINT OF TANGENCY                          |
| PVC     | POINT OF VERTICAL CURVATURE                |
| PVI     | POINT OF VERTICAL INTERSECTION             |
| PVT     | POINT OF VERTICAL TANGENCY                 |
| R       | RADIUS                                     |
| RD      | ROOF DRAIN                                 |
| ROW     | RIGHT OF WAY                               |
| S       | SLOPE                                      |
| SAN SWR | SANITARY SEWER                             |
| SD      | STORM DRAIN                                |
| SEC     | SECONDARY                                  |
| SS      | SANITARY SEWER                             |
| STA     | STATION                                    |
| SW      | SECONDARY WATER LINE                       |
| TBC     | TOP BACK OF CURB                           |
| TOG     | TOP OF GRATE                               |
| TOA     | TOP OF ASPHALT                             |
| TOC     | TOP OF CONCRETE                            |
| TOF     | TOP OF FOUNDATION                          |
| TOW     | TOP OF WALL                                |
| TOS     | TOP OF STEP                                |
| TYP     | TYPICAL                                    |
| VC      | VERTICAL CURVE                             |
| WV      | WALL INDICATOR VALVE                       |
| W       | WATER LINE                                 |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

|  |                                     |  |                                      |
|--|-------------------------------------|--|--------------------------------------|
|  | SECTION CORNER                      |  | EXISTING EDGE OF ASPHALT             |
|  | EXISTING MONUMENT                   |  | PROPOSED EDGE OF ASPHALT             |
|  | PROPOSED MONUMENT                   |  | EXISTING STRIPING                    |
|  | EXISTING REBAR AND CAP              |  | PROPOSED STRIPING                    |
|  | SET ENSIGN REBAR AND CAP            |  | EXISTING FENCE                       |
|  | EXISTING WATER METER                |  | PROPOSED FENCE                       |
|  | PROPOSED WATER METER                |  | EXISTING FLOW LINE                   |
|  | EXISTING WATER MANHOLE              |  | PROPOSED FLOW LINE                   |
|  | PROPOSED WATER MANHOLE              |  | GRADE BREAK                          |
|  | EXISTING WATER BOX                  |  | EXISTING STORM DRAIN LINE            |
|  | EXISTING WATER VALVE                |  | PROPOSED STORM DRAIN LINE            |
|  | PROPOSED WATER VALVE                |  | ROOF DRAIN LINE                      |
|  | EXISTING FIRE HYDRANT               |  | CATCHMENTS                           |
|  | PROPOSED FIRE HYDRANT               |  | HIGHWATER LINE                       |
|  | PROPOSED FIRE DEPARTMENT CONNECTION |  | EXISTING SANITARY SEWER              |
|  | EXISTING SECONDARY WATER VALVE      |  | PROPOSED SANITARY SEWER LINE         |
|  | PROPOSED SECONDARY WATER VALVE      |  | PROPOSED SEC. WATER SERVICE LINE     |
|  | EXISTING IRRIGATION BOX             |  | EXISTING LAND DRAIN LINE             |
|  | EXISTING IRRIGATION VALVE           |  | PROPOSED LAND DRAIN LINE             |
|  | PROPOSED IRRIGATION VALVE           |  | PROPOSED LAND DRAIN SERVICE LINE     |
|  | EXISTING SANITARY SEWER MANHOLE     |  | EXISTING CULINARY WATER LINE         |
|  | PROPOSED SANITARY SEWER MANHOLE     |  | PROPOSED SANITARY WATER LINE         |
|  | EXISTING SANITARY CLEAN OUT         |  | PROPOSED CULINARY WATER SERVICE LINE |
|  | EXISTING STORM DRAIN CLEAN OUT BOX  |  | EXISTING SECONDARY WATER LINE        |
|  | PROPOSED STORM DRAIN CLEAN OUT BOX  |  | PROPOSED SECONDARY WATER LINE        |
|  | EXISTING STORM DRAIN INLET BOX      |  | PROPOSED SEC. WATER SERVICE LINE     |
|  | EXISTING STORM DRAIN CATCH BASIN    |  | EXISTING IRRIGATION LINE             |
|  | PROPOSED STORM DRAIN CATCH BASIN    |  | PROPOSED IRRIGATION LINE             |
|  | EXISTING STORM DRAIN COMBO BOX      |  | EXISTING OVERHEAD POWER LINE         |
|  | PROPOSED STORM DRAIN COMBO BOX      |  | EXISTING ELECTRICAL LINE             |
|  | EXISTING STORM DRAIN CLEAN OUT      |  | EXISTING GAS LINE                    |
|  | EXISTING STORM DRAIN CULVERT        |  | EXISTING TELEPHONE LINE              |
|  | PROPOSED STORM DRAIN CULVERT        |  | ACCESSIBLE ROUTE                     |
|  | TEMPORARY SAG INLET PROTECTION      |  | SAW CUT LINE                         |
|  | TEMPORARY IN-LINE INLET PROTECTION  |  | STRAW WATTLE                         |
|  | ROOF DRAIN                          |  | TEMPORARY BERM                       |
|  | EXISTING ELECTRICAL MANHOLE         |  | TEMPORARY SILT FENCE                 |
|  | EXISTING ELECTRICAL BOX             |  | LIMITS OF DISTURBANCE                |
|  | EXISTING TRANSFORMER                |  | EXISTING WALL                        |
|  | EXISTING UTILITY POLE               |  | PROPOSED WALL                        |
|  | EXISTING LIGHT                      |  | EXISTING CONTOURS                    |
|  | PROPOSED LIGHT                      |  | PROPOSED CONTOURS                    |
|  | EXISTING GAS METER                  |  | BUILDABLE AREA WITHIN SETBACKS       |
|  | EXISTING GAS MANHOLE                |  | PUBLIC DRAINAGE EASEMENT             |
|  | EXISTING GAS VALVE                  |  | EXISTING ASPHALT TO BE REMOVED       |
|  | EXISTING TELEPHONE MANHOLE          |  | PROPOSED ASPHALT                     |
|  | EXISTING TELEPHONE BOX              |  | EXISTING CURB AND GUTTER             |
|  | EXISTING TRAFFIC SIGNAL BOX         |  | PROPOSED CURB AND GUTTER             |
|  | EXISTING CABLE BOX                  |  | PROPOSED REVERSE PAN CURB AND GUTTER |
|  | EXISTING BOLLARD                    |  | TRANSITION TO REVERSE PAN CURB       |
|  | PROPOSED BOLLARD                    |  | CONCRETE TO BE REMOVED               |
|  | EXISTING SIGN                       |  | EXISTING CONCRETE                    |
|  | PROPOSED SIGN                       |  | PROPOSED CONCRETE                    |
|  | EXISTING SPOT ELEVATION             |  | BUILDING TO BE REMOVED               |
|  | PROPOSED SPOT ELEVATION             |  | EXISTING BUILDING                    |
|  | EXISTING FLOW DIRECTION             |  | PROPOSED BUILDING                    |
|  | EXISTING TREE                       |  |                                      |
|  | DENSE VEGETATION                    |  |                                      |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
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CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

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FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE

PHASE 2

3000 WEST 200 SOUTH

WEST POINT, UTAH

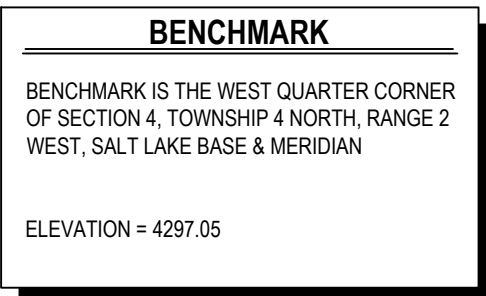


| NO. | DATE | REVISION   |
|-----|------|------------|
|     |      | FOR REVIEW |

GENERAL NOTES

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-10 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

C-001



ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.

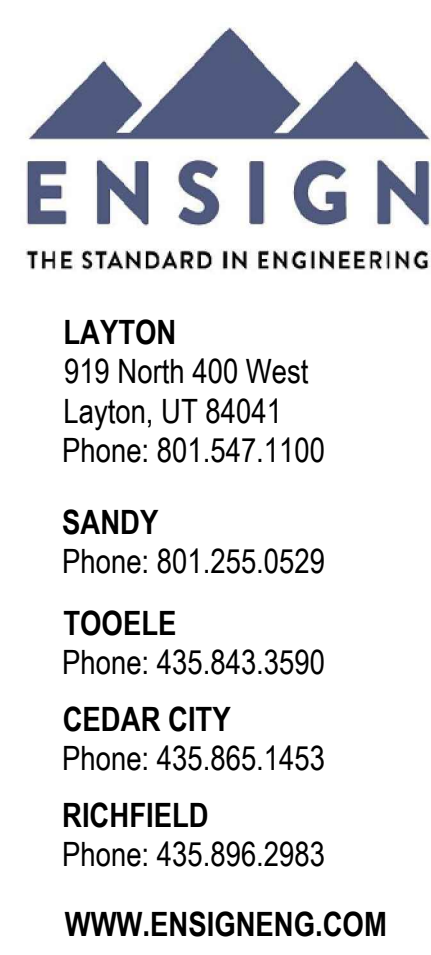
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR AND ASSUMED LIABILITY IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES ARE NOT IDENTIFIED PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.

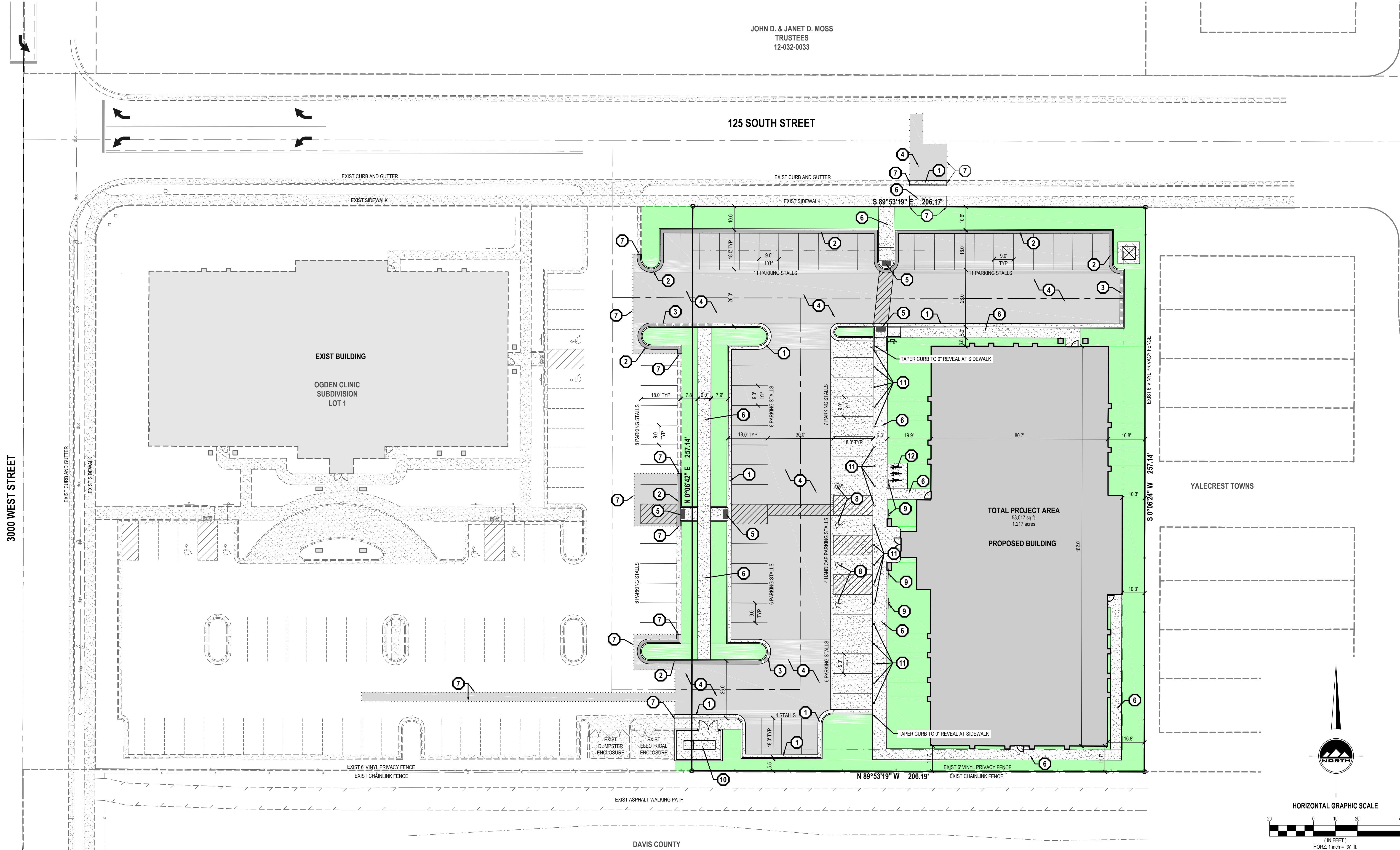
|  |  |
|--|--|
| PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS: |  |
| 1  | 24" COLLECTION CURB AND GUTTER PER DETAIL 9/C-600.   |
| 2  | 24" REVERSE PAN CURB AND GUTTER PER DETAIL 10/C-600.   |
| 3  | TRANSITION BETWEEN COLLECTION CURB AND GUTTER & REVERSE PAN CURB & GUTTER.   |
| 4  | ASPHALT PAVEMENT, PER GEOTECHNICAL REPORT AND DETAIL 8/C-600.  |
| 5  | HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS. |
| 6  | 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.  |
| 7  | MATCH EXISTING IMPROVEMENTS.   |
| 8  | PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.  |
| 9  | "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 13/C-600.  |
| 10   | ELECTRICAL ENCLOSURE. SEE ARCHITECTURAL PLANS  |
| 11   | INSTALL BOLLARD PER DETAIL 6/C-601   |
| 12   | INSTALL BIKE RACK PER ARCH PLANS   |


| TYPE                    | AREA          | PERCENTAGE |
|-------------------------|---------------|------------|
| BUILDING                | 15,429 sq.ft. | 29.1%      |
| LANDSCAPING             | 11,544 sq.ft. | 21.8%      |
| PAVING / SIDEWALK       | 26,044 sq.ft. | 49.1%      |
| TOTAL                   | 53,017 sq.ft. | 100%       |
| PARKING SPACES          |               | 53         |
| HANDICAP PARKING SPACES |               | 4          |
| TOTAL PARKING SPACES    |               | 57         |



FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
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CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

BENCHMARK IS THE WEST QUARTER CORNER  
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

| Detention Calculations (100-year storm) |          |   |   |                               |
|---|----------|---|---|-------------------------------|
| Basin Tributary Area                    |          | 53,017                                  | SF  |                               |
| Runoff coefficient C:                   |          | 0.726                                   |   |                               |
| Release Rate                            |          | 0.20                                    | cfs/acre                                      |                               |
| Peak Release                            |          | 0.243                                   | cfs   |                               |
| Time (min)                              | i(in/hr) | Cumulative<br>Runoff to<br>Basin (c.f.) | Net Allowed<br>Basin**<br>Discharge<br>(c.f.) | Required<br>Storage<br>(c.f.) |
| 5                                       | 3.12     | 828                                     | 73  | 755                           |
| 10                                      | 2.46     | 1,305                                   | 146   | 1,159                         |
| 15                                      | 2.08     | 1,655                                   | 219   | 1,436                         |
| 30                                      | 1.44     | 2,292                                   | 438   | 1,854                         |
| 60                                      | 0.91     | 2,897                                   | 876   | 2,020                         |
| 120                                     | 0.65     | 4,138                                   | 1,753   | 2,385                         |
| 180                                     | 0.56     | 5,348                                   | 2,629   | 2,719                         |
| 360                                     | 0.43     | 8,212                                   | 5,258   | <b>2,954</b>                  |
| 720                                     | 0.29     | 11,077                                  | 10,516  | 561                           |
| 1440                                    | 0.18     | 13,751                                  | 21,032  | (7,281)                       |
| 2880                                    | -        | -                                       | 42,063  | (42,063)                      |
|   |          |   | Required Detention:                           | 2,954                         |
|   |          |   | Provided Detention:                           | 3,032                         |

| Catchment Calculations (10-year storm) |           |       |            |             |
|--|-----------|-------|------------|-------------|
| Time of Concentration:                 |           | 15    | min        |             |
| Rainfall Intensity i:                  |           | 1.72  | in/hr      |             |
| Mannings N                             |           | 0.013 |            |             |
| Catchment                              | Area (SF) | C     | Flow (CFS) | Destination |
| 1                                      | 3,682     | 0.726 | 0.106      |             |
| 2                                      | 5,255     | 0.726 | 0.152      |             |
| 3                                      | 3,429     | 0.726 | 0.099      |             |
| 4                                      | 16,159    | 0.726 | 0.467      |             |
| 5                                      | 14,668    | 0.726 | 0.424      |             |
| 6                                      | 5,923     | 0.726 | 0.171      |             |
| 7                                      | 1,604     | 0.726 | 0.046      |             |
| 8                                      | 2,297     | 0.726 | 0.066      |             |

Pipe Design (10-year storm)

| Mannings N (ADS) |           |         | 0.011    |           |       |        |          |           |           |            |  |  |
|------------------|-----------|---------|----------|-----------|-------|--------|----------|-----------|-----------|------------|--|--|
| Mannings N (RCP) |           |         | 0.013    |           |       |        |          |           |           |            |  |  |
| Pipe             | Tributary | Surface | Upstream | Pipe Flow | Total | Pipe   | Diameter | Pipe Type | Full Flow | % of Full- |  |  |
| SD1              | 7         | 0.046   |          |           | 0.046 | 1.97%  | 6        | ADS       | 0.933     | 5.0%       |  |  |
| SD2              | 3         | 0.099   | SD1      | 0.046     | 0.146 | 1.04%  | 12       | ADS       | 4.306     | 3.4%       |  |  |
| SD3              | 2         | 0.152   | SD2      | 0.146     | 0.298 | 3.00%  | 12       | ADS       | 7.313     | 4.1%       |  |  |
| SD4              | 1         | 0.106   | SD3      | 0.298     | 0.404 | 2.00%  | 12       | ADS       | 5.971     | 6.8%       |  |  |
| SD5              | 4         | 0.467   | SD4      | 0.404     | 0.871 | 2.00%  | 12       | ADS       | 5.971     | 14.6%      |  |  |
| SD6              | 5         | 0.424   |          |           | 0.424 | 13.24% | 12       | ADS       | 15.362    | 2.8%       |  |  |
| SD7              | 8         | 0.066   |          |           | 0.066 | 1.00%  | 6        | ADS       | 0.665     | 10.0%      |  |  |
| SD8              | 6         | 0.171   | SD7      | 0.066     | 0.238 | 2.00%  | 12       | ADS       | 5.971     | 4.0%       |  |  |
| SD9              | ORIFICE   |         |          | 0.243     | 0.243 | 0.50%  | 12       | ADS       | 2.985     | 8.2%       |  |  |

Study Summary Statistics

| Phase 1:           |        |       |
|--------------------|--------|-------|
| Building Area      |        | 0.9   |
| Total Hardscape    | 40,750 | 0.9   |
| Landscaped Area    | 12,267 | 0.15  |
| Total Area         | 53,017 |       |
| Weighted Average C | 0.726  |       |
| Total Area         | 53,017 | SF    |
| Total Area         | 1.22   | Acres |
| Composite C        | 0.726  |       |

| Phase 2 Orifice          |                       |
|--------------------------|-----------------------|
| Orifice Calculations:    | $Q=C_dA_s(2gh)^{1/2}$ |
| High Water Elevation:    | 4,295.02 FT           |
| Box Invert:              | 4,292.62 FT           |
| Allowed Basin Discharge: | 0.243 CFS             |
| C <sub>d</sub> :         | 0.62                  |
| Orifice Area             | 3.28 IN <sup>2</sup>  |
| Orifice Diameter         | 2.0 IN                |

| Basin 'A' 80th Percentile |           |
|---------------------------|-----------|
| I =                       | 0.77      |
| d =                       | 0.50 in   |
| d <sub>v</sub> =          | 0.04 ft   |
| R <sub>v</sub> =          | 0.68      |
| A =                       | 53,017 sf |
| V <sub>goal</sub> =       | 1,500 cf  |

ORIFICE IN PHASE 1

|                          |                       |
|--------------------------|-----------------------|
| Orifice Calculations:    | $Q=C_dA_s(2gh)^{1/2}$ |
| High Water Elevation:    | 4,295.02 FT           |
| Box Invert:              | 4,292.62 FT           |
| Allowed Basin Discharge: | 0.564 CFS             |
| C <sub>d</sub> :         | 0.62                  |
| Orifice Area             | 10.54 IN <sup>2</sup> |
| Orifice Diameter*        | 3.7 IN                |

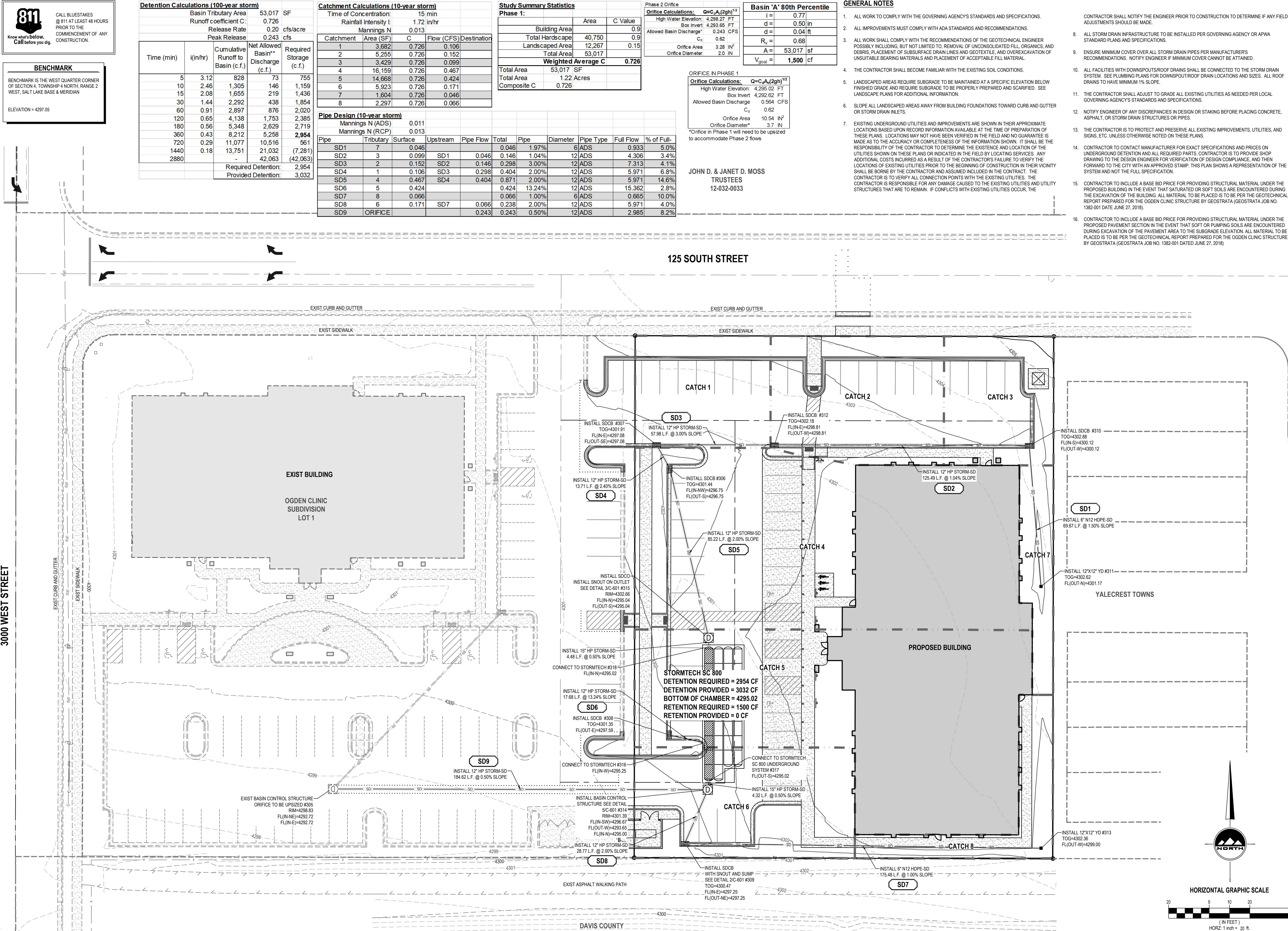
\*Orifice in Phase 1 will need to be upsized to accommodate Phase 2 flows


JOHN D. & JANET D. MOSS  
TRUSTEES  
12-032-0033

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE

- CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- CONTRACTOR TO CONTACT MANUFACTURER FOR EXACT SPECIFICATIONS AND PRICES ON UNDERGROUND DETENTION AND ALL REQUIRED PARTS. CONTRACTOR IS TO PROVIDE SHOP DRAWING TO THE DESIGN ENGINEER FOR VERIFICATION OF DESIGN COMPLIANCE, AND THEN FORWARD TO THE CITY WITH AN APPROVED STAMP. THIS PLAN SHOWS A REPRESENTATION OF THE SYSTEM AND NOT THE FULL SPECIFICATION.
- CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED BUILDING IN THE EVENT THAT SATURATED OR SOFT SOILS ARE ENCOUNTERED DURING EXCAVATION OF THE PAVEMENT AREA TO THE SUBGRADE ELEVATION. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 1382-001 DATED JUNE 27, 2018).
- CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED PAVEMENT SECTION IN THE EVENT THAT SOFT OR PUMPING SOILS ARE ENCOUNTERED DURING EXCAVATION OF THE PAVEMENT AREA TO THE SUBGRADE ELEVATION. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 1382-001 DATED JUNE 27, 2018).



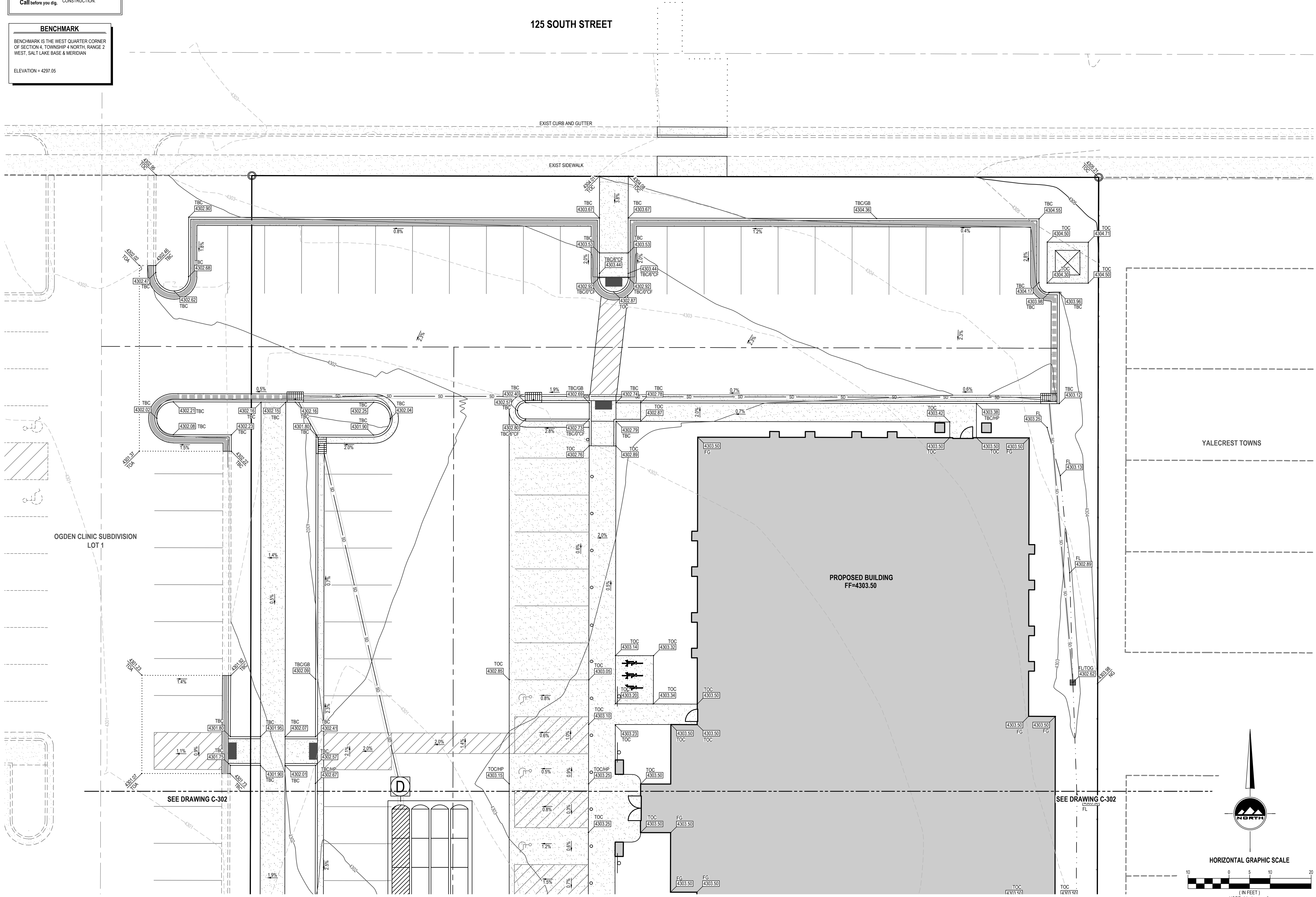



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BENCHMARK IS THE WEST QUARTER CORNER  
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05





THE STANDARD IN ENGINEERING

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**CEDAR CITY**  
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**RICHFIELD**  
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FOR:  
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4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420

**WEST POINT OGDEN CLINIC SITE  
PHASE 2**

**3000 WEST 200 SOUTH  
WEST POINT, UTAH**

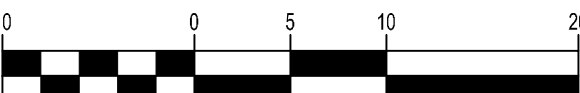
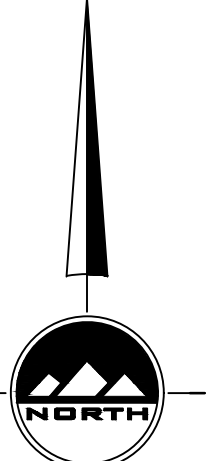


|     |      |            |
|-----|------|------------|
| NO. | DATE | REVISION   |
|     |      | FOR REVIEW |


**GRADING PLAN**

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-11 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

**C-301**



HORIZONTAL GRAPHIC SCALE  
(IN FEET)  
HORZ 1 inch = 10 ft.

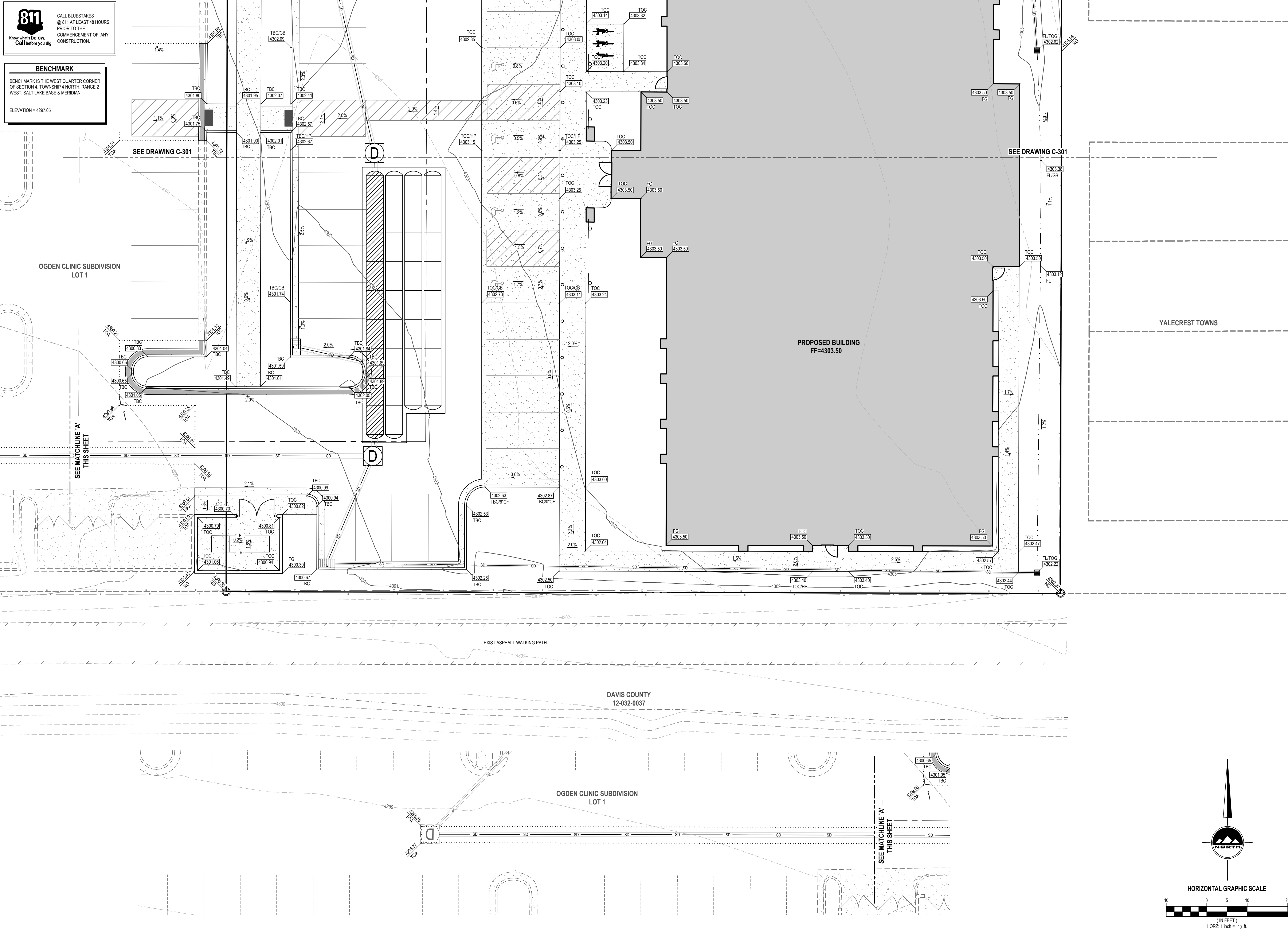



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| NO. | DATE | REVISION   |
|-----|------|------------|
|     |      | FOR REVIEW |

**GRADING PLAN**

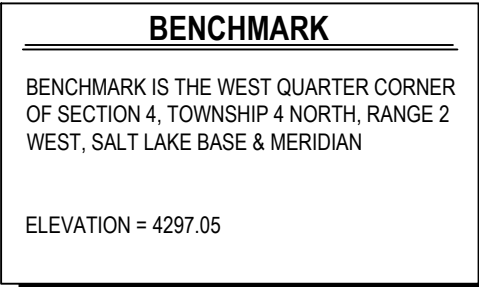
|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-11 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

**C-302**

West Point City Council

34

July 15, 2025



### SCOPE OF WORK:

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

- 1 6" SDR-35 PVC SANITARY SEWER LATERAL @ 10% MINIMUM SLOPE. INSTALLATION AND TRENCHING PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 2 SANITARY SEWER CLEANOUT PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 3 CONNECT TO EXISTING SEWER MAIN PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 4 2" HDPE CTS-D (SDR-9) POLY PIPE CULINARY WATER SERVICE LATERAL PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 5 CONNECT TO EXISTING 10" CULINARY WATERLINE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 6 1-1/2" CULINARY WATER FIRE LINE PER WEST POINT CITY STANDARDS & SPECIFICATIONS
- 7 INSTALL 6" C900 PVC FIRE LINE W/ 6" GATE VALVE.
- 8 EXIST FIRE HYDRANT WITH VALVE COMPLETE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
- 9 INSTALL POST INDICATOR VALVE PER WEST POINT CITY STANDARDS DETAILS.
- 10 INSTALL FREE STANDING FIRE DEPARTMENT CONNECTION. SEE DETAIL 10C-800. SEE MECHANICAL PLANS FOR PIPE SPECIFICATIONS AND CONNECTION AT THE BUILDING
- 11 CONCRETE PAD FOR ELECTRICAL EQUIPMENT, BY OTHERS
- 12 SAW CUT, REMOVE AND REPLACE CURB, GUTTER, SIDEWALK AND ASPHALT FOR UTILITY INSTALLATION. MATCH EXISTING CROSS SECTION

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10. ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.



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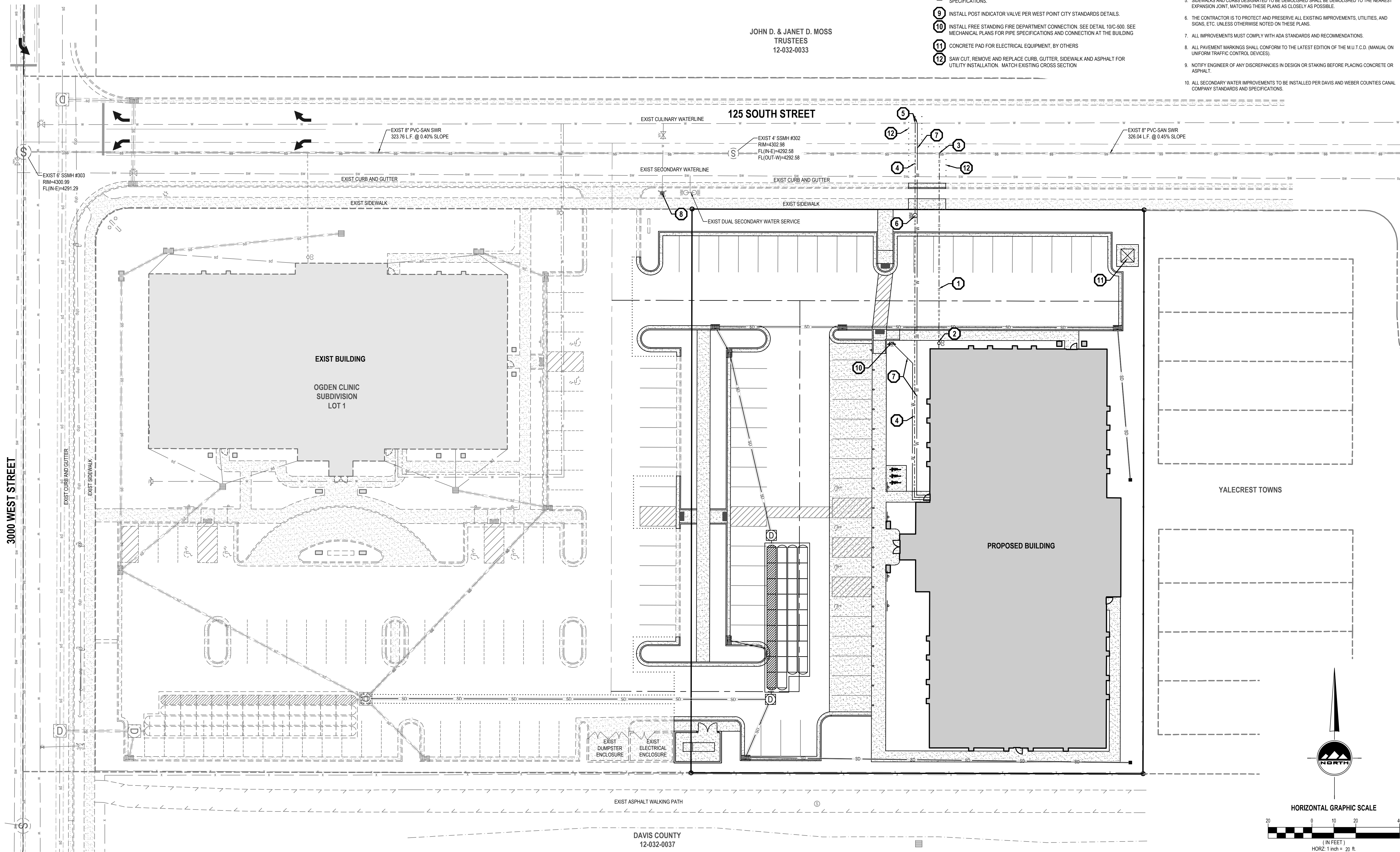
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FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420



**WEST POINT OGDEN CLINIC SITE  
PHASE 2  
3000 WEST 200 SOUTH  
WEST POINT, UTAH**




| NO. | DATE | REVISION<br>FOR REVIEW |
|-----|------|------------------------|
|-----|------|------------------------|

## UTILITY PLAN

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-10 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

# C-400



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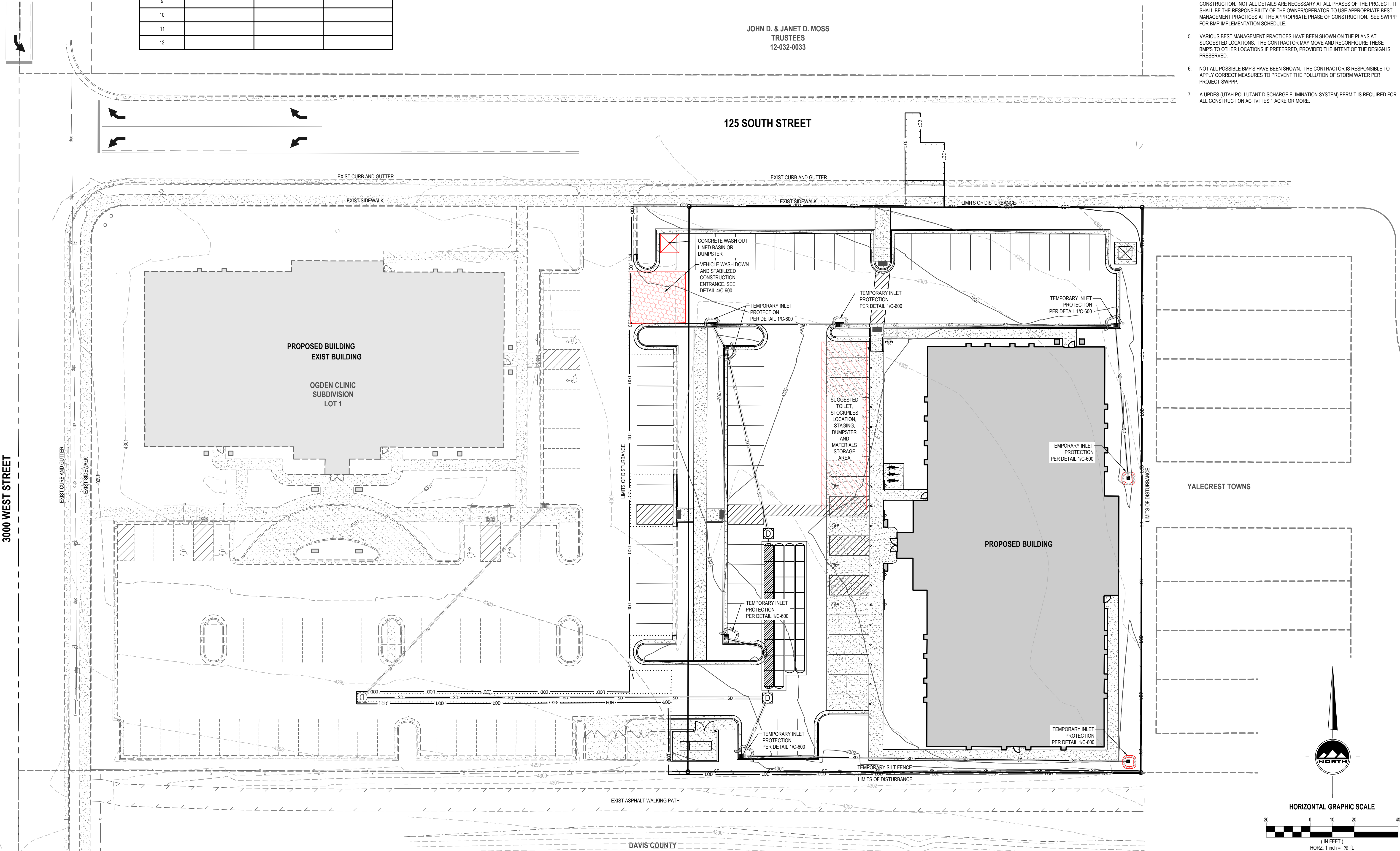
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**BENCHMARK**


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OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

| REVISION SCHEDULE |      |        |                                     |
|-------------------|------|--------|-------------------------------------|
| NUMBER            | DATE | AUTHOR | COMPANY REPRESENTATIVE<br>SIGNATURE |
| 1                 |      |        |                                     |
| 2                 |      |        |                                     |
| 3                 |      |        |                                     |
| 4                 |      |        |                                     |
| 5                 |      |        |                                     |
| 6                 |      |        |                                     |
| 7                 |      |        |                                     |
| 8                 |      |        |                                     |
| 9                 |      |        |                                     |
| 10                |      |        |                                     |
| 11                |      |        |                                     |
| 12                |      |        |                                     |



- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
  - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
  - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
  - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
  - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
  - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.



THE STANDARD IN ENGINEERING

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WEST POINT, UTAH**

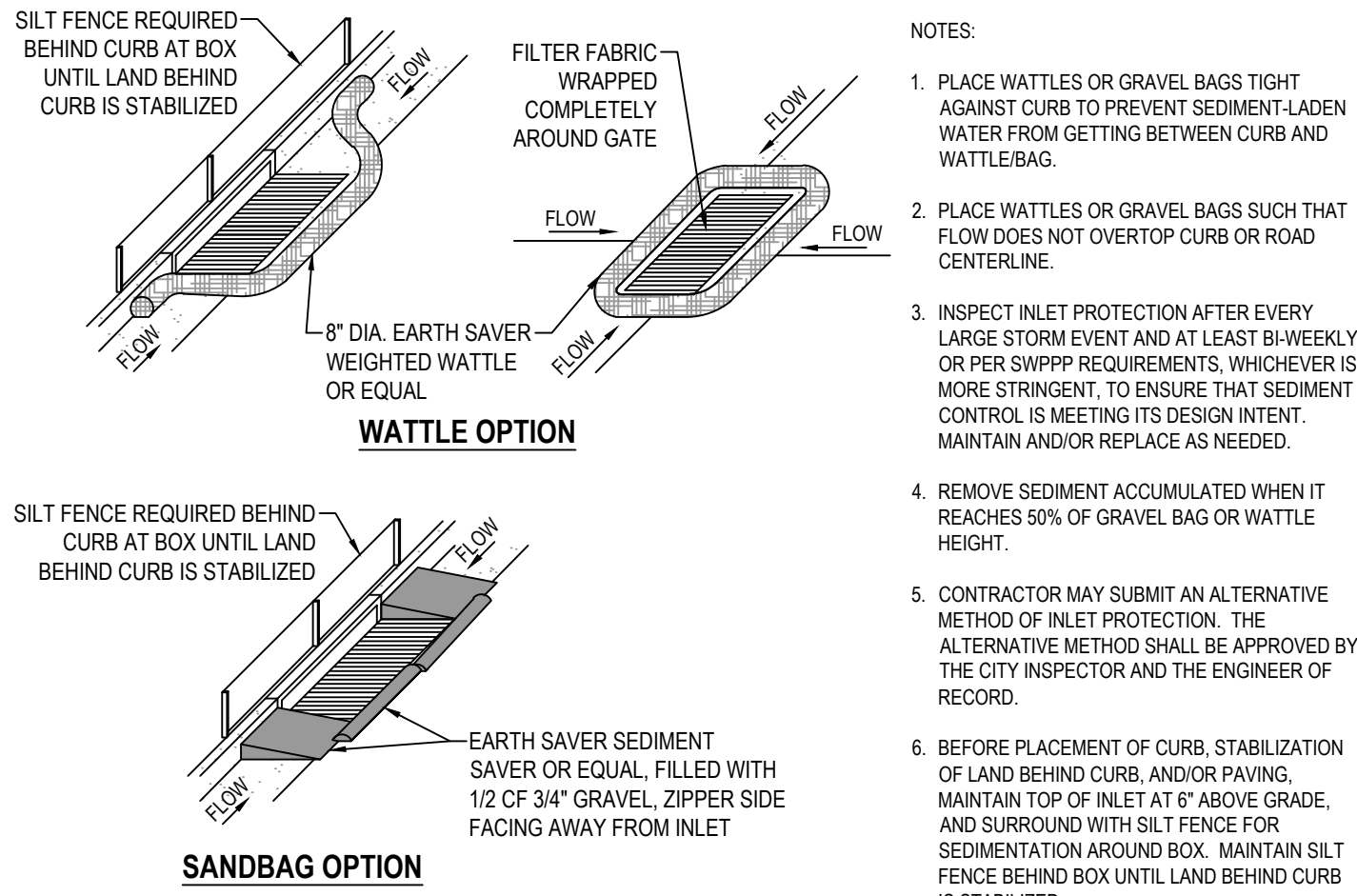


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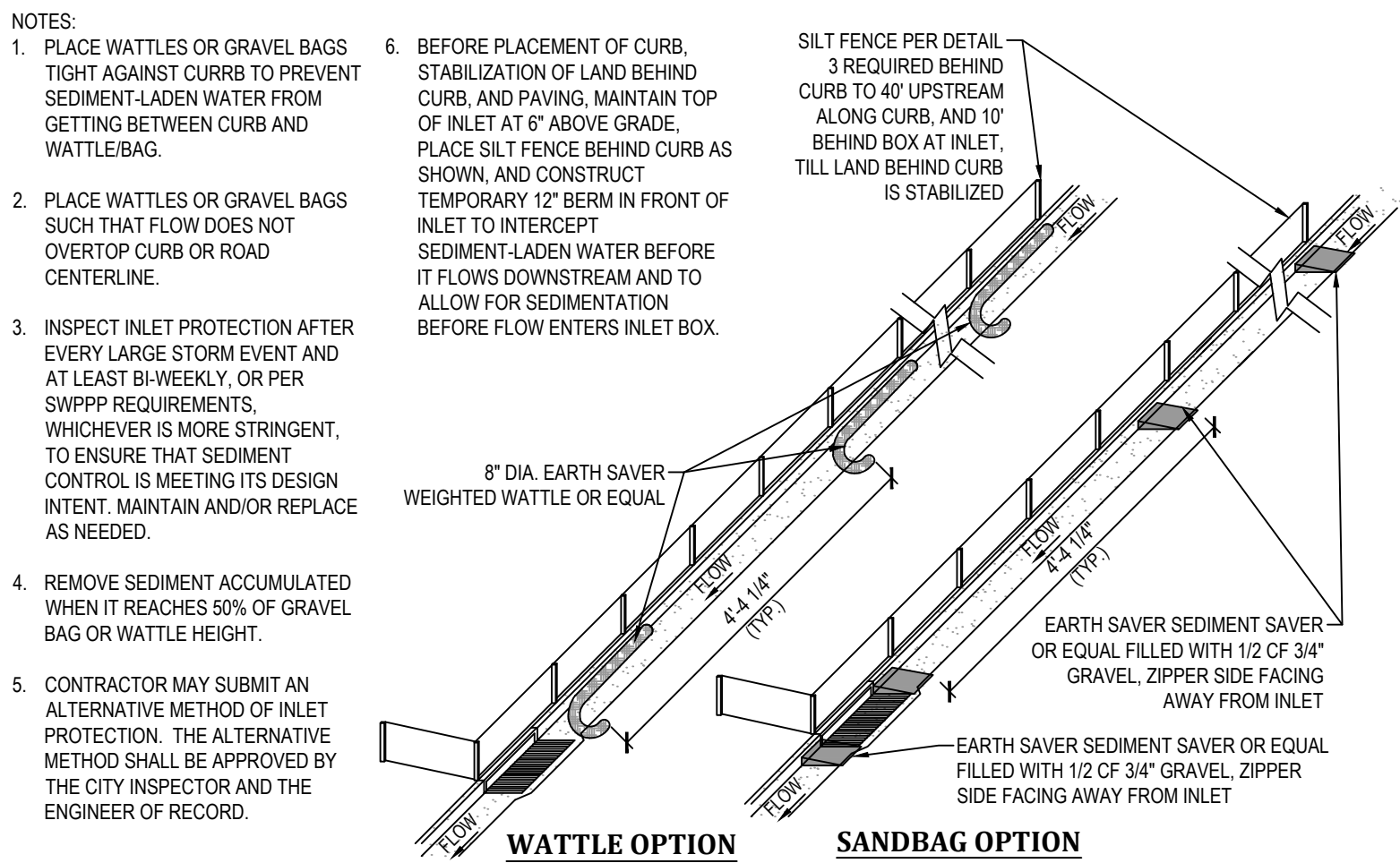
**EROSION CONTROL  
PLAN**

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-10 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

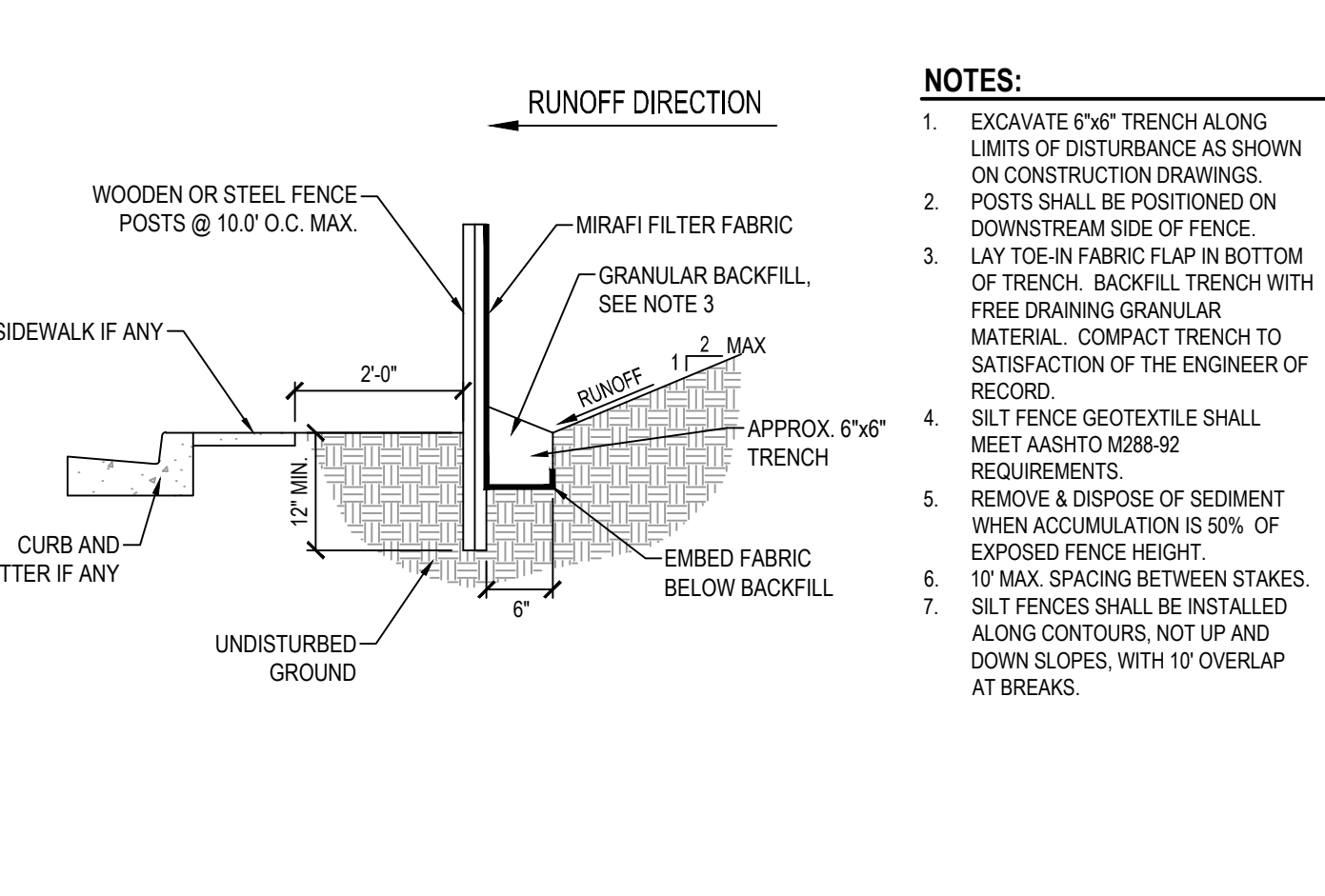
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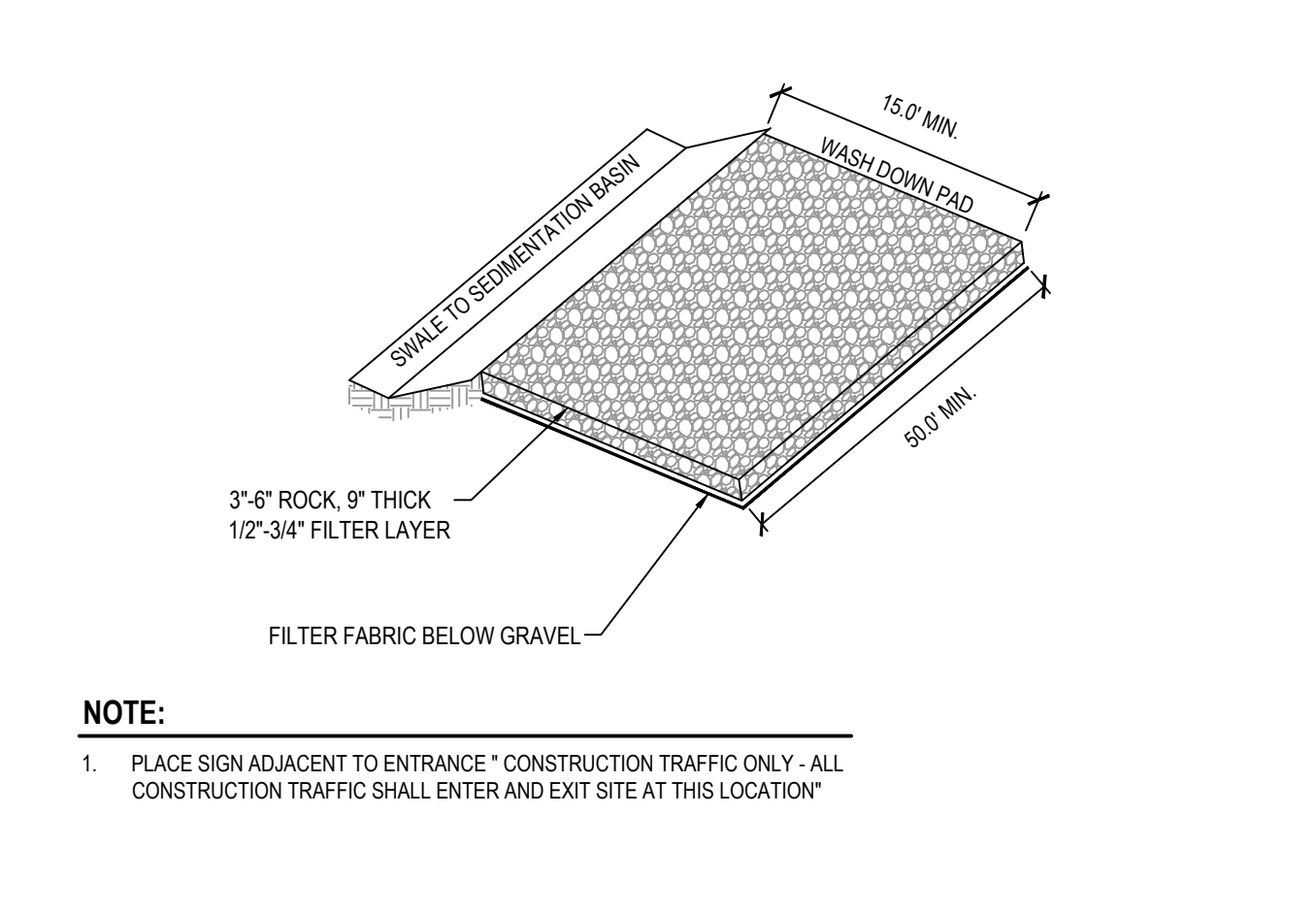
1 SAG INLET PROTECTION SCALE: NONE



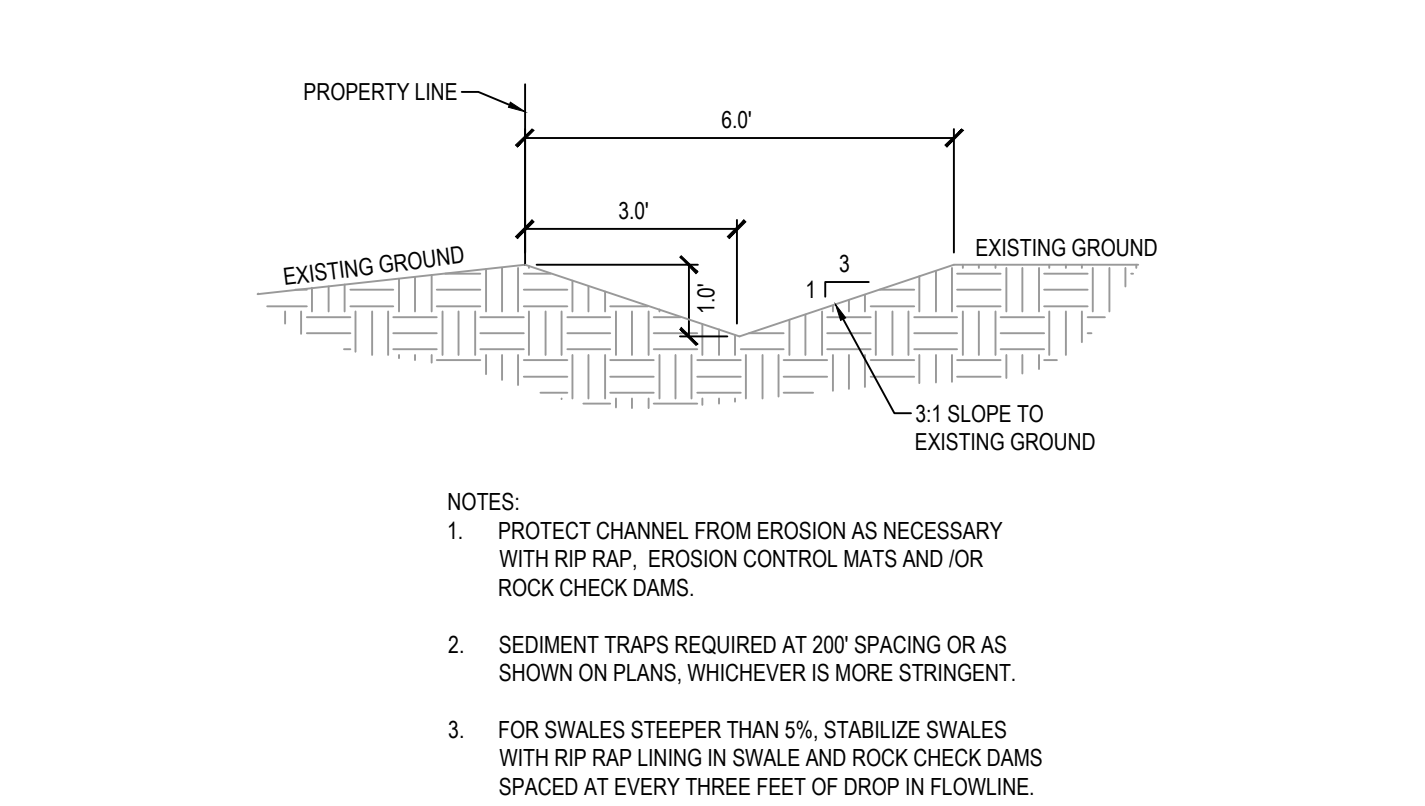
2 IN-LINE INLET PROTECTION SCALE: NONE



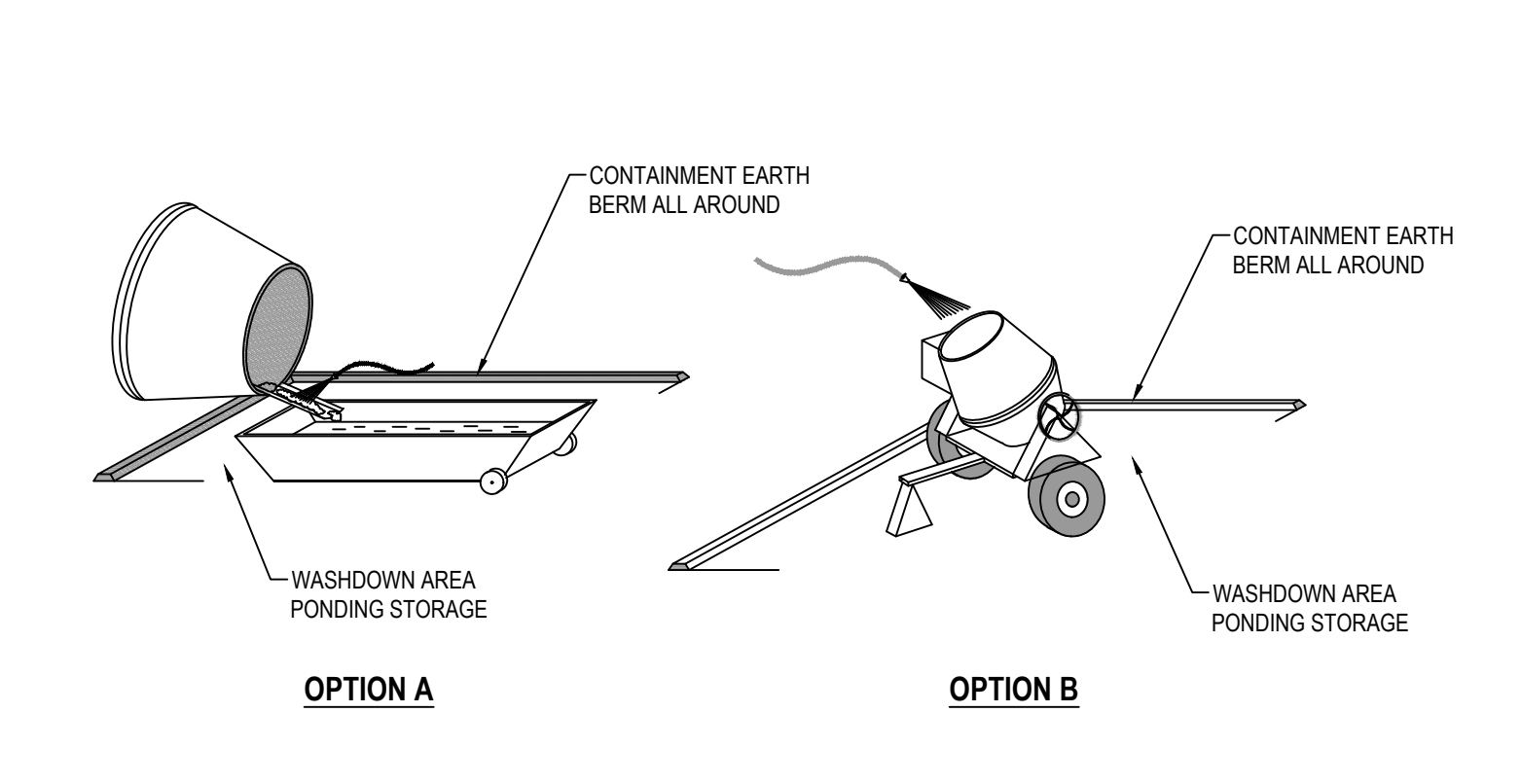
3 TEMPORARY SILT FENCE SCALE: NONE



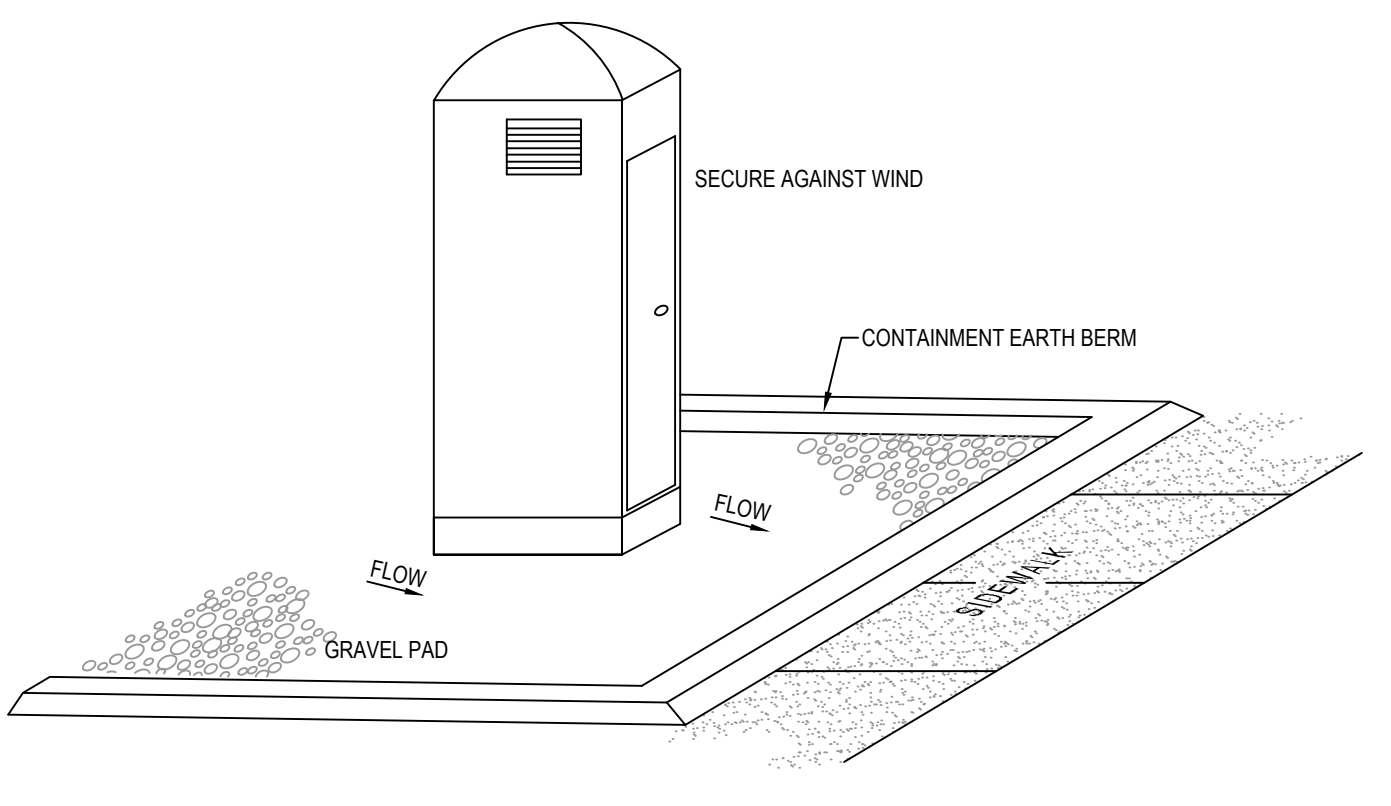
4 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE



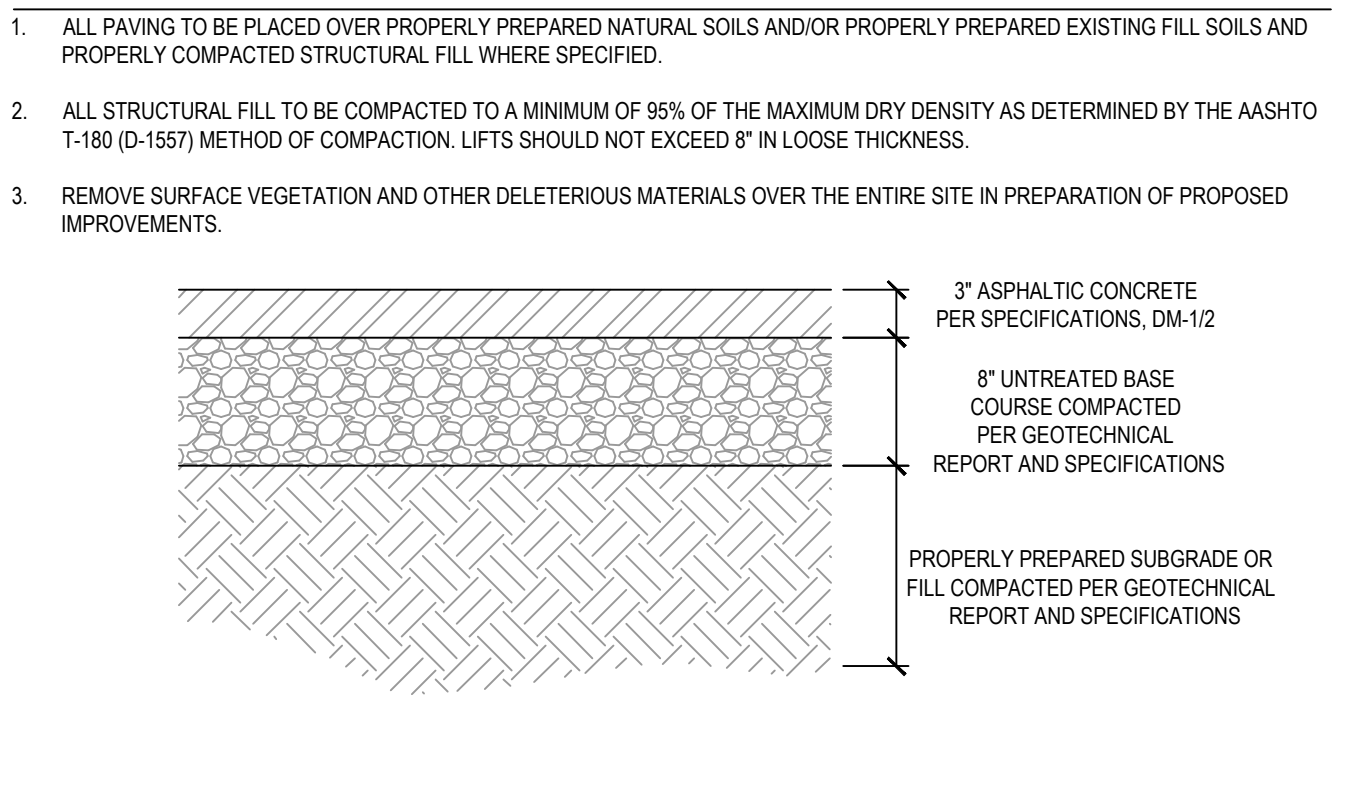
5 DRAINAGE SWALE SCALE: NONE



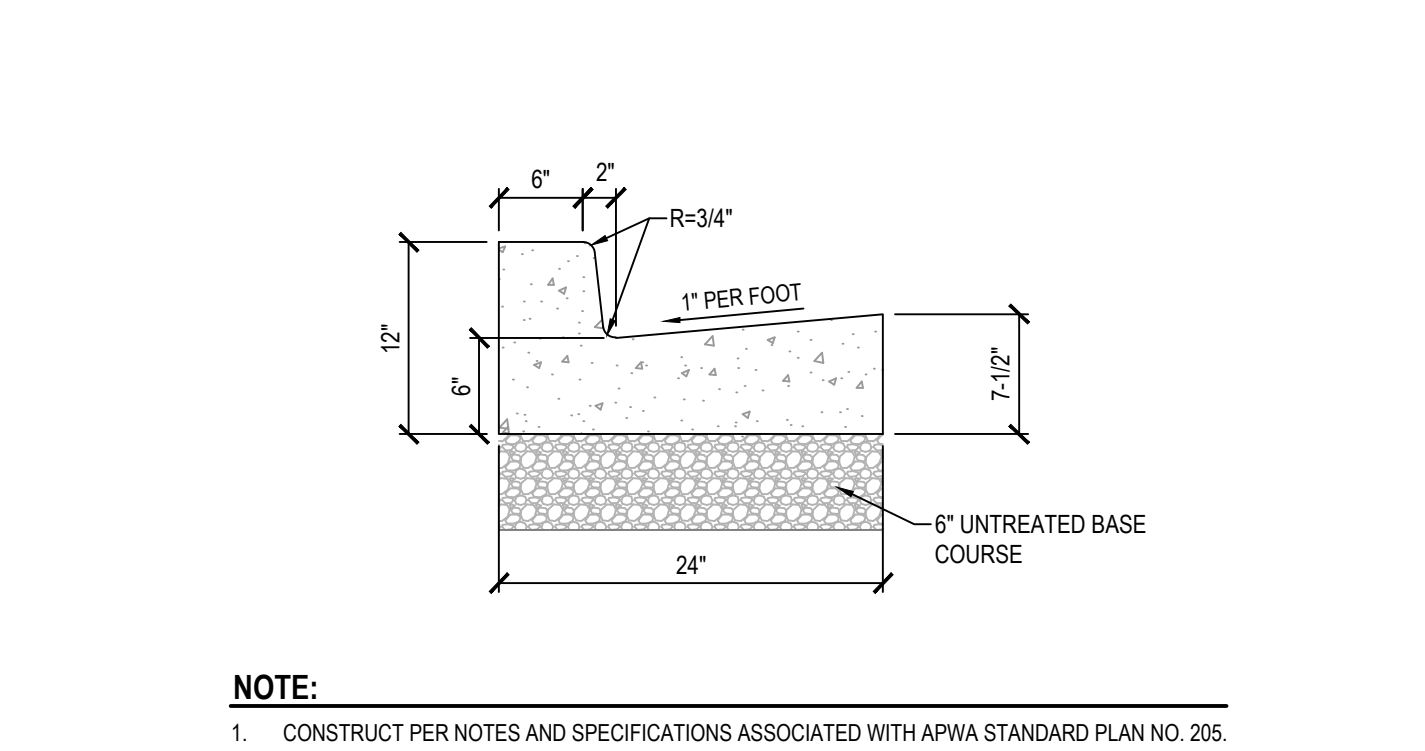
6 CONCRETE WASTE MANAGEMENT SCALE: NONE



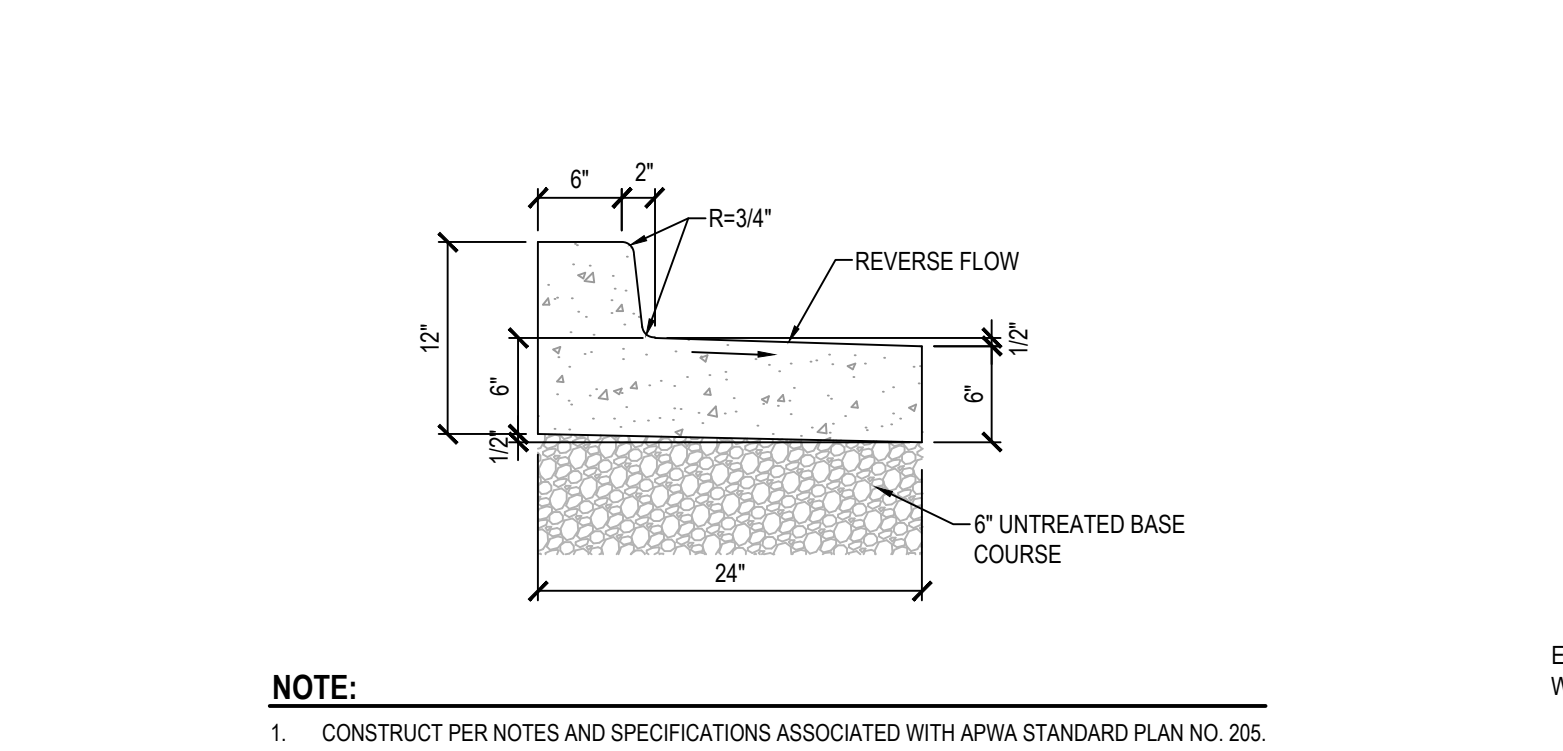
7 PORTABLE TOILET SCALE: NONE



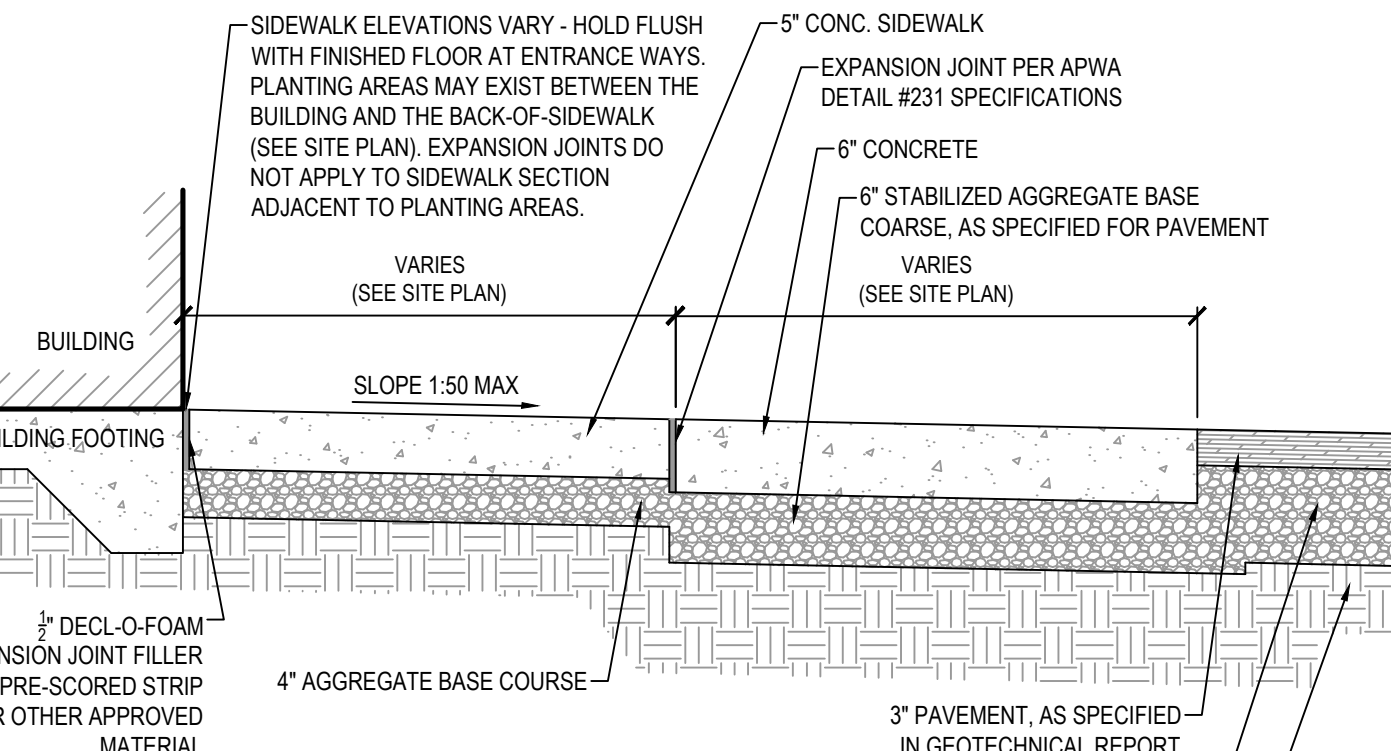
8 STANDARD ASPHALT SECTION SCALE: NONE



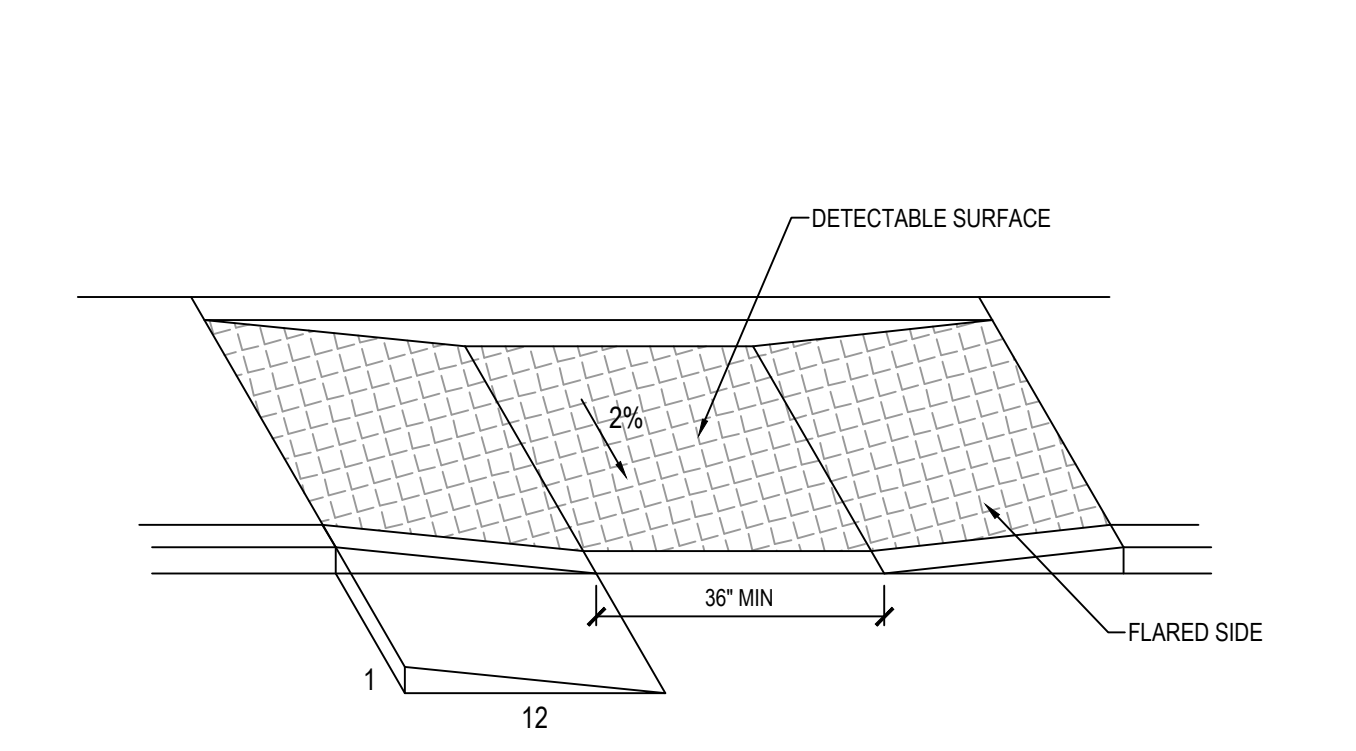
9 24" COLLECTION CURB AND GUTTER SCALE: NONE



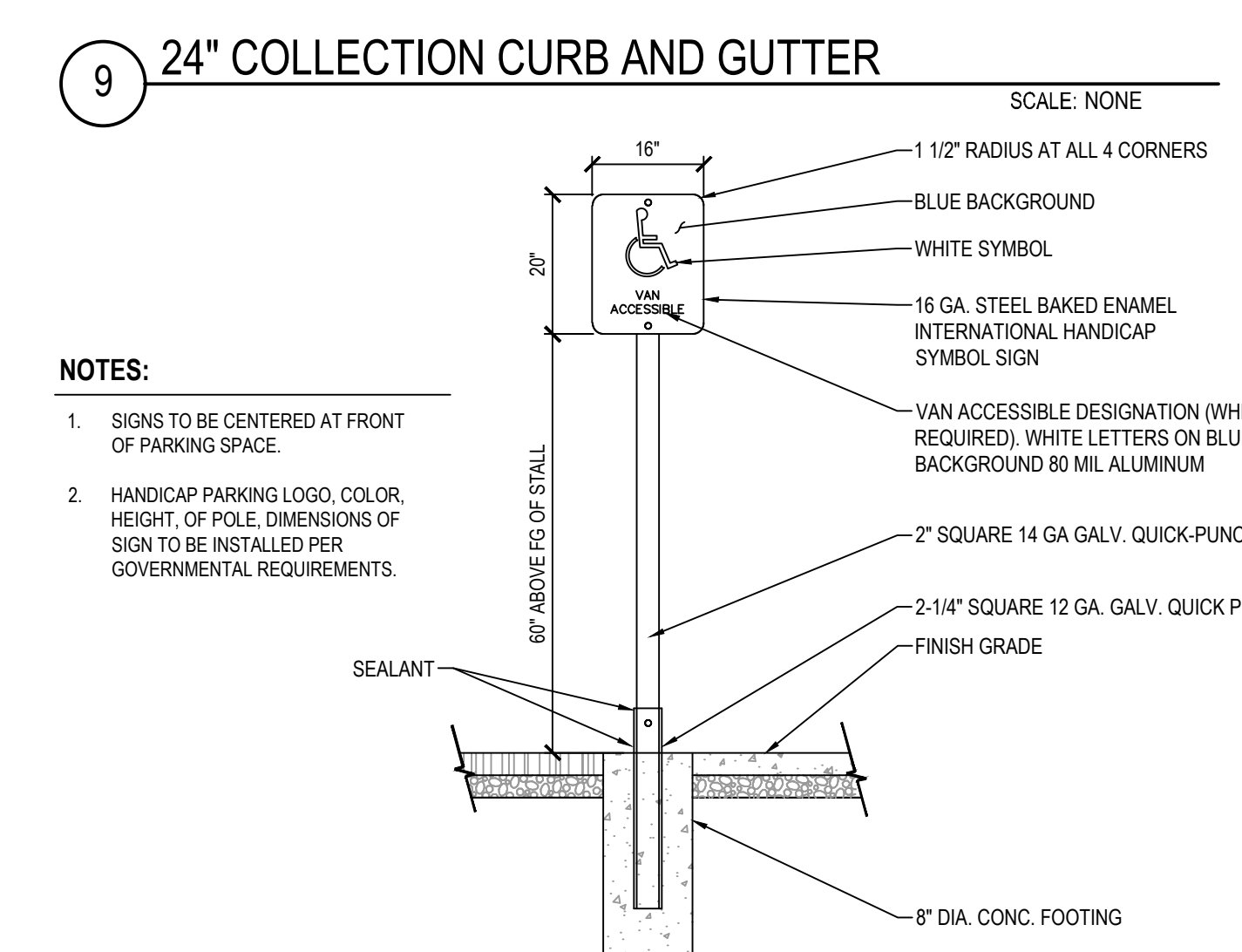
10 24" REVERSE PAN CURB AND GUTTER SCALE: NONE



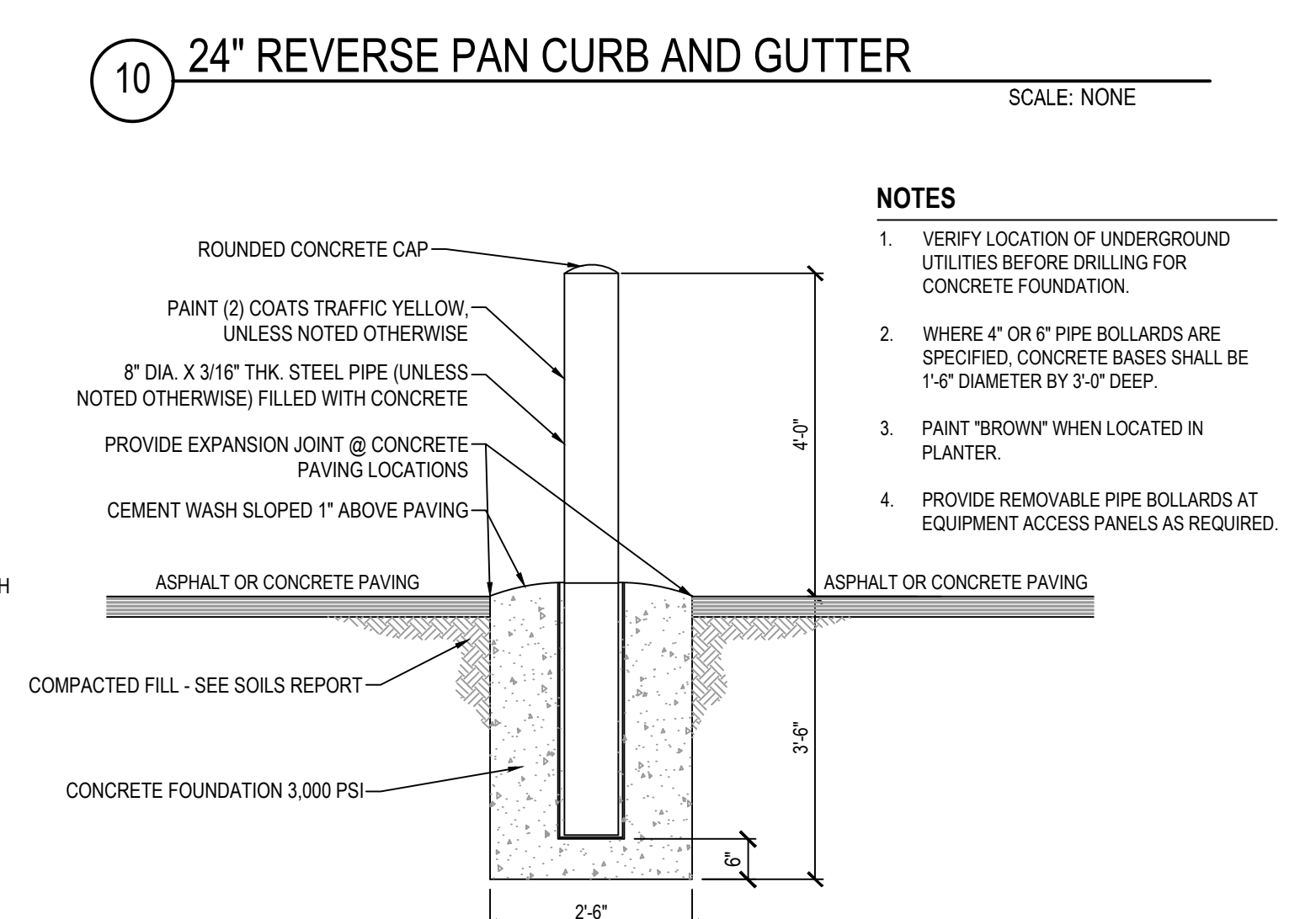
11 SIDEWALK WITH CURB & GUTTER SECTION SCALE: NONE



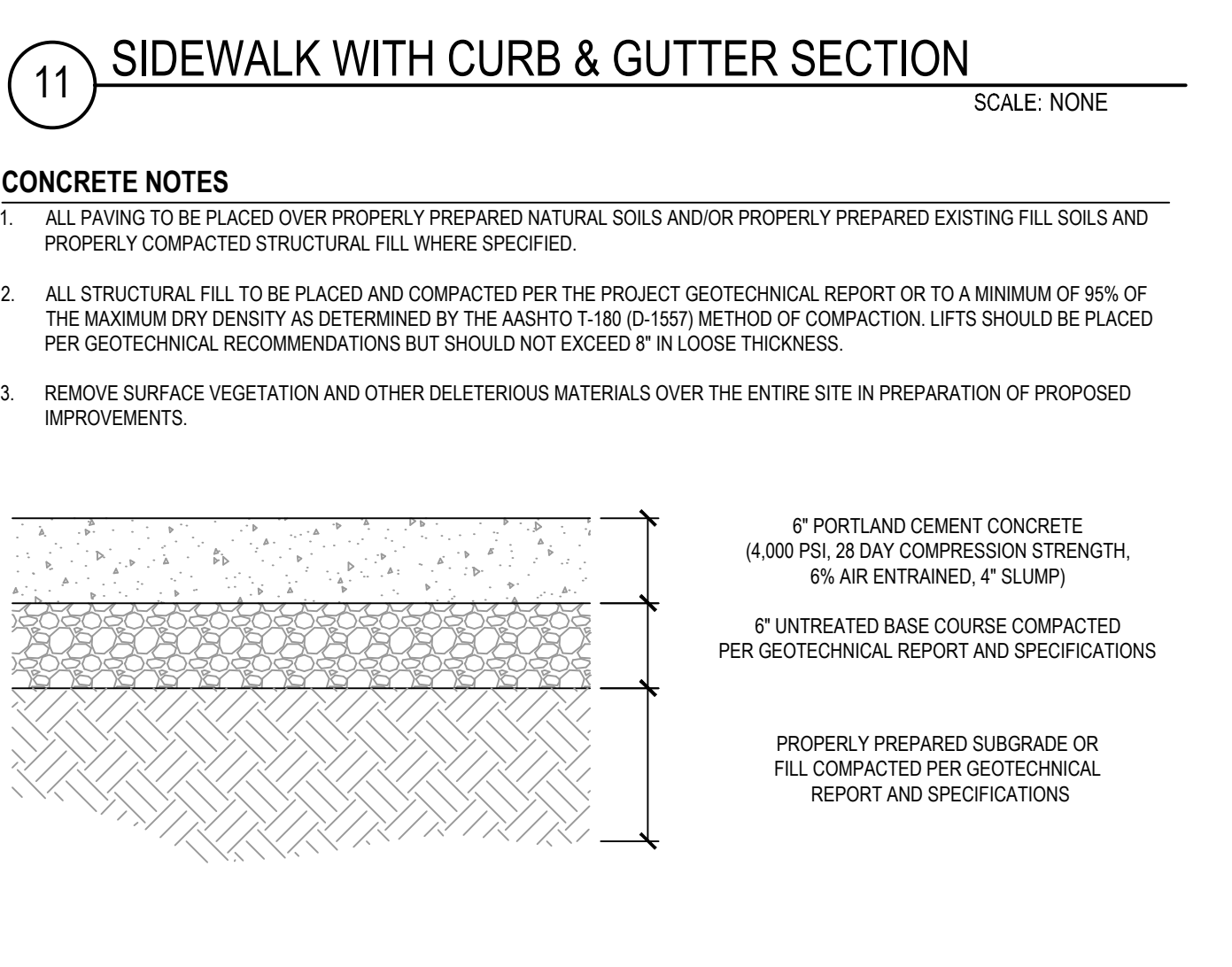
12 ACCESSIBLE RAMP (ONSITE) SCALE: NONE



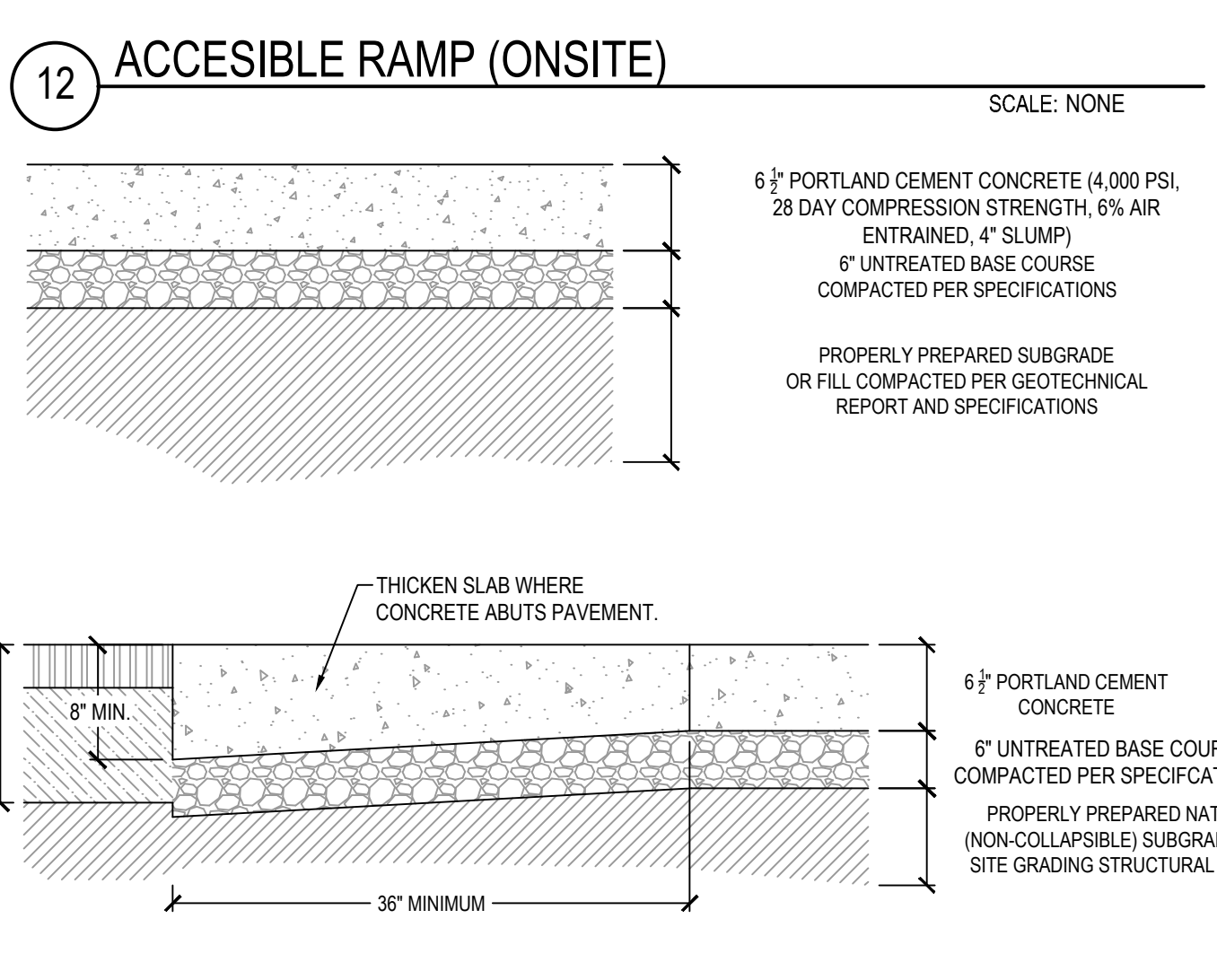
13 ACCESSIBLE PARKING SIGN SCALE: NONE



14 BOLLARD SCALE: NONE



15 CONCRETE PAVEMENT SECTION SCALE: NONE



16 DUMPSTER PAD / APRON SECTION SCALE: NONE

THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
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**SANDY**  
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**CEDAR CITY**  
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**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420

**WEST POINT OGDEN CLINIC SITE**

**PHASE 2**

**3000 WEST 200 SOUTH**

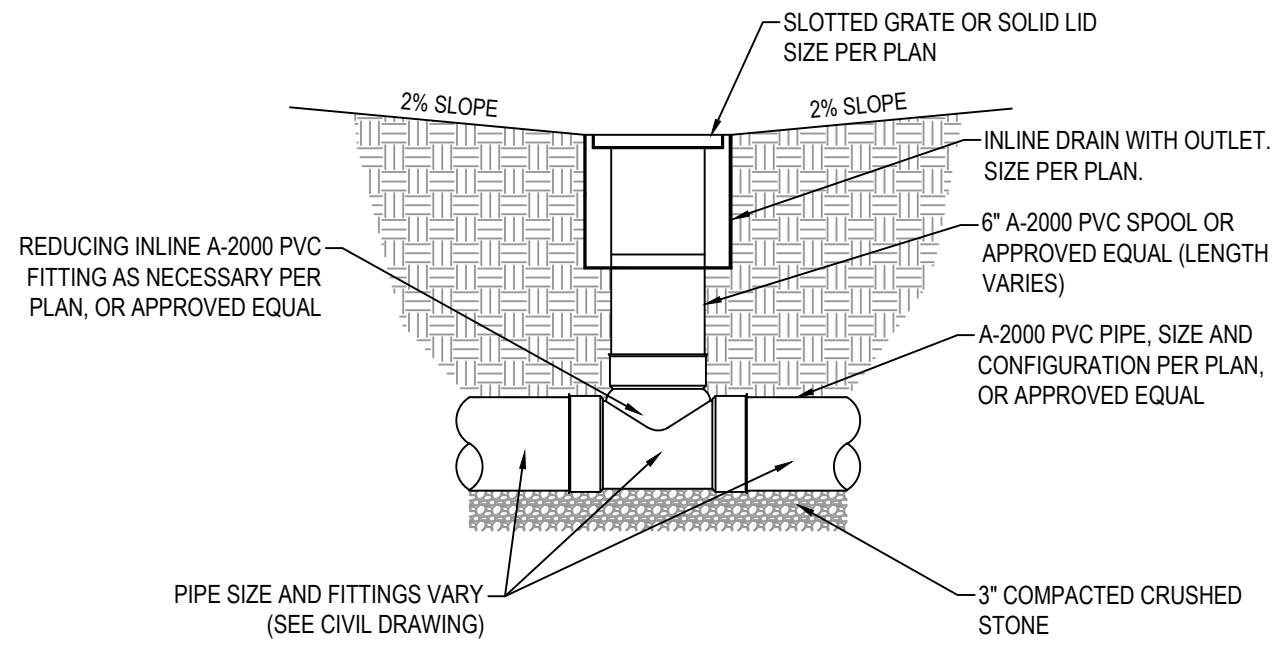
**WEST POINT, UTAH**

NO. DATE: FOR REVIEW

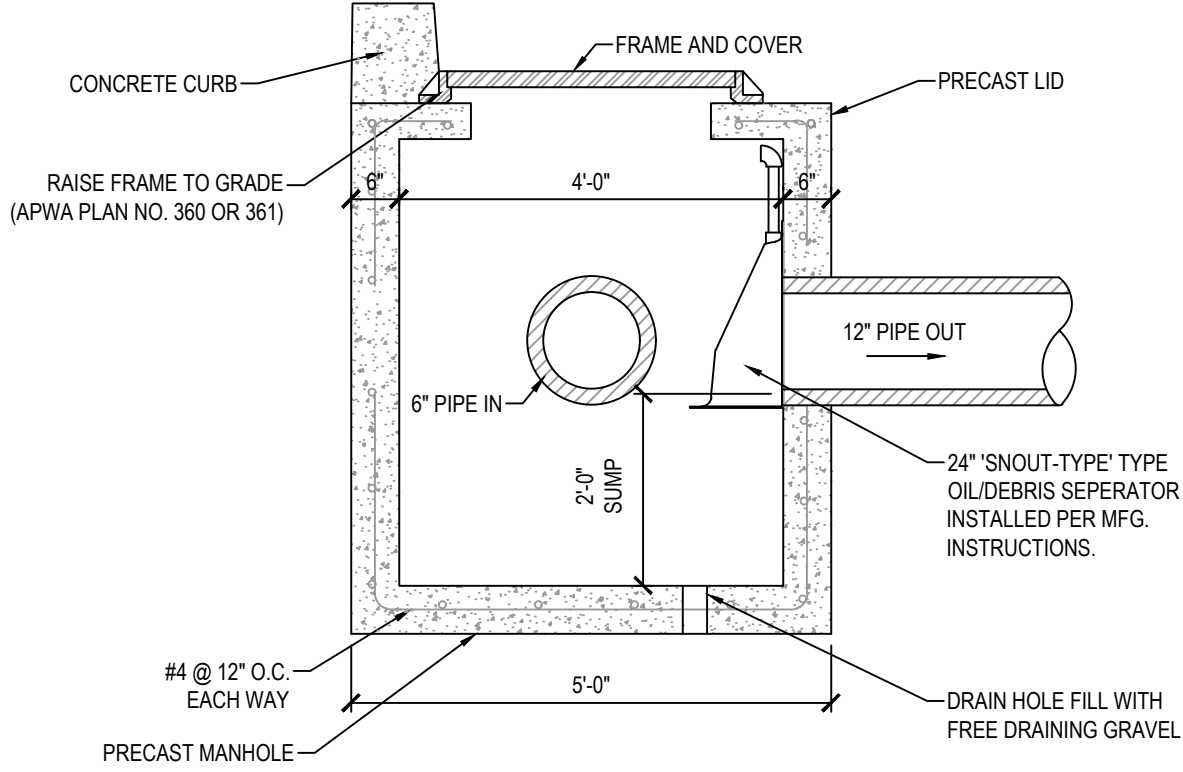
**DETAILS**

PROJECT NUMBER: 8315B  
PROJECT MANAGER: C. PRESTON  
PRINT DATE: 2025-06-11  
DESIGNED BY: M. ELMER

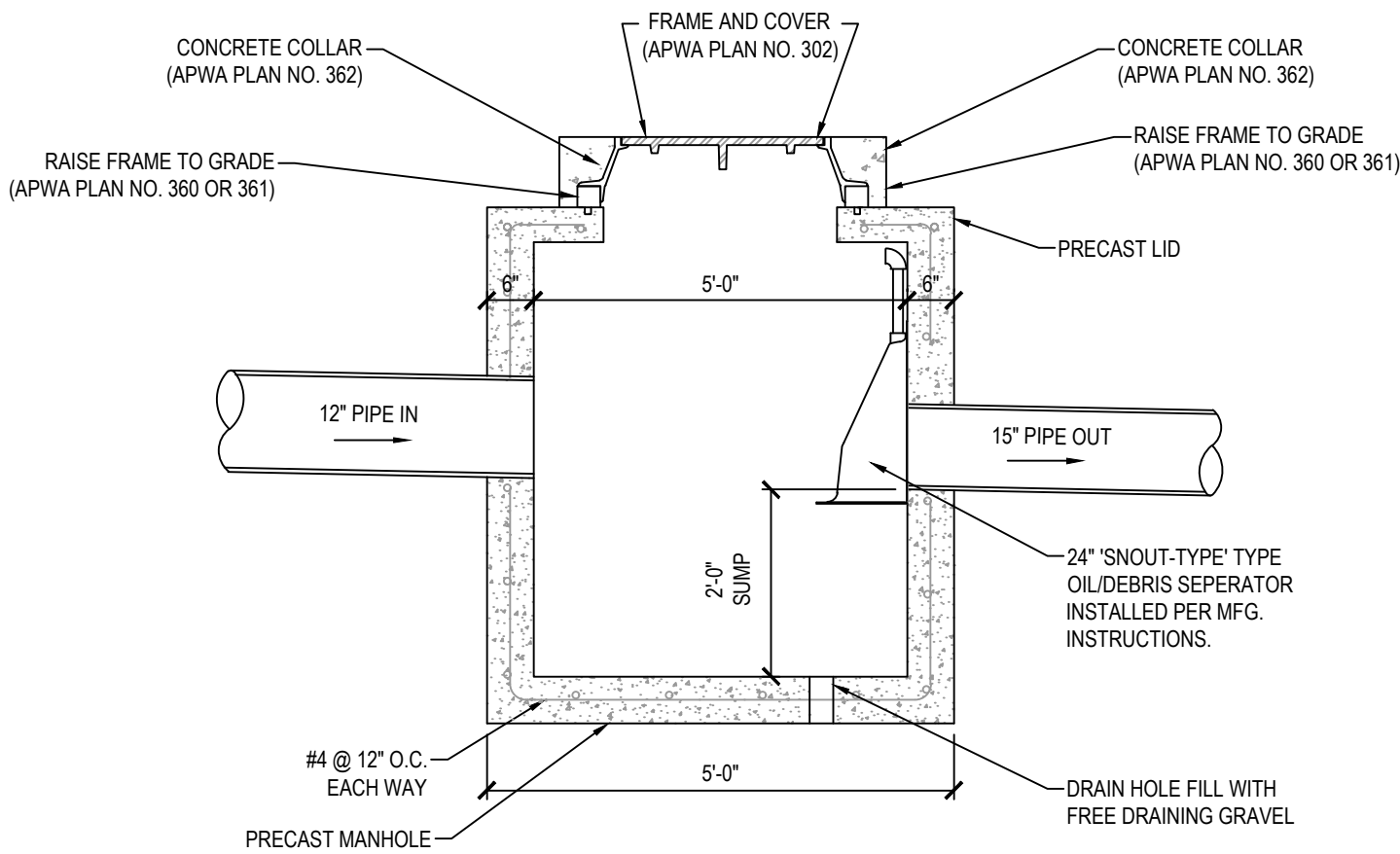
**C-600**



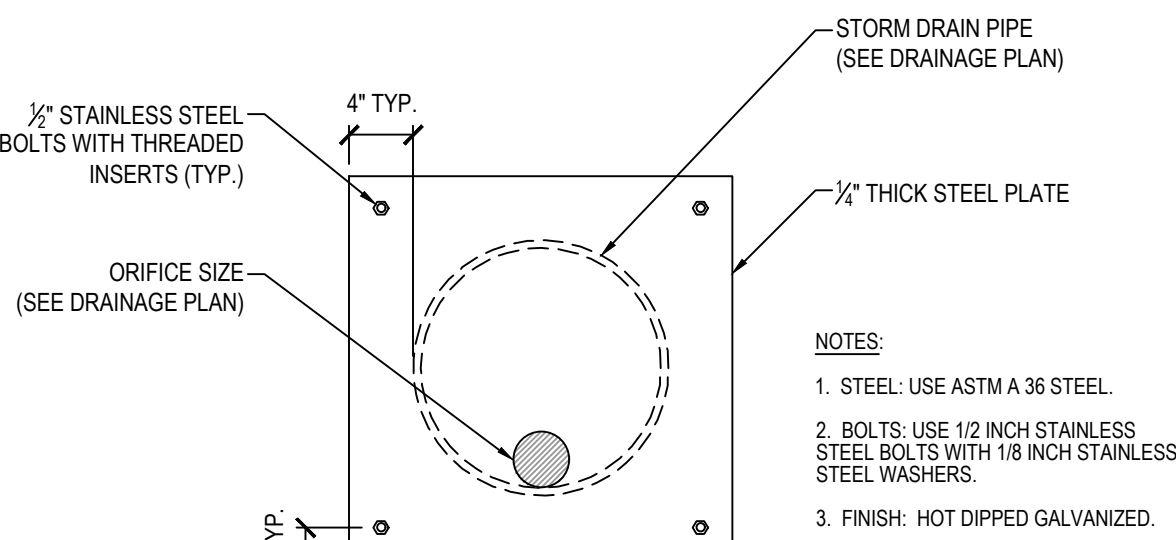
1 YARD DRAIN  
SCALE: NONE



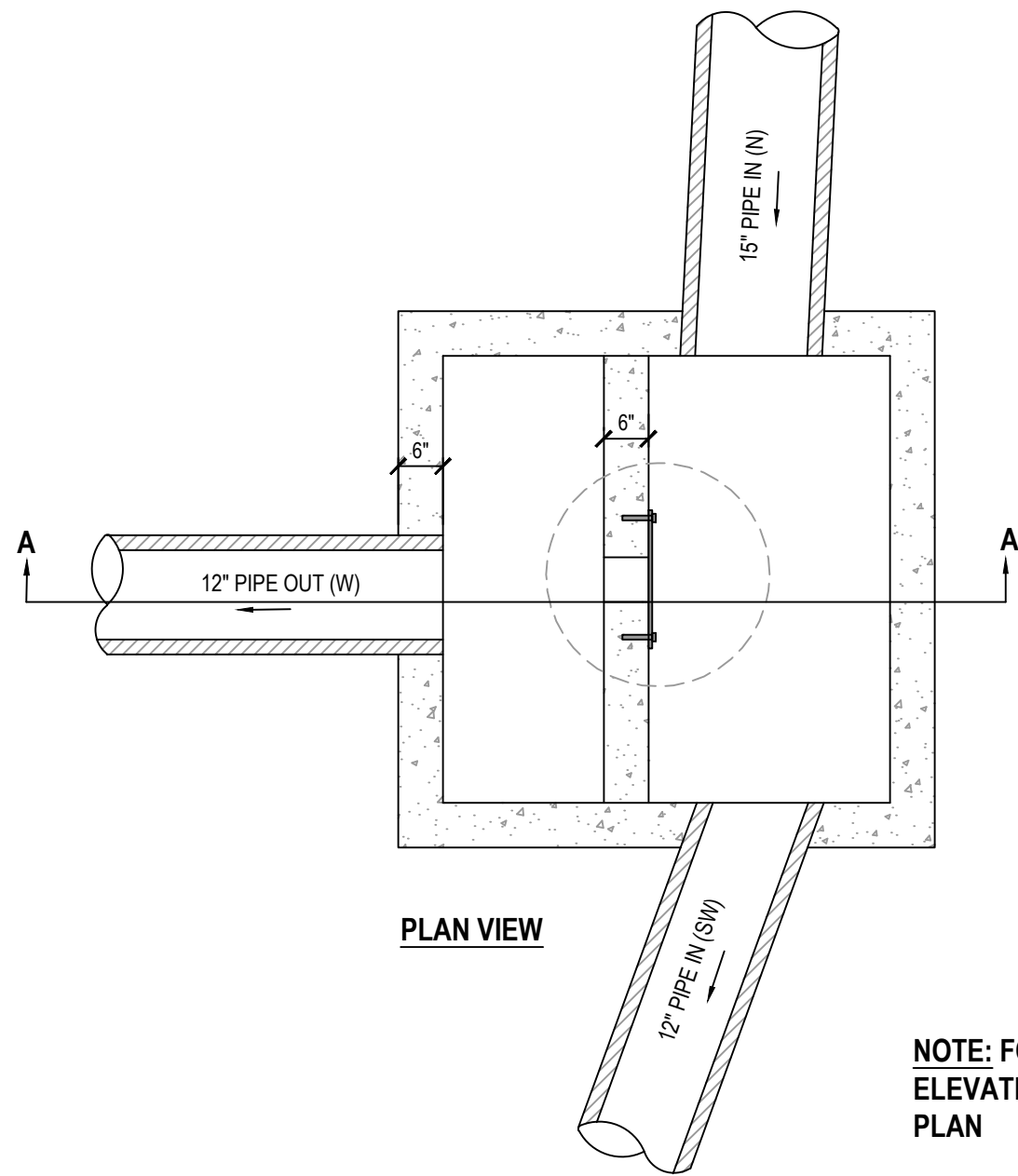
2 SDCB W/SNOUT DETAIL #314  
SCALE: NONE



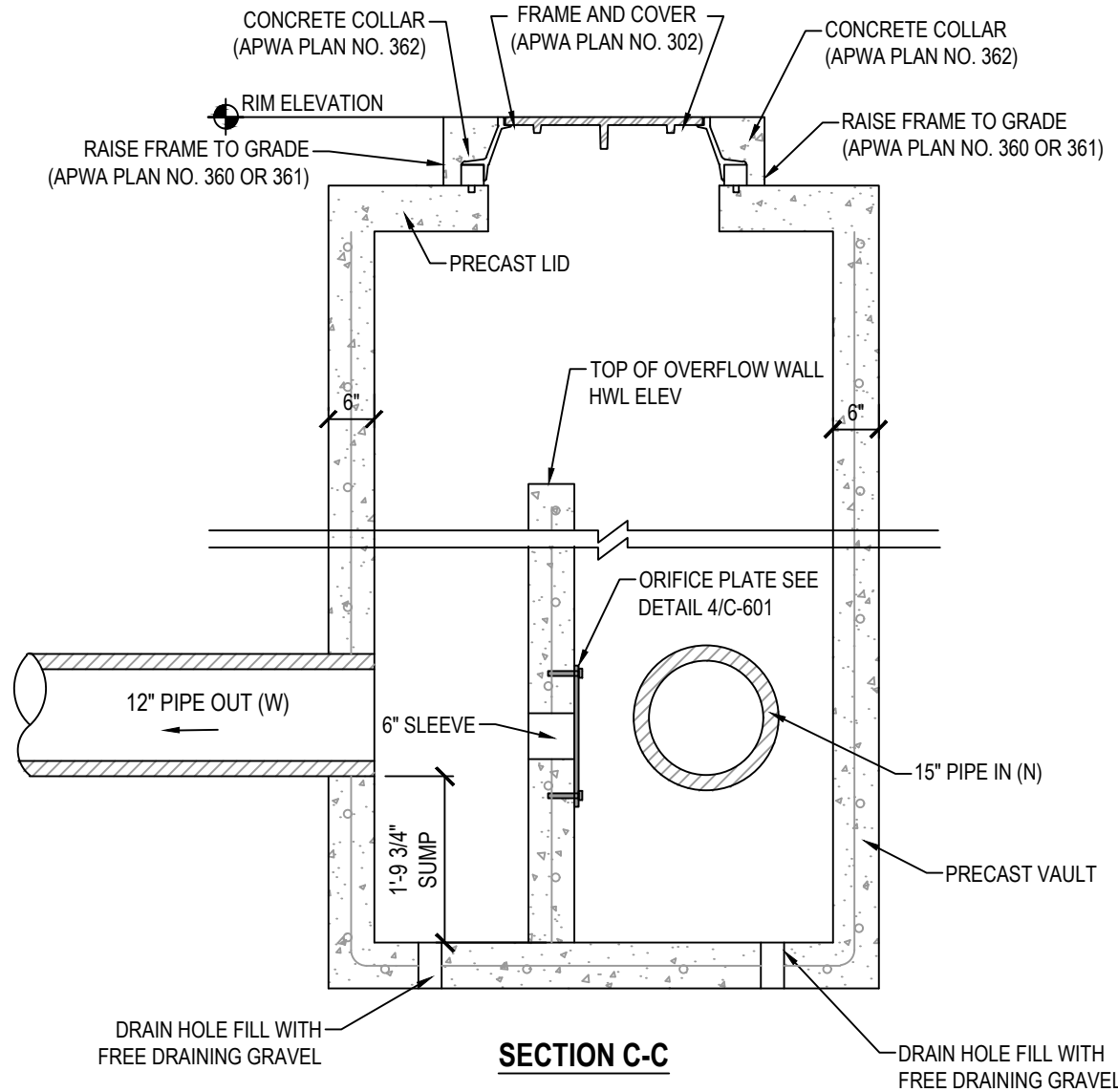
3 SDCO W/SNOUT DETAIL #315  
SCALE: NONE




4 ORIFICE PLATE  
SCALE: NONE



5 BASIN CONTROL STRUCTURE # 314  
SCALE: NONE



6 BOLLARD  
SCALE: NONE



THE STANDARD IN ENGINEERING

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WEST POINT OGDEN CLINIC SITE

PHASE 2

3000 WEST 200 SOUTH

WEST POINT, UTAH



| NO. | DATE | REVISION   |
|-----|------|------------|
|     |      | FOR REVIEW |

DETAILS

|                               |                          |
|-------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B       | PRINT DATE<br>2025-06-10 |
| PROJECT MANAGER<br>C. PRESTON | DESIGNED BY<br>M. ELMER  |

C-601

|  |   |   |   |
|--|---|---|---|
|  | 3 | 5 | 3 |
|--|---|---|---|

• **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

[illegible]

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\_\_\_\_\_

\_\_\_\_\_



STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- A. INSPECTION PORTS ARE PRESENT:
  - A.1. REMOVE/OPEN LID ON W/LOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
  - A.3. USING A FLASHING LIGHT STADIUM, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ISOLATOR PLUS ROWS:
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHING LIGHT STADIUM, MEASURE DEPTH OF SEDIMENT THROUGH OUTLET PIPE
  - B.3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

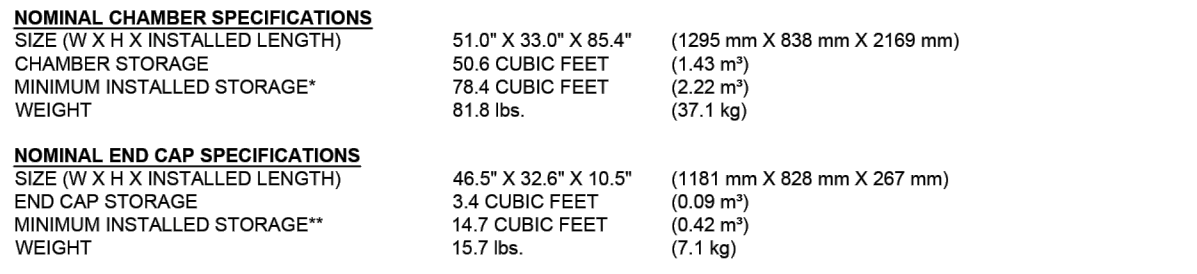
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A. FIXED CURVED CLEANING NOZZLE WITH REAR FAN SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLOW SLURRY IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTREAT SYSTEM.

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

[illegible]

| PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC" |              |                |              |
|---|--------------|----------------|--------------|
| PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"    |              |                |              |
| PART NO   | STUB         | B              | C            |
| SC800PE08TPC  | 6" (150 mm)  | 21.4" (544 mm) | —            |
| SC800PE08BPC  | —            | —              | 0.9" (23 mm) |
| SC800PE08TPC  | 8" (200 mm)  | 19.2" (488 mm) | —            |
| SC800PE08BPC  | —            | —              | 1.0" (25 mm) |
| SC800PE10TPC  | 10" (250 mm) | 17.0" (432 mm) | —            |
| SC800PE10BPC  | —            | —              | 1.2" (30 mm) |
| SC800PE12TPC  | 12" (300 mm) | 14.4" (366 mm) | —            |
| SC800PE12BPC  | —            | —              | 1.6" (41 mm) |
| SC800PE15TPC  | 15" (375 mm) | 11.3" (287 mm) | —            |
| SC800PE15BPC  | —            | —              | 1.7" (43 mm) |
| SC800PE18TPC  | 18" (450 mm) | 8.0" (203 mm)  | —            |
| SC800PE18BPC  | —            | —              | 2.0" (51 mm) |
| SC800PE24BPC  | 24" (600 mm) | —              | 2.3" (58 mm) |
| SC800PE   | NONE         | SOLID END CAP  |              |

NOTE: ALL DIMENSIONS ARE NOMINAL

|  |  |                    |  |            |     |
|--|--|--------------------|--|------------|-----|
|  <b>StormTech®</b><br>Chamber System<br>1-800-421-7170   WWW.STORMTECH.COM<br>6440 TRUEMAN BLVD<br>SUITE 100<br>DALLAS, TX 75226<br>1-800-733-2473  |  | WEST POINT UT, USA |  | DRAWN WA   |     |
|  |  | DATE: 06/10/2025   |  | CHECKED NA |     |
| <b>WEST POINT OGDEN CLINIC</b><br><b>SITE PHASE 2</b>  |  | PROJECT #          |  | CHECKED NA |     |
| THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF STORMTECH CORPORATION. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STORMTECH CORPORATION. |  | DATE               |  | DRW        | CHK |

FOR:  
OGDEN CLINIC  
4350 HARRISON BOULEVARD  
OGDEN, UTAH 84403

CONTACT:  
KEVIN PORTER  
PHONE: 801-475-3420

**WEST POINT OGDEN CLINIC SITE  
PHASE 2  
3000 WEST 200 SOUTH  
WEST POINT, UTAH**

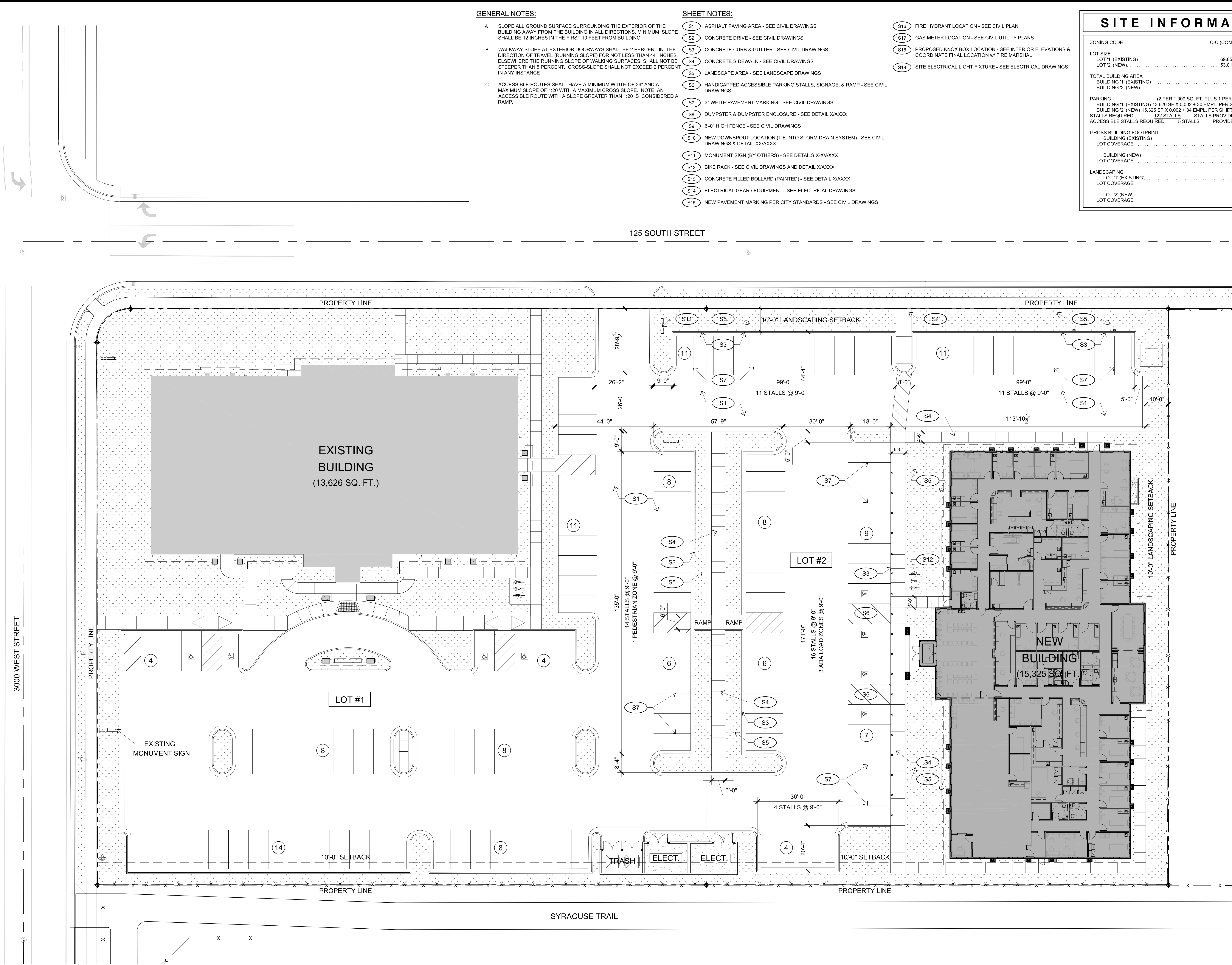


|     |      |            |
|-----|------|------------|
| NO. | DATE | REVISION   |
|     |      | FOR REVIEW |

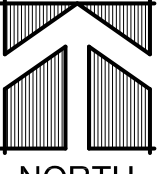
|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER<br>8315B      | PRINT DATE<br>2025-06-11 |
| PROJECT MANAGER<br>C.PRESTON | DESIGNED BY<br>M.ELMER   |

**C-603**

© CARPENTER STRINGHAM ARCHITECTS, LLC 2025  
Z:\Projects\24-017.01 Ogdan Clinic VP Expansion - West Point\CDs\A001.dwg June 11, 2025 - 4:11 PM  
West Point City Council



**A ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"



**GENERAL NOTES:**

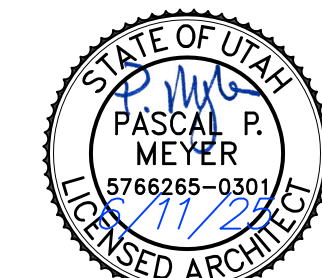
- A SLOPE ALL GROUND SURFACE SURROUNDING THE EXTERIOR OF THE BUILDING AWAY FROM THE BUILDING IN ALL DIRECTIONS. MINIMUM SLOPE SHALL BE 12 INCHES IN THE FIRST 10 FEET FROM BUILDING
- B WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44 INCHES. ELSEWHERE THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 5 PERCENT. CROSS-SLOPE SHALL NOT EXCEED 2 PERCENT IN ANY INSTANCE
- C ACCESSIBLE ROUTES SHALL HAVE A MINIMUM WIDTH OF 36" AND A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE. NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

**SHEET NOTES:**

- S1 ASPHALT PAVING AREA - SEE CIVIL DRAWINGS
- S2 CONCRETE DRIVE - SEE CIVIL DRAWINGS
- S3 CONCRETE CURB & GUTTER - SEE CIVIL DRAWINGS
- S4 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- S5 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- S6 HANDICAPPED ACCESSIBLE PARKING STALLS, SIGNAGE, & RAMP - SEE CIVIL DRAWINGS
- S7 3" WHITE PAVEMENT MARKING - SEE CIVIL DRAWINGS
- S8 DUMPSTER & DUMPSTER ENCLOSURE - SEE DETAIL X/XXXX
- S9 6'-0" HIGH FENCE - SEE CIVIL DRAWINGS
- S10 NEW DOWNSPOUT LOCATION (TIE INTO STORM DRAIN SYSTEM) - SEE CIVIL DRAWINGS & DETAIL XX/XXXX
- S11 MONUMENT SIGN (BY OTHERS) - SEE DETAILS X-X/XXXX
- S12 BIKE RACK - SEE CIVIL DRAWINGS AND DETAIL X/XXXX
- S13 CONCRETE FILLED BOLLARD (PAINTED) - SEE DETAIL X/XXXX
- S14 ELECTRICAL GEAR / EQUIPMENT - SEE ELECTRICAL DRAWINGS
- S15 NEW PAVEMENT MARKING PER CITY STANDARDS - SEE CIVIL DRAWINGS
- S16 FIRE HYDRANT LOCATION - SEE CIVIL PLAN
- S17 GAS METER LOCATION - SEE CIVIL UTILITY PLANS
- S18 PROPOSED KNOX BOX LOCATION - SEE INTERIOR ELEVATIONS & COORDINATE FINAL LOCATION w/ FIRE MARSHAL
- S19 SITE ELECTRICAL LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

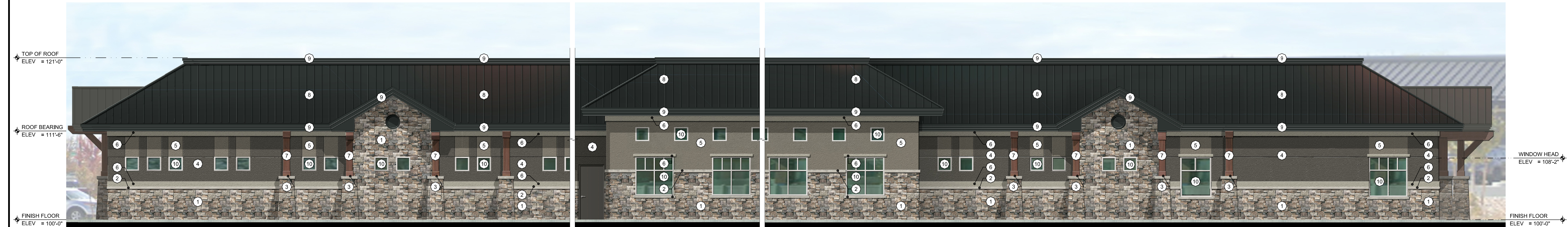
**SITE INFORMATION**

|                            |  |
|----------------------------|--|
| ZONING CODE                | C-C (COMMUNITY COMMERCIAL)                         |
| LOT SIZE                   |  |
| LOT 1 (EXISTING)           | 69,859 SQ. FT. (1.60 ACRES)                        |
| LOT 2 (NEW)                | 53,016 SQ. FT. (1.22 ACRES)                        |
| TOTAL BUILDING AREA        | 28,951 SQ. FT.                                     |
| BUILDING 1 (EXISTING)      | 13,626 SQ. FT.                                     |
| BUILDING 2 (NEW)           | 15,325 SQ. FT.                                     |
| PARKING                    | 12 PER 1,000 SQ. FT. PLUS 1 PER EMPLOYEE PER SHIFT |
| BUILDING 1 (EXISTING)      | 13,626 SF X 0.002 + 30 EMPL. PER SHIFT = 57 STALLS |
| BUILDING 2 (NEW)           | 15,325 SF X 0.002 + 34 EMPL. PER SHIFT = 65 STALLS |
| STALLS REQUIRED            | 122 STALLS   |
| STALLS PROVIDED            | 127 STALLS   |
| ACCESSIBLE STALLS REQUIRED | 5 STALLS   |
| PROVIDED                   | 8 STALLS   |
| GROSS BUILDING FOOTPRINT   |  |
| BUILDING (EXISTING)        | 13,626 SQ. FT.                                     |
| LOT COVERAGE               | 19.5%  |
| BUILDING (NEW)             | 15,325 SQ. FT.                                     |
| LOT COVERAGE               | 28.9%  |
| LANDSCAPING                |  |
| LOT 1 (EXISTING)           | 12,892 SQ. FT.                                     |
| LOT COVERAGE               | 18.4 %   |
| LOT 2 (NEW)                | 12,266 SQ. FT.                                     |
| LOT COVERAGE               | 23.1 %   |





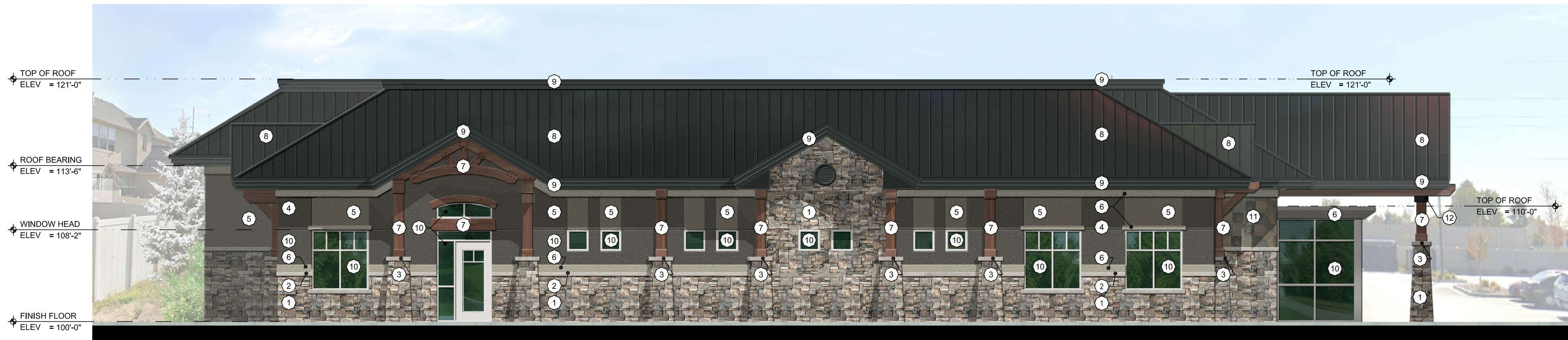
**A** PROPOSED WEST ELEVATION  
SCALE: 3/16" = 1'-0"



**B** PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'-0"



**C** PROPOSED SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



**D** PROPOSED NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

| EXTERIOR FINISH KEY                      |  |
|--|--|
| <b>SIMULATED STONE VENEER</b>            |  |
| 1  | HARRIS STONE<br>• CHIEF JOSEPH SUMMIT - 2" THICK<br>• FULLY GROUTED<br>• GROUT COLOR: GREY                                     |
| <b>SIMULATED STONE VENEER - SILL</b>     |  |
| 2  | HARRIS STONE<br>• COLOR: GREY<br>• FULLY GROUTED<br>• GROUT COLOR: GREY  |
| <b>PRE-CAST CONCRETE CAP</b>             |  |
| 3  | PRE-CAST CONCRETE COLUMN CAP<br>• COLOR: NATURAL GRAY  |
| <b>1-1/2" EIFS VENEER - FIELD COLOR</b>  |  |
| 4  | DRYVIT EIFS SYSTEM - 1-1/2" THICK<br>• FINISH: PERFECT SWIRL<br>• COLOR: MATCH SHERWIN WILLIAMS - THUNDER GRAY (SW 7645)       |
| <b>1-1/2" EIFS VENEER - ACCENT COLOR</b> |  |
| 5  | DRYVIT EIFS SYSTEM - 1-1/2" THICK<br>• FINISH: PERFECT SWIRL<br>• COLOR: MATCH SHERWIN WILLIAMS - THUNDER GRAY (SW 7645) - 50% |
| <b>1-1/2" EIFS VENEER - TRIM COLOR</b>   |  |
| 6  | DRYVIT EIFS SYSTEM - 1-1/2" THICK<br>• FINISH: FINE SAND<br>• COLOR: MATCH SHERWIN WILLIAMS - CHAT ROOM (SW 6171) - 50%        |
| <b>EXPOSED CEDAR BEAM / COLUMN</b>       |  |
| 7  | NATURAL CEDAR VENEER (ROUGH CUT)<br>• SEALED   |
| <b>METAL ROOF PANEL</b>                  |  |
| 8  | STANDING SEAM METAL PANEL<br>• PAC-CLAD BURNISHED SLATE (OR EQUAL)   |
| <b>METAL SOFFIT, TRIM, PARAPET CAP</b>   |  |
| 9  | PRE-FINISHED / PREFORMED METAL TO MATCH ROOF<br>• PAC-CLAD BURNISHED SLATE (OR EQUAL)  |
| <b>ALUMINUM STOREFRONT SYSTEM</b>        |  |
| 10                                       | • FINISH: CLEAR ANODIZED<br>• 1" INSULATED LOW-E GLAZING<br>• TINT: GREEN  |
| <b>TILE VENEER</b>                       |  |
| 11                                       | 12" X 12" DATTLE TILE VENEER<br>• CONTINENTAL SLATE<br>• COLOR: ENGLISH GREY   |
| <b>BENT STEEL CAP</b>                    |  |
| 12                                       | STRUCTURAL STEEL CAP<br>• PAINTED BLACK  |

NOTE:  
PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT EIFS WALL  
FINISH COLORS



# CITY COUNCIL STAFF REPORT

**Subject:** New A-20 Agriculture Zone  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 15, 2025



## **Background**

The City adopted a new General Plan in December 2024. In response to increasing development interest in the northwest area of the City, the Planning Commission and City Council began discussing land use and zoning strategies to help guide future growth in this area. As part of this review, a general plan map amendment was initiated. This included a new A-20 (Agricultural, Half-Acre) zoning district. The new zone was proposed to provide a transition between larger agricultural parcels and standard residential subdivisions.

During the Planning Commission's meetings on April 24th and May 8th, both the proposed General Plan Map changes and the creation of the new A-20 zoning district were discussed. The Planning Commission held a public hearing on May 22, 2025, regarding the general plan map changes and recommended approval. This included areas proposed for A-20 zoning. The Planning Commission held a public hearing on June 12, 2025, and recommended approval of the A-20 zone.

## **Process**

Zoning text amendments are considered legislative actions, which allow for broad discretion by both the Planning Commission and City Council. A public hearing must be held before the Planning Commission can forward a recommendation to the City Council. The Council will then make the final decision.

## **Analysis**

The proposed A-20 zone would establish a new zoning district with the following characteristics (*The proposed text has been attached for review*):

- **Purpose:** The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.
- **Density:** 1.7 units/acre
- **Minimum Lot Size:** 20,000 square feet/average lot size 21,780
- **Permitted Uses:**
  - Single-family residential
  - Accessory structures and home occupations
  - Farm Animals (including roosters)
- **Conditional Uses:**
  - Private dog Kennels
- **Development Standards:**
  - **Setbacks and Height:** Standards are proposed to reflect the larger lot sizes and to preserve open space character.
  - **Lot Coverage:** Intended to promote low-density, spacious lots while still allowing for functional home and yard designs.

The introduction of the A-20 zone gives the City a zoning tool that fits areas with planned sewer access but still desires to retain a semi-rural feel. It also reflects the intent of the updated General Plan to offer a diverse range of housing and lot sizes while respecting surrounding land uses.

At the meeting on July 1, 2025, the City Council discussed the proposed A-20 zone. The Council recommended a couple changes that staff has incorporated into the text. The code now has a minimum lot size of 20,000 square feet, and the additional requirement of an average lot size of 21,780 square feet. The lot frontage has been reduced to 85 feet, with an average lot frontage of 100 feet.

### **Recommendation**

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

### **Attachments**

Draft Text Amendments

---

## Chapter 17.60

### ESTABLISHMENT AND DESIGNATION OF ZONES

Sections:

|                  |   |
|------------------|---|
| 17.60.010        | Zones established and Zoning Map.   |
| 17.60.020        | Application of zoning regulations.  |
| 17.60.030        | Rules for interpretation of zoning boundaries.  |
| 17.60.040        | Designation of zone(s) upon annexation.   |
| 17.60.050        | Table of land use regulations.  |
| 17.60.060        | A-5 agricultural and farm industry zone.  |
| 17.60.070        | A-40 agricultural zone.   |
| <u>17.60.075</u> | <u>A-20 agricultural residential</u>  |
| 17.60.080        | R-1 residential zone.   |
| 17.60.090        | R-2 residential zone.   |
| 17.60.100        | R-3 residential zone.   |
| 17.60.105        | R-4 residential neighborhood zone.  |
| 17.60.110        | R-5 multifamily residential zone.   |
| 17.60.120        | R-6 multifamily residential zone.   |
| 17.60.130        | Professional office zone (P-O).   |
| 17.60.140        | Limited commercial (L-C), neighborhood commercial (N-C), community commercial (C-C) and regional commercial zone (R-C). |
| 17.60.150        | Research/industrial park (R/IP).  |
| 17.60.160        | Planned residential unit development overlay (PRUD).  |

#### 17.60.010 Zones established and Zoning Map.

A. For the purposes of this title, all the land within the incorporated boundaries of West Point City is hereby divided into the following zones which are shown on the zoning map of West Point City which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this title:

|                  |                   |
|------------------|-------------------|
| A- <del>40</del> | Agricultural Zone |
|------------------|-------------------|

---

|             |   |
|-------------|---|
| A-5         | Agricultural and Farm Industry Zone               |
| <u>A-20</u> | <u>Agricultural Residential</u>                   |
| R-1         | Residential Zone                                  |
| R-2         | Residential Zone                                  |
| R-3         | Residential Zone                                  |
| R-4         | Residential Neighborhood Zone                     |
| R-5         | Multifamily Residential Zone                      |
| R-6         | Multifamily Residential Zone                      |
| P-O C       | Professional Office Zone                          |
| L-C         | Limited Commercial                                |
| N-C         | Neighborhood Commercial                           |
| C-C         | Community Commercial                              |
| R-C         | Regional Commercial                               |
| R/IP        | Research/Industrial Park Zone                     |
| PRUD        | Planned Residential Unit Development Overlay Zone |

## 17.60.050 Table of land use regulations.

### A. Glossary and Requirements.

P = Permitted Use (P). A site plan application might be required as outlined in Chapter

---

[17.30](#) WPCC.

AC = Administrative Conditional Use (AC). A site plan application with an administrative staff review is required.

PC = Planning Commission Conditional Use Review (PC). A site plan application with planning commission review is required.

B. If a use is not specifically designated below, then it is prohibited.

| LAND USE ZONES   | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| <b>Agricultural Uses</b>   |     |      |             |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Agriculture – Crop Production   | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   |     |     | P   | P   | P   | P     |
| 2. Intensive Commercial Agricultural Operations                                    | AC  | AC   |             |     |     |     |     |     |     |     |     |     |     |     |       |
| 3. Farm Animals  | P   | P    | <u>P</u>    | P   | P   | AC  |     |     |     |     |     |     |     |     |       |
| 4. Accessory Building (small) up to 1,200 sq. ft.                                  | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   | P   |     | P   | P   | P   | P     |
| 5. Accessory Building (medium) 1,201 – 1,449 sq. ft. on a lot under 15,000 sq. ft. | AC  | AC   | <u>AC</u>   | AC  | AC  | AC  | AC  | AC  | AC  | AC  |     | AC  | AC  | AC  | AC    |
| 6. Accessory Building (large) 1,5000 sq. ft. +                                     | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  | PC  | PC  | PC  |     |     |     |     |     |       |
| 7. Accessory Building (side yard)  | AC  | AC   | <u>AC</u>   | AC  | AC  | AC  | AC  | AC  | AC  |     |     |     |     |     |       |
| 8. Animal Enclosures   | P   | P    | <u>P</u>    | AC  | AC  | AC  |     |     |     |     |     |     |     |     |       |
| 9. Beekeeping (apiary)   | P   | P    | <u>P</u>    | P   | P   | P   |     |     |     |     |     |     |     |     |       |
| 10. Kennels, Private > 2 Dogs  | PC  | PC   | <u>PC</u>   |     |     |     |     |     |     |     |     |     |     |     |       |

| LAND USE ZONES   | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 11. Agricultural Subdivision   | P   | P    | <u>P</u>    |     |     |     |     |     |     |     |     |     |     |     |       |
| <b>Residential Uses</b>  |     |      |             |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Dwelling, Single-Family   | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   |     |     |     |     |     |       |
| 2. Twin Home   |     |      |             |     |     |     |     |     | P   |     |     |     |     |     |       |
| 3. Minor Home Occupations (see WPCC <a href="#">17.70.140</a> )                | AC  | AC   | <u>AC</u>   | AC  | AC  | AC  | AC  | AC  | AC  |     |     |     |     |     |       |
| 4. Major Home Occupations (see WPCC <a href="#">17.70.140</a> )                | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  | PC  | PC  | PC  |     |     |     |     |     |       |
| 5. In-Home Daycare/Preschool (see WPCC <a href="#">17.70.140</a> )             | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  | PC  | PC  | PC  |     |     |     |     |     |       |
| 6. Townhomes, Duplexes, Patio Homes, Single Story or Stacked Flat Condominiums |     |      |             |     |     |     | P   | P   |     |     |     |     |     |     |       |
| 7. Dwelling, Multiple Unit   |     |      |             |     |     |     |     | PC  |     |     |     |     |     |     |       |
| 8. Internal Accessory Dwelling Units (see WPCC <a href="#">17.70.060</a> )     | P   | P    | <u>P</u>    | P   | P   | P   |     |     | P   |     |     |     |     |     |       |

| LAND USE ZONES  | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|---|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 9. Detached Accessory Dwelling Units<br>(see WPCC <a href="#">17.70.060</a> )   | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  |     |     |     |     |     |     |     |     |       |
| 10. Attached Accessory Dwelling<br>Units (see WPCC <a href="#">17.70.060</a> )  | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  |     |     |     |     |     |     |     |     |       |
| 11. Residential Subdivision (including<br>a model home as a permitted use<br>after the preliminary plat is<br>approved) | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   |     |     |     |     |     |       |
| <b>Institutional/Quasi-Public</b>   |     |      |             |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Cemetery   | PC  | PC   | PC          | PC  | PC  | PC  | PC  | PC  | PC  |     |     |     |     |     |       |
| 2. Religious Places of Worship and<br>Support Facilities  | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   | P   |     | P   | P   | P   | P     |
| 3. Commercial Day Care Center<br>and/or Preschool   |     |      |             |     |     |     |     |     |     | PC  |     | PC  | AC  | AC  | AC    |
| 4. Senior Care Facilities/Nursing<br>Homes  |     |      |             |     |     |     |     |     |     | PC  |     | PC  | PC  | PC  | PC    |
| 5. Private/Quasi-Public/Charter<br>School   | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   | P   |     | P   | P   | P   | P     |

| LAND USE ZONES   | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 6. Utility Buildings and Structures, Electric Substations  | PC  | PC   | <u>PC</u>   | PC  | PC  | PC  | PC  | PC  | PC  | PC  |     | PC  | PC  | PC  | PC    |
| 7. Telecommunications Towers (see Chapter <a href="#">17.90</a> WPCC for specific types), and Small Cell Installations.*<br><br>*Monopole type only and only allowed on public property. |     |      |             | PC* | PC* | PC* | PC* | PC* | PC  | PC  |     | PC  | PC  | PC  | PC    |
| 8. Public Utilities (including substations). Shops and Storage Yards, and Public Buildings   | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   | P   |     | P   | P   | P   | P     |
| 9. Public Water Reservoir/Public Storage Tank  | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   | P   |     | P   | P   | P   | P     |
| 10. Group Homes in Residential Structure   | P   | P    | <u>P</u>    | P   | P   | P   | P   | P   | P   |     |     |     |     |     |       |
| <b>Entertainment/Recreation Uses</b>   |     |      |             |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Golf Course (public and private)  | P   | P    | <u>P</u>    |     |     |     |     |     |     |     |     |     |     |     |       |
| <b>Automobile-Related Uses</b>   |     |      |             |     |     |     |     |     |     |     |     |     |     |     |       |

| LAND USE ZONES   | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 1. Convenience Store   |     |      |      |     |     |     |     |     |     |     |     | PC  | PC  | PC  | PC    |
| 2. Vehicle Repair, Limited   |     |      |      |     |     |     |     |     |     |     | PC  |     |     |     |       |
| <b>General Retail/Commercial/Hospitality</b>   |     |      |      |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Retail Shops/Services (under 10,000 sq. ft.)  |     |      |      |     |     |     |     |     |     |     |     | PC  | PC  | PC  | PC    |
| 2. Mid-Box Retail (10,001 – 80,000 sq. ft.)  |     |      |      |     |     |     |     |     |     |     |     |     | PC  | PC  |       |
| 3. Big Box Retail (80,001 sq. ft. and larger)  |     |      |      |     |     |     |     |     |     |     |     |     |     | PC  |       |
| 4. Financial Institutions  |     |      |      |     |     |     |     |     |     | PC  |     | PC  | PC  | PC  | PC    |
| 5. Restaurants, Bars, Including Fast Food  |     |      |      |     |     |     |     |     |     | PC  |     | PC  | PC  | PC  | PC    |
| 6. Professional Offices, Business Medical/Dental/Optical Office/Clinics and Laboratories |     |      |      |     |     |     |     |     |     | PC  |     | PC  | PC  | PC  | PC    |
| 7. Private Instructional Studio – Artist, Photography, Dance, Music, Drama,              |     |      |      |     |     |     |     |     |     |     |     | PC  | PC  | PC  | PC    |

| LAND USE ZONES  | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|---|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| Health, Exercise  |     |      |      |     |     |     |     |     |     |     |     |     |     |     |       |
| 8. Commercial Complex   |     |      |      |     |     |     |     |     |     | PC  |     | PC  | PC  | PC  | PC    |
| 9. Commercial/Industrial Subdivisions                                   |     |      |      |     |     |     |     |     |     | P   |     | P   | P   | P   | P     |
| 10. Signs (see Chapter <a href="#">17.110</a> WPCC)                     | P   | P    | P    | P   | P   | P   | P   | P   |     | P   |     | P   | P   | P   | P     |
| 11. Firework Stands (temporary) (see Chapter <a href="#">5.25</a> WPCC) |     |      |      |     |     |     |     |     |     |     |     | P   | P   | P   | P     |
| 12. Animal Clinic   |     |      |      |     |     |     |     |     |     |     |     |     | PC  |     |       |
| <b>Commercial Related/Manufacturing</b>                                 |     |      |      |     |     |     |     |     |     |     |     |     |     |     |       |
| 1. Light Manufacturing (within an enclosed building)                    |     |      |      |     |     |     |     |     |     |     |     |     |     | PC  | PC    |
| 2. General Manufacturing  |     |      |      |     |     |     |     |     |     |     |     |     |     |     | PC    |
| 3. Contractor Storage Yard  |     |      |      |     |     |     |     |     |     |     |     |     |     |     | PC    |
| 4. Self-Storage Units   |     |      |      |     |     |     |     |     |     |     |     |     |     |     | PC    |
| 5. Warehouse  |     |      |      |     |     |     |     |     |     |     |     |     |     |     | PC    |

| LAND USE ZONES  | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|---|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 6. Open Storage for Recreational Vehicle, Boat and Trailer              |     |      |      |     |     |     |     |     |     |     |     |     |     |     | P     |
| 7. Office or Retail Shop/Warehouse                                      |     |      |      |     |     |     |     |     |     |     |     |     |     | PC  | PC    |
| 8. Sexually Oriented Businesses (see Chapter <a href="#">5.50</a> WPCC) |     |      |      |     |     |     |     |     |     |     |     |     |     |     | PC    |
| 9. Cannabis Facilities: Cultivation, Processing, and Pharmacies         |     |      |      |     |     |     |     |     |     |     |     |     |     |     | P     |

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## **17.60.070 A-20 agricultural residential zone.**

A. Purpose. The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.

B. Use Table. See use table section, WPCC 17.60.050. If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

### C. Development and Building Standards.

1. Subdivision Requirements. In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter 17.130 WPCC.

2. A-20 Lot Standards Tables. The following standards apply to all buildings in the A-40 zone:

| <b><u>Lot Size and Minimum Dimensions</u></b>  |               |
|--|---------------|
| <u>Maximum Density (units per acre)</u>        | <u>1.7</u>    |
| <u>Min. Lot Area (sq. ft)</u>                  | <u>20,000</u> |
| <u>Average Lot Area (sq ft)</u>                | <u>21,780</u> |
| <u>Min. Frontage</u>                           | <u>85'</u>    |
| <u>Average frontage</u>                        | <u>100'</u>   |
| <u>Min. Depth</u>                              | <u>100'</u>   |
| <b><u>Principal Structure</u></b>              |               |
| <u>Min. Front Yard Setback</u>                 | <u>30'</u>    |
| <u>Min. Front Yard Setback Arterial Street</u> | <u>40'</u>    |

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|   |  |
|---|--|
| <u>Min. Side Yard Setback (one side)</u>                                      | <u>10' (total of 20' for both sides)</u> |
| <u>Min. Side Yard Corner Lot</u>  | <u>20'</u>                               |
| <u>Min. Side Yard Corner Lot Arterial Street</u>                              | <u>30'</u>                               |
| <u>Min. Rear Yard Setback (see WPCC 17.70.020 for encroachment standards)</u> | <u>30'</u>                               |
| <u>Min. and Max. Height</u>   | <u>(See WPCC 17.70.020)</u>              |
| <u>Min. Size of Dwelling</u>  | <u>(see WPCC 17.70.020)</u>              |

#### **Accessory Buildings**

|                                 |                             |
|---------------------------------|-----------------------------|
| <u>Animal Enclosures</u>        | <u>(see WPCC 17.70.100)</u> |
| <u>Accessory Buildings</u>      | <u>(see WPCC 17.70.030)</u> |
| <u>Accessory Dwelling Units</u> | <u>(see WPCC 17.70.060)</u> |

#### **Fencing and Landscaping**

|                    |                             |
|--------------------|-----------------------------|
| <u>Fencing</u>     | <u>(see WPCC 17.70.050)</u> |
| <u>Landscaping</u> | <u>(see WPCC 17.70.040)</u> |

#### **Towers and Flagpoles**

|                                  |            |
|----------------------------------|------------|
| <u>Max. Height for Flagpoles</u> | <u>40'</u> |
|----------------------------------|------------|

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3. *Animal Enclosures.* All pens, corrals, barns, coops, stables and other similar structures to keep animals or fowl shall be located not less than 150 feet from a public street and not less than 100 feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than 150 feet from a public street on one side and 25 feet from the other public street. All pigs shall be kept at least 200 feet from dwellings on adjacent lots. Also see WPCC 17.70.100.

4. *Front Yard Landscaping.* On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.

D. *Related Provisions.* Chapter 17.00 WPCC, Administration and Enforcement.

Chapter 17.10 WPCC, Definitions.

Chapter 17.30 WPCC, Site Plan Review Standards.

Chapter 17.40 WPCC, Conditional Use Permits.

Chapter 17.70 WPCC, General Regulations.

WPCC 17.70.100, Farm animal regulations.

WPCC 17.70.140, Home occupations.

Chapter 17.100 WPCC, Off-Street Parking and Loading.

Chapter 17.110 WPCC, Sign Regulations.

Chapter 17.120 WPCC, Lighting.

Chapter 17.130 WPCC, Subdivisions. [Ord. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

## **17.70.100 Farm Animal Regulations**

B. Animal Allowance. Farm animals held for noncommercial purposes are permitted solely in the agricultural A-5, ~~and~~ A-40, ~~A-20~~, R-1, and R-2 zones as a permitted use and shall be an administrative conditional use in the R-3 zone for all animals except small animals which may include chickens, ducks, geese, pigeons, and rabbits, unless restricted by private development agreements, covenants, or other legally binding contracts. Roosters shall not be kept in any residential zone. Residents in the R-1, R-2, R-3 and R-~~45~~ zones with property not less than 5,000 square feet may, at

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any time, keep and maintain a base number of no greater than six chickens, regardless of the size of their property, subject to the requirements of this section and any other applicable provisions of this code. The number of additional chickens shall be based on the same formula as other animals as follows:

# CITY COUNCIL STAFF REPORT

**Subject:** General Plan Amendments  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 15, 2025



## **Background**

The City adopted a new General Plan in December 2024. In response to increasing development interest in the northwest annexation area, the City Council asked the Planning Commission to examine the land use map, including potential future annexations. This review includes considering the introduction of a new A-20 agricultural zone allowing for half-acre lots.

## **Process**

The changes to the General Plan are a legislative decision. In such matters, both the Planning Commission and City Council have considerable discretion, as long as they can show that their actions will enhance or safeguard the community's overall well-being. Updating the General Plan requires a public hearing and a recommendation from the Planning Commission before the City Council can make a final decision.

The Commission discussed this item on April 24<sup>th</sup> and May 8<sup>th</sup>. The Planning Commission held a public hearing on May 22, 2025, and recommended approval of an amended general plan land use map.

## **Analysis**

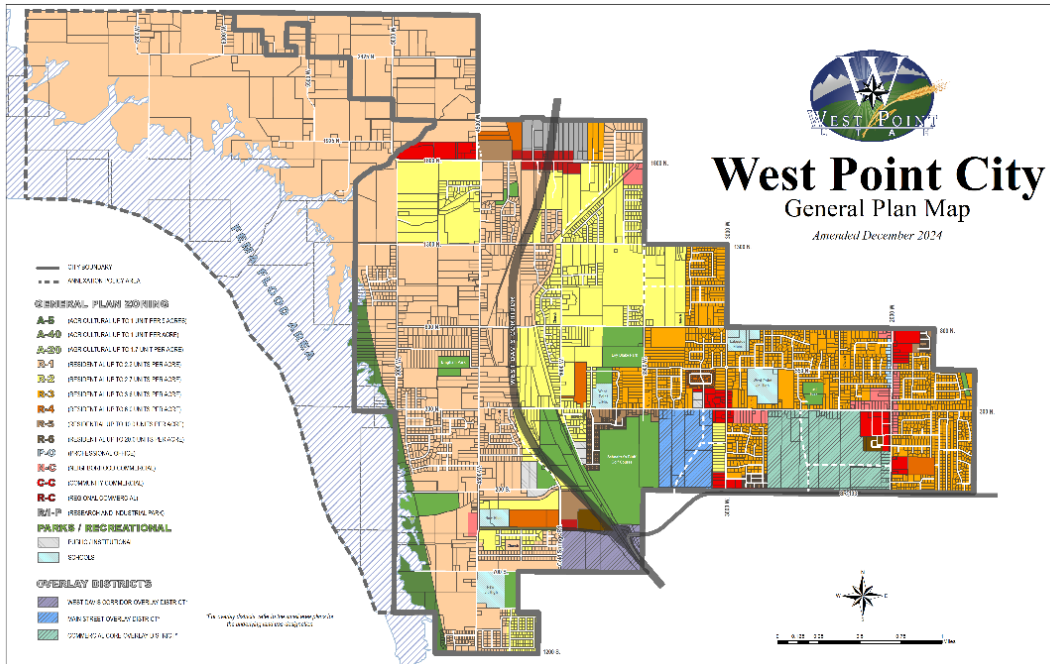
The proposed amendments to the General Plan Land Use Map for the northwest area include the following:

- **Extension of A-40 Zoning:** The proposal includes expanding the A-40 (1 acre) residential zoning to cover areas next to the FEMA flood zone. This recommendation is based on the understanding that larger lot sizes are usually more appropriate close to sensitive lands, potentially reducing overall density.
- **Introduction of A-20 Zoning (Agricultural, Half-Acre Lots):** The new A-20 agricultural residential zone establishes a minimum lot size of one-half acre (20,000 square feet). The areas proposed for this new A-20 zoning are expected to be served by the future sewer lift station, which is currently in the process of being built.

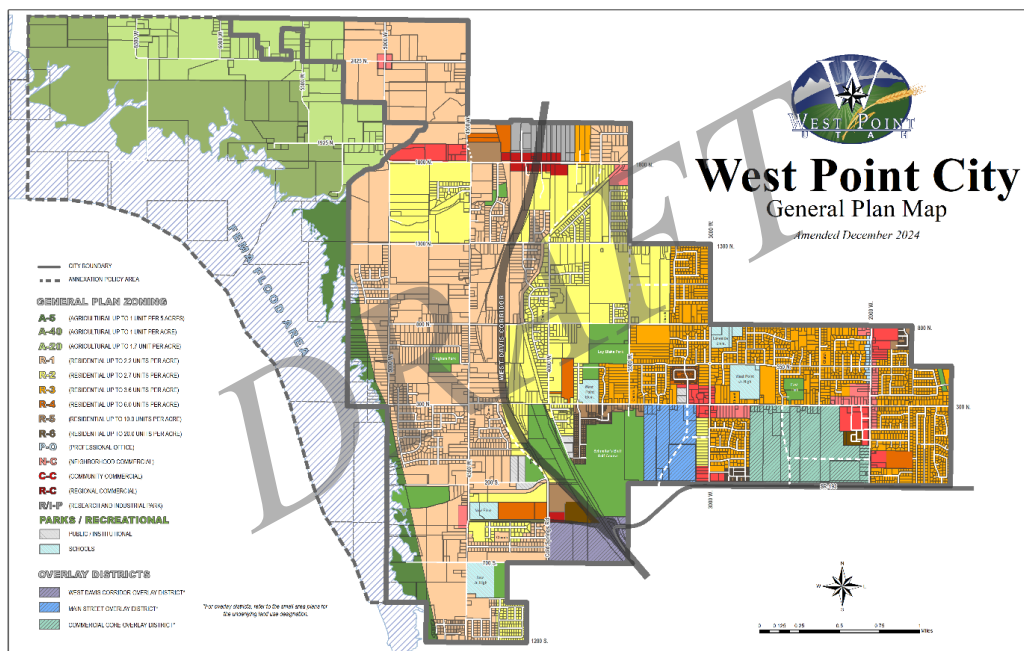
The Planning Commission discussed appropriate zoning for the recently annexed properties. They discussed whether to retain the existing R-1 Residential zoning or to change it to A-20. Ultimately, they recommended including a large portion of the recently annexed land in the A-20 zone. This includes property with current development applications (Parkers and Ivy Meadows/Rick Scadden). The City Council has had previous discussions expressing that they would support these properties developing in the R-1 zone. Despite knowing that these properties are vested under the current general plan designation of R-1, the Planning Commission chose to recommend a change to A-20 in this area.

- **Neighborhood Commercial Zoning:** The proposal includes designating a Neighborhood Commercial zone at the intersection of 2425 North and 5000 West. This designation would provide convenient access to small-scale commercial services for the existing and future residential areas in the vicinity.

## Current General Plan Map



## DRAFT Planning Commission Amendments to the General Plan Map



## Recommendation


This item is on for discussion only. No action is required at this time. Staff has anticipated that the Council may want to alter the map that the Planning Commission recommended. Staff has prepared a map for the Council to consider which retains the R-1 zone on the recently annexed property.

## Attachments

Draft Planning Commission Recommended Map

Draft map retaining the R-1 zone.



 CITY BOUNDARY  
 ANNEXATION POLICY AREA

|              |   |
|--------------|---|
| <b>A-5</b>   | (AGRICULTURAL UP TO 1 UNIT PER 5 ACRES) |
| <b>A-40</b>  | (AGRICULTURAL UP TO 1 UNIT PER ACRE)    |
| <b>A-20</b>  | (AGRICULTURAL UP TO 1.7 UNIT PER ACRE)  |
| <b>R-1</b>   | (RESIDENTIAL UP TO 2.2 UNITS PER ACRE)  |
| <b>R-2</b>   | (RESIDENTIAL UP TO 2.7 UNITS PER ACRE)  |
| <b>R-3</b>   | (RESIDENTIAL UP TO 3.6 UNITS PER ACRE)  |
| <b>R-4</b>   | (RESIDENTIAL UP TO 6.0 UNITS PER ACRE)  |
| <b>R-5</b>   | (RESIDENTIAL UP TO 10.0 UNITS PER ACRE) |
| <b>R-6</b>   | (RESIDENTIAL UP TO 20.0 UNITS PER ACRE) |
| <b>P-O</b>   | (PROFESSIONAL OFFICE)                   |
| <b>N-C</b>   | (NEIGHBORHOOD COMMERCIAL)               |
| <b>C-C</b>   | (COMMUNITY COMMERCIAL)                  |
| <b>R-C</b>   | (REGIONAL COMMERCIAL)                   |
| <b>R/I-P</b> | (RESEARCH AND INDUSTRIAL PARK)          |

 PUBLIC / INSTITUTIONAL

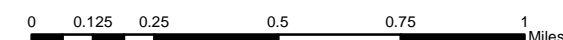
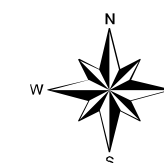
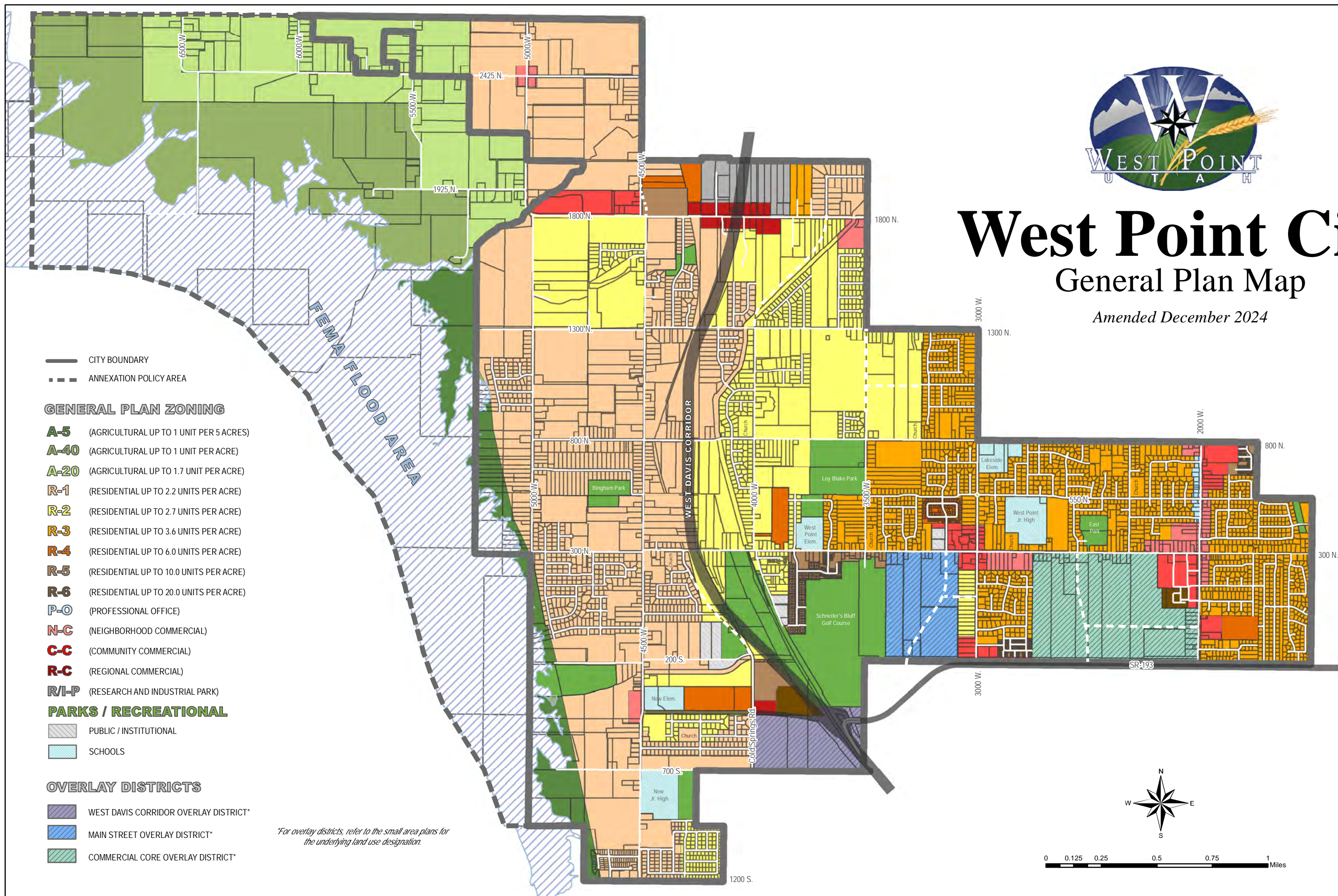
 SCHOOLS

 WEST DAVIS CORRIDOR OVERLAY DISTRICT\*

 MAIN STREET OVERLAY DISTRICT\*

 COMMERCIAL CORE OVERLAY DISTRICT\*

*\*For overlay districts, refer to the small area plans for the underlying land use designation.*





# West Point City

## General Plan Map

Amended December 2024

- CITY BOUNDARY
- ANNEXATION POLICY AREA

### GENERAL PLAN ZONING

- A-5** (AGRICULTURAL UP TO 1 UNIT PER 5 ACRES)
- A-40** (AGRICULTURAL UP TO 1 UNIT PER ACRE)
- A-20** (AGRICULTURAL UP TO 1.7 UNIT PER ACRE)
- R-1** (RESIDENTIAL UP TO 2.2 UNITS PER ACRE)
- R-2** (RESIDENTIAL UP TO 2.7 UNITS PER ACRE)
- R-3** (RESIDENTIAL UP TO 3.6 UNITS PER ACRE)
- R-4** (RESIDENTIAL UP TO 6.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL UP TO 10.0 UNITS PER ACRE)
- R-6** (RESIDENTIAL UP TO 20.0 UNITS PER ACRE)
- P-O** (PROFESSIONAL OFFICE)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- RI-P** (RESEARCH AND INDUSTRIAL PARK)

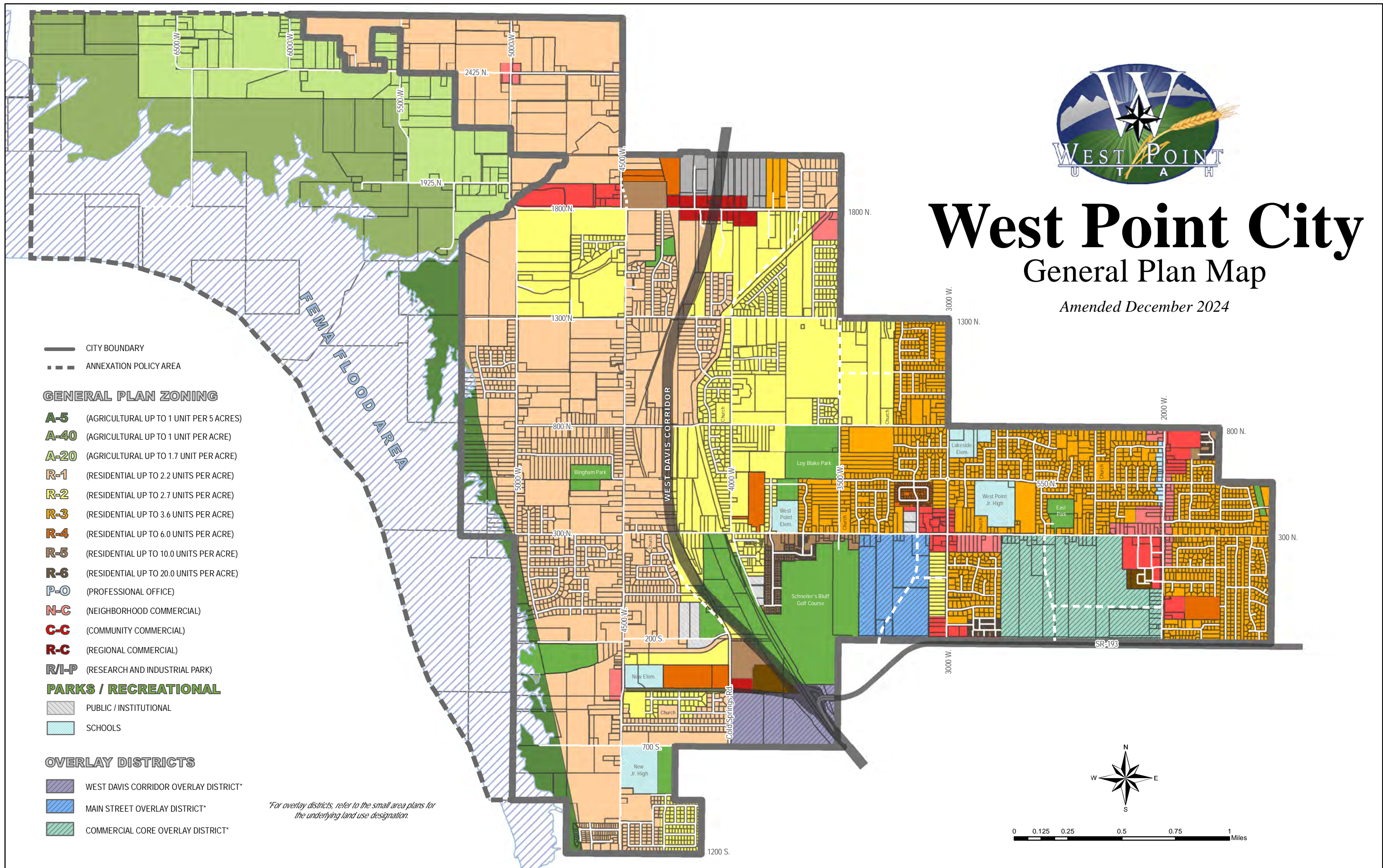
### PARKS / RECREATIONAL

- PUBLIC / INSTITUTIONAL
- SCHOOLS

### OVERLAY DISTRICTS

- WEST DAVIS CORRIDOR OVERLAY DISTRICT\*
- MAIN STREET OVERLAY DISTRICT\*
- COMMERCIAL CORE OVERLAY DISTRICT\*

*\*For overlay districts, refer to the small area plans for the underlying land use designation.*



# CITY COUNCIL STAFF REPORT

**Subject:** PRUD Overlay Zone  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 15, 2025



## **Background**

Staff is proposing to revise the Planned Residential Unit Development (PRUD) code. A PRUD overlay zone allows for flexible residential development with integrated amenities. These revisions shift the focus towards larger, more comprehensively planned developments for density increases, while smaller developments can still utilize the PRUD for design flexibility.

Staff presented the existing ordinance and its challenges, proposing a repeal and replacement with a revised PRUD ordinance. The City Council discussed the proposed changes during meetings on June 17 and July 1. The Council has now scheduled a public hearing to take resident input.

## **Process**

Amendments to Title 17 Land Use and Development Code are legislative actions. 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 had discussions on April 24 and May 8, 2025. A public hearing was held May 22, 2025. The PC recommended approval of the text change. The City Council must now hold a public hearing and can approve, deny, or modify the request.

## **Analysis**

The Planned Residential Unit Development (PRUD) overlay zone is designed to encourage efficient utilization of land through large-scale residential development by allowing flexibility in development standards to create more attractive residential areas. The PRUD zone may be applied as an overlay to R-1, R-2, and R-3 zones, and is not a standalone zoning district.

### *Current Code Summary*

Currently, there is no minimum development size required to apply for a PRUD. Developers can obtain up to a 20% bonus density if they incorporate specified amenities. Flexibility in development standards is also available, and to achieve it, developers must include a minimum of 5% of the listed amenities.

### *New Code Summary*

The proposed revisions introduce the following key changes:

- Density requests are limited to properties 10 acres or larger, with a minimum set of enhancements required to qualify for the density.
- Properties under 10 acres are only eligible for flexibility, with the aim of improving smaller projects' design while preserving existing density and must still meet the minimum improvement standards.
- Development standards that apply to all PRUDs regardless of the size will include:
  - Perimeter fencing (vinyl or equivalent)
  - Architectural standards (specific exterior materials, no vinyl siding)

- Street trees

The Planning Commission held a public hearing on May 22, 2025. There was one public comment regarding wetlands being used as open space. The code does not allow sensitive lands, such as wetlands, to count as open space towards the bonus density requirements.

### **Recommendation**

This item is on for public hearing only. No action is required at this time. The Planning Commission recommended approval of the proposed changes to West Point City PRUD code.

### **Attachments**

Draft 17.60.160 Code

## **17.60.160 Planned residential unit development overlay (PRUD).**

A. *Purpose.* The purpose of the planned residential unit development (PRUD) overlay is to encourage imaginative and efficient utilization of land through large-scale residential development and provide a greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and desirable environments within the residential areas of West Point City.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited.

1. Uses permitted in the PRUD zone shall be limited to those listed as permitted uses by the provisions of the underlying zone with which the PRUD zone has been combined.
2. *Use in Combination.* The PRUD overlay zone shall only be used in combination with existing R-1, R-2 and R-3 underlying residential zones. The provisions of the PRUD create flexibility to the provisions of the zone with which it is combined. The PRUD zone shall not be applied to a land area as an independent zone and shall be shown on the zoning map in parentheses next to the zone in which it is combined.

C. *Minimum Size.* There is no minimum development size required to apply for a PRUD. However, any proposed PRUD with an area of less than ten (10) acres shall only be eligible for flexibility from the requirements of the underlying zone, and shall not be eligible for additional density. A proposed PRUD with ten (10) acres or greater may have flexibility from the underlying zone requirements and also qualify for additional density based on the requirements outlined in this chapter.

D. *Approval Procedures.*

1. *Procedure.* The PRUD overlay zone shall be approved as a rezone by ordinance of the city council, after a recommendation is provided by the planning commission, and following the same process as other zoning amendments pursuant to Chapter [17.00](#) WPCC in conjunction with a site plan as described below. The site plan shall include the following:
  - a. A general layout of all proposed lots.
  - b. A tabulation of the total acreage of the site, and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, etc.

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- c. Detailed description of proposed density calculations and bonus amenities as defined in subsection [\(G\)](#) of this section.
  - d. Proposed circulation pattern, including public streets and pedestrian paths.
  - e. Parks, common open spaces, playgrounds, and other public or private recreation facilities and improvements proposed within the planned residential unit development.
  - f. The general location of all dwellings and other structures in the PRUD and building densities per gross acre, including tables or graphs showing the percentages of each dwelling type being proposed.
  - g. A landscaping plan showing what areas are to be landscaped and what types of plants and materials are to be used.
  - h. Elevation drawings or perspective drawings of all building types proposed within the PRUD. Elevation drawings for single family can be conceptual and provide examples of the types of housing being proposed. Elevation drawings for attached or multi-family buildings shall be specific and show the exact structures being proposed.
  - i. If an HOA is proposed, provide a draft of the declaration of covenants, conditions, and restrictions for review and to assure their compliance with the provisions of this code.
2. If the PRUD is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction, marketing, and operation of each phase is feasible as a unit, independent of any subsequent phases.
3. A PRUD shall be in single ownership and control or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property.
4. *Approval Criteria.* Submittal of an application for a zoning amendment for a PRUD overlay zone shall not guarantee that the zone or site plan will be approved. After review of the zoning amendment and site plan, the planning commission shall forward a recommendation to the city council. The city council may approve the zoning amendment and development plan if it finds the proposed PRUD overlay zone and associated site plan:
- i. Implement clear concepts contained in the general plan; and
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- ii. Meet the purpose and intent of this chapter; and
- iii. Provide superior site design and increased amenities as set forth in this chapter.

5. *Subdivision Required.* An application for preliminary subdivision approval may be initiated after the city council has voted in favor of the proposed overlay zone request. Compliance with the requirements of this chapter does not exempt an applicant from meeting the requirements of Chapter [17.130](#) WPCC (Subdivisions) except as may be modified pursuant to the provisions of this chapter.

6. *Approval Expiration.* An applicant that has received the PRUD overlay zone and a development plan approval must file a complete final plat application within 12 months from the date of the approval and rezone. Upon request from the applicant, the community development director or designee may grant a one-time 12-month extension for filing a final plat. If no completed final plat application has been submitted before the time of expiration the property may be rezoned by the city council to remove the PRUD overlay zone.

#### E. Development Standards

All PRUD proposals, regardless of the size of the development, shall comply with the following development standards in order to achieve flexibility from the underlying zone.

1. The development standards for any lot in the PRUD zone shall be the same as in the underlying zone in which the lot is located except as modified by this article and an approved site plan.
2. *Fencing.* Perimeter fencing shall be required in all PRUD overlay zones. Fencing shall be vinyl or an upgrade from vinyl. Chain link fencing shall not be allowed.
3. *Architecture.* All development in a PRUD shall comply with the following architectural standards:
  - a. Exterior materials must comply with one of the following three options:
    - i. 40 percent brick, rock or stone, with the remainder of the front façade to be fiber cement board or stucco.
    - ii. 30 percent brick, rock, or stone on the front of the home with a three-foot wainscot of matching brick, rock, or stone on both sides of the home.
    - iii. All hardie-board or equivalent fiber cement board product on the entire home.
  - b. All homes will have a minimum 2 car garage.

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- c. No vinyl siding will be allowed.
4. *Street Trees.* Trees shall be provided along all streets, either in the park strip or in the front yard. Trees shall be at least two-inch caliper and shall be located at least every 50 feet. The developer shall establish an escrow account to ensure that the trees are provided to each lot owner at the time they install their front yard landscaping.
5. *Lot Area and Width:* A PRUD shall not be subject to the lot width, lot area, or setback requirements of the underlying zone in which the development is located. Lot area, widths, and setbacks shall be shown on the approved site plan.
6. *Access.* Access shall be required as described in Chapter [17.130](#) WPCC.
- a. Public streets, sidewalks, curb/gutter and other street facilities shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
- b. Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
- c. A homeowners' association shall be responsible for maintenance, repair, and replacement of private streets, including curb, gutter, and sidewalks.
8. *Common Areas.* Unless otherwise approved by the city council, common open space that is provided shall be devoted to landscaping, preservation of natural features, and recreational areas. Common open space may be distributed throughout the PRUD and need not be in a single large area. Developments that include sensitive lands such as the FEMA floodplain, wetlands or other sensitive features may only include such sensitive lands as open space when they have been designed as an integral part of the project.
9. *Maintenance Plan.* In order to maintain a visually appealing development, the developer shall provide a maintenance plan for the upkeep of open space or other landscaped amenities within the development. If any open space or other landscaped amenities exist that are owned in common, a homeowners' association (HOA) shall be required. In the event that the HOA does not maintain the open/common space and improvements as indicated at the time of approval, the city may perform the required maintenance or contract with a third party to perform the required maintenance and recover all costs from the HOA. The city shall provide written notice
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to the HOA 30 days prior to performing any work. After the work is completed the city shall send a bill to the HOA for any costs associated with performing the work. If the HOA does not pay within 30 days, the city may issue a lien on the property. This provision shall be included in the developer's agreement.

F. *Density Calculations and Bonuses.*

The purpose of the density bonus is to provide an incentive to a development while enhancing the overall characteristics of the subdivision that are not allowed by the applicable underlying zone, and which otherwise would not be an option.

1. *Base Density.* Base density shall be determined by the underlying zone as set forth in the development standards tables found in WPCC [17.60.080](#), [17.60.090](#) and [17.60.100](#), the R-1, R-2, and R-3 zones of this title. Only development proposals with ten acres or greater may use the density bonus criteria outlined in this section to achieve additional density. The base density shall be calculated on the gross area of the site but shall not include sensitive lands as defined in this chapter.

2. *Density Bonus.* The city council, after receiving a recommendation from the planning commission, may authorize a density bonus up to a maximum of 10 percent above the base density. The bonus density shall be calculated on the gross area of the site, but shall not include sensitive lands as defined in this chapter. However, sensitive lands if properly improved may qualify as an amenity and count towards the required bonus. Density bonus shall be awarded according to the following list of bonus items. Each qualifying amenity or item shall be granted a percentage increase to the base density. Bonuses listed below that share common elements regardless of the subsection shall not be used together to create a greater bonus percentage.

3. *Development Standards.* All PRUD proposals, regardless of the size of the development, shall comply with the development standards listed in Section E of this chapter in order to achieve bonus density, even if no flexibility from the underlying zone is being requested.

4. *Criteria for Bonus Increase.*

a. *Affordable housing*

- i. Providing homes that qualify as affordable housing as defined in Utah State Code 10-9a-403.2. To qualify, at least 25 percent of the homes in the development must qualify as affordable housing and be deed restricted to be owner occupied for a period of at least 10 years. The location of affordable housing in the city will be determined by

the City Council. Not all developments will be able to qualify for bonus density using this criteria.

b. *Enhanced Overall Design Theme*

- i. Fencing on all lots that is uniform in design and type and that is vinyl fencing or an upgrade from vinyl. Chain link fencing shall not be allowed.
- ii. Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong theme for the development and are utilized in highly visible locations within the development
- iv. Large special features which define the theme of the development and are utilized throughout the entire project

c. *Recreational Amenities.*

- i. The PRUD development includes a recreational amenity primarily for the use of the residents of the development. Recreational amenities include swimming pools, sports courts, spas, or other features as approved by the city council. The planning commission will recommend to the city council the points based on the benefit to the residents of the development, its size and the number of amenities in the development
- ii. *Development of a Playground or Park Area With Play Features or Picnic Areas.* To qualify, a minimum of five percent of the gross area of the development must be improved as park area.
- iii. Development of a common building which shall be used for meetings, indoor recreation, or other common uses as approved by the planning commission
- iv. Development of a trail system throughout the subdivision and connecting to adjacent trail systems where possible
- v. Dedication of land to the city for the development of a regional trail system
- vi. Dedication of land to the city for the development of all or a portion of a regional or community park as shown on the Parks Master Plan
- vii. Dedication of land and construction of all or a portion of a park or trail as shown on the Parks Master Plan

viii. Open space that is designed and improved (not leftover space between buildings) and flows uninterrupted through the entire development, linking dwellings and recreational amenities. Open space shall be improved with grass, shade trees, and a sprinkler system for the majority of the area. Open space areas shall not include areas that are occupied by buildings, lots, structures, parking areas or streets. Additionally, open space shall not include:

- a) Area between buildings and outside of platted lots and building pads unless part of an approved pedestrian circulation plan and at least 18 feet in width;
- b) Front, rear, and side yard setbacks; and
- c) Paved areas such as driveways, streets, and private sidewalks.

ix. A fee in lieu of open space may be provided if the following requirements are met:

- a) The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the City Council.
- b) The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the City.
- c) A portion of open space may be required to remain within the boundaries of the PRUD.

x. *Detention*. Storm water detention facility areas shall be designed and able to be used for recreation purposes, i.e., the grading and landscaping are carried out in such a manner that the use as a detention pond is not discernible

d. *Energy Efficiency*. All dwellings are designed with active, passive, or photovoltaic solar features.

e. *Civic Location*. Providing property to the City, school district, or other public entity for a future civic location, such as a city hall, school, or fire station. To qualify for density using this criteria the property must be given to the public entity and not purchased. Not all developments will be able to qualify for bonus density using this criteria.

f. *Other Amenities*. Other amenities may be approved by the city council as part of the rezone and site plan review.

H. *Common Space Subdivision Development Standards.* The development standards that are set forth in this section shall prevail over any contrary base zoning standards established in this title. The following standards shall apply and are still subject to the requirements set forth in Chapter [17.130](#) WPCC unless flexible deviations are granted as set forth in subsection [\(E\)](#) of this section and are included in a development agreement:

1. The following standards shall apply to common space subdivisions:
  - a. *Density.* Allowed density and bonus density for common space subdivisions shall conform with the standards set forth in this chapter.
  - b. *Open Space.* Due to the clustering of dwelling units within the common space subdivisions, there will naturally be open space remaining. The open space must be maintained as set forth in subsection [\(E\)\(9\)](#) of this section.
  - c. *Zones Allowed.* Common space subdivisions shall only be allowed in the R-2 and R-3 zones.
  - d. *Attached Units.* Dwelling units in this subdivision option may be clustered in common-wall construction only in the R-2 and R-3 zones. Common-wall construction in the R-2 zones shall be limited to only twin homes. Attached units in the R-3 zone shall be limited to twin homes or attached one-story patio homes.
  - e. *Private Streets.* Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
  - e. *Multifamily.* All PRUDs that have attached units shall follow the standards set forth in WPCC [17.60.110](#), Multifamily residential R-5, which shall include, but not be limited to, landscaping, parking, and building design.

I. *Related Provisions.*

Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Use Permits.

Chapter [17.70](#) WPCC, General Regulations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivisions. [Ord. 08-17-2021B § 2 (Exh. A)].

