



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA  
FEBRUARY 17, 2026  
WEST POINT CITY HALL  
3200 W 300 N | WEST POINT, UT 84015**

Mayor:  
Brian Vincent  
Council:  
Trent Yarbrough, *Mayor Pro Tem*  
Jerry Chatterton  
Annette Judd  
Michele Swenson  
Jeremy Strong  
City Manager:  
Kyle Laws

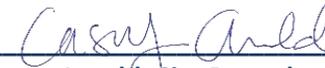
- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:
  - » Online: - <https://us02web.zoom.us/j/85989324553> » Telephone: 1(669) 900-6833 – Meeting ID: 859 8932 4553

**ADMINISTRATIVE SESSION – 6:00 PM**

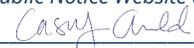
- |  |
|--|
| 1. Discussion Regarding a Request to Amend the General Plan Zoning Designation of Property Located at Appx. 2084 N 4500 W ( <i>Nilson Homes, Applicant</i> ) – Mrs. Bryn MacDonald <a href="#">pg. 4</a> |
| 2. Discussion Regarding a Rezone Request for Property Located at Appx. 1800 N 4300 W ( <i>Foothill LLC, Applicant</i> ) – Mrs. Bryn MacDonald <a href="#">pg. 12</a>                                     |
| 3. Discussion Regarding a Rezone Request for Property Located at Appx. 4200 W 800 N ( <i>George Wright, Applicant</i> ) – Mrs. Bryn MacDonald <a href="#">pg. 17</a>                                     |
| 4. Other Items   |

**GENERAL SESSION – 7:00 PM**

- |  |
|--|
| 1. Call to Order   |
| 2. Pledge of Allegiance  |
| 3. Prayer or Inspirational Thought ( <i>Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought</i> )   |
| 4. Communications and Disclosures from City Council and Mayor  |
| 5. Communications from Staff   |
| 6. Citizen Comment ( <i>Please approach the podium &amp; 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</i> ) |
| 7. Update from the Davis County Sheriff’s Office   |
| 8. Consideration of Approval of City Council Meeting Minutes: <ul style="list-style-type: none"> <li>a. October 21, 2025 <a href="#">pg. 24</a> b. December 16, 2025</li> </ul>  |
| 9. Consideration of Resolution No. 02-17-2026A, Granting a Reduction in Building Fees for Nielsen’s Frozen Custard – Mr. Boyd Davis <a href="#">pg. 21</a>   |
| 10. Consideration of Ordinance No. 02-17-2026A, Amending the General Plan Zoning Designation for Property Located at Approximately 2084 N 4500 W from R-1 to R-4 – Mrs. Bryn MacDonald <a href="#">pg. 4</a> <ul style="list-style-type: none"> <li>a. Public Hearing</li> <li>b. Action</li> </ul>    |
| 11. Motion to Adjourn the General Session  |

Posted this 12<sup>th</sup> day of February, 2026:   
Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above February 17, 2026 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

*\*The items listed below are for planning purposes only and are subject to change.  
They should not be relied upon as an official agenda for any City Council meeting.*

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**Date:**            **03/03/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding the Rezone Request for Property Located at 5750 W 2425 N (Parker Family) - Mrs. Bryn MacDonald
- 2.

**General Session – 7:00 pm**

1. Youth Council Update
2. Recognition of Jeff Turner, Planning Commissioner – Mayor Vincent
3. Consideration of Resolution No. \*\*, Approving a Development Agreement for Property Located at Appx. 5750 W 2425 N – Mrs. Bryn MacDonald
4. Consideration of Ordinance No. \*\*, Rezoning Property Located at Appx. 5750 W 2425 N from A-5 to R-1 – Mrs. Bryn MacDonald
5. *Development Agreement for 1800 N 4300 W?*
6. Consideration of Ordinance NO. \*\*, Approving a rezone Request for Property Located at 1800 N 4300 W from \*\* to \*\* (Mike Hatch, Applicant) - Mrs. Bryn MacDonald
  - a. Public Hearing
  - b. Action
7. *Development Agreement for 4200 W 800 N?*  
Consideration of Ordinance No. \*\*, Approving a Rezone Request for Property Located at 4200 W 800 N from R-1 to R-2 (George Wright, Applicant) - Mrs. Bryn MacDonald
  - a. Public Hearing
  - b. Action

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**Date:**            **03/17/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*

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**Date:**            **04/07/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update

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**Date:**            **04/21/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*

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**Date:**            **05/05/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update

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**Date:**            **05/19/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*

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**Date:**            **06/02/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update
- 

### **PENDING & PERIODIC ITEMS**

**Administrative Session**

1. Quarterly Financial Report – 2<sup>nd</sup> meeting of the 2<sup>nd</sup> month after quarter ends (2<sup>nd</sup> months are February, May, August, November)



# WEST POINT CITY 2026 CALENDAR

## 2026

## IMPORTANT DATES

### JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
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
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
19	MLK Jr. Day - CLOSED
20	City Council - 6 PM
22	Planning Commission - 6 PM
27	Council/Staff Lunch - 12 PM

### JULY

3 & 4	PARTY AT THE POINT EVENTS
6	Independence Day Observed - CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
14	Senior Lunch - 11:30 AM (Loy Blake)
21	City Council - 6 PM
23	Planning Commission - 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

6-7	City Council Planning & Visioning Session
10	Senior Lunch - 11:30 AM
12	Planning Commission - 6 PM
16	President's Day - CLOSED
17	City Council - 6 PM
26	Planning Commission - 6 PM

### AUGUST

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

### MARCH

3	City Council - 6 PM
12	Planning Commission - 6 PM
17	Senior Lunch - 11:30 AM
17	City Council - 6 PM
26	Planning Commission - 6 PM

### SEPTEMBER

1	City Council - 6 PM
7	Labor Day - CLOSED
10	Planning Commission - 6 PM
12	DAY OF SERVICE
15	Senior Lunch - 11:30 AM (Loy Blake)
15	City Council - 6 PM
24	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

4	EASTER EGG HUNT - 10 AM
7	City Council - 6 PM
9	Planning Commission - 6 PM
10-11	ANNUAL SPRING CLEAN-UP
14	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
28	Council/Staff Lunch - 12 PM

### OCTOBER

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Employee Training - CLOSED
20	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23-24	ANNUAL FALL CLEAN-UP
27	Council/Staff Lunch - 12 PM
TBD	FALL FESTIVAL/CHALK ART EVENT

### 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

5	City Council - 6 PM
7	CEMETERY CLEANING
12	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
25	Memorial Day - CLOSED
28	Planning Commission - 6 PM

### NOVEMBER

3	GENERAL ELECTION DAY
10	Senior Lunch - 11:30 AM
11	Veterans Day - CLOSED
12	Planning Commission - 6 PM
17	City Council - 6 PM
26-27	Thanksgiving - CLOSED
30	CITY HALL LIGHTING - 6 PM

### 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	1	2

### JUNE

2	City Council - 6 PM
9	Senior Lunch - 11:30 AM (Loy Blake)
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
16	City Council - 6 PM
19	JUNETEENTH - CLOSED
25	Planning Commission - 6 PM
TBD	MISS WEST POINT PAGEANT

### DECEMBER

1	City Council - 6 PM
4	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
8	Senior Lunch - 11:30 AM
10	Planning Commission - 6 PM
15	City Council - 6 PM
18	CEMETERY LUMINARY - 4 PM
24-25	Christmas Holiday - CLOSED
1	New Year's - CLOSED

# CITY COUNCIL STAFF REPORT



**Subject:** General Plan Amendment Request -  
2084 N 4500 W – Nilson Land Development  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** February 17, 2026

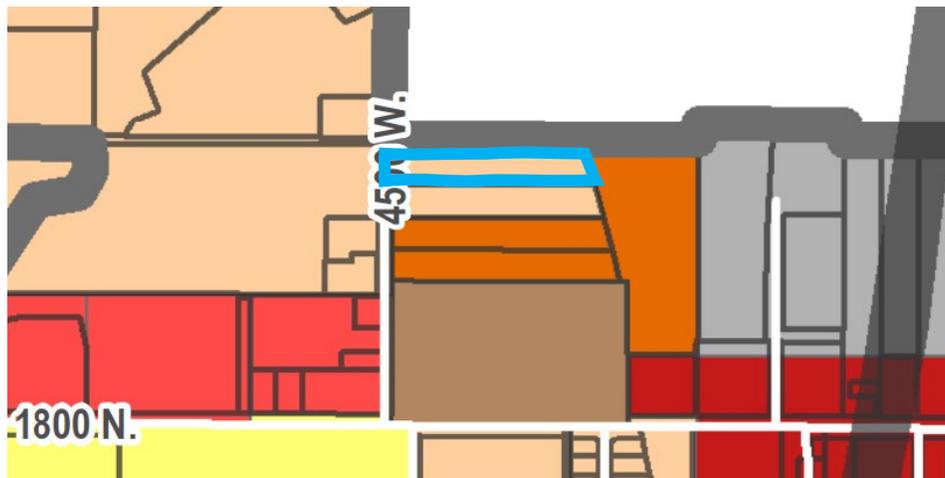
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## **Background**

Nilson Land Development has submitted a request for a General Plan Amendment for property located at approximately 2084 North 4500 West (Parcel 14-165-0001), containing approximately 4.42 acres. The parcel is currently designated R-1 Residential (up to 2.2 units per acre) on the City’s General Plan Map. The applicant is requesting to amend the General Plan Map designation to R-4 Residential (up to 6 units per acre). This will allow the property to be incorporated into the larger Trail’s Edge subdivision area, which includes land in both West Point and Clinton City.

## **Process**

General Plan amendment requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. Changes to the General Plan require a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.



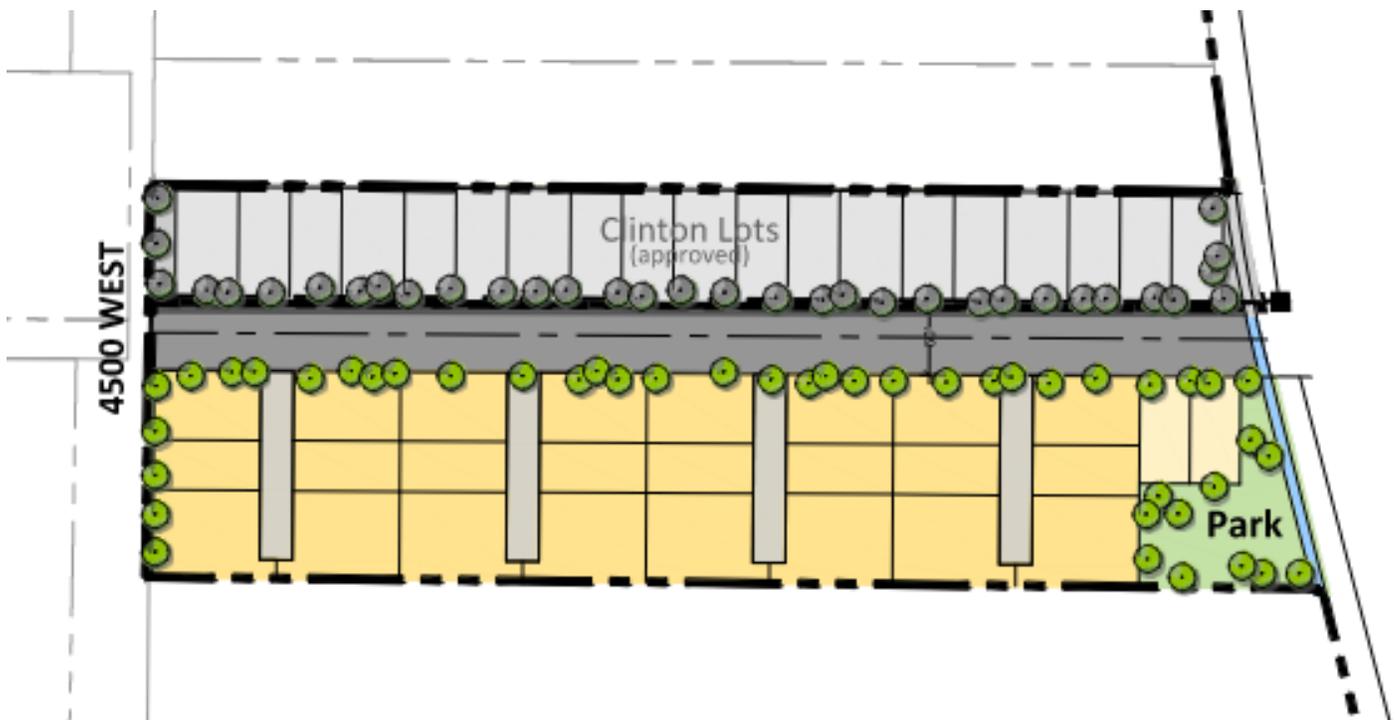
The Planning Commission held a public hearing on October 23, 2025. There were no public comments received at the hearing. The PC recommended denial of the general plan amendment to R-4. The PC stated that their reasons for recommending denial were because “this is a farming community; we need more diversity. We need to uphold the vision of the residents. The Developer hasn’t brought any added benefits.”

## Analysis

The proposed amendment would change the General Plan designation from R-1 (2.2 units per acre) to R-4 (6 units per acre). The applicant explains that this change is intended to ensure consistency with the surrounding Trail's Edge subdivision, which contains similar residential products and design standards.

The surrounding General Plan designations include R-1 Residential directly to the south. North of this property is Clinton City. Further south, developments have been approved as R-4 Residential, and R-5 Residential (10 units per acre, attached townhomes) near the 1800 North / 4500 West intersection. The applicant's intent is to incorporate the property into the larger Trail's Edge Subdivision, which spans both West Point and Clinton City. The Trail's Edge rezone request for the adjacent property remains tabled and has not yet been acted upon by the City Council. That request was submitted and the application is vested under the previous R-4 zone, when the R-4 zone permitted up to 8 units per acre and townhomes.

The applicant submitted a concept plan (below) which shows small single family lots on private alleys.



The Council also to see how the property to the south (*Archuleta*) could be developed in the future. They were concerned that proposals for surrounding properties would leave it impossible for the Archuleta parcel to develop. The applicant has submitted a concept plan (below) to show how this parcel could potentially develop in the future.



## **Recommendation**

This item is on for public hearing and possible action.

The Planning Commission recommended denial of the general plan amendment to R-4. The PC felt that the developer hadn't provided any added benefits and the request didn't uphold the vision of the community. The City Council must now review the proposed General Plan amendment considering the City's adopted land use policies, surrounding development patterns, infrastructure availability, and public input received during the hearings.

## **Attachments**

General Plan proposal from applicant

# General Plan Amendment Proposal

West Point City, Utah

## 1. Description of the Proposed Amendment

This application requests an amendment to the West Point City General Plan to re-designate one parcel currently identified as R-1 (Residential up to 2.2 units per acre) to R-4 (Residential up to 6 units per acre). This parcel is located within the boundary of a larger planned subdivision known as Trail's Edge, which includes parcels in both West Point City and Clinton City.

## 2. Potential Use of the Property

The subject parcel is planned for residential dwellings, developed as part of the cohesive Trail's Edge subdivision concept plan. These homes will:

- Maintain consistency with adjacent phases in terms of lot size, setbacks, and design standards.
- Benefit from shared community amenities, including parks and open space located throughout the larger subdivision.
- Tie directly into the subdivision's overall street network and utility layout.

## 3. Appropriateness of the Amendment

The existing R-1 General Plan designation is no longer appropriate or feasible because:

- Inconsistent Density: R-1 does not allow for the same residential density as the surrounding subdivision and undeveloped adjacent parcels. Leaving this parcel as R-1 would result in isolated, oversized lots surrounded by higher-density products, creating a mismatch in both land use and infrastructure planning.
- Cohesive Planning: Re-designating the parcel to R-4 ensures a unified approach to subdivision planning, consistent architectural design, and coordinated open space/amenity placement.
- Efficient Land Use: The requested amendment aligns with current City and regional housing needs by supporting efficient use of land and providing additional single-family housing opportunities in an area already designated for growth.

## 4. Infrastructure and Public Services Analysis

- Water: Conversations with the utility provider confirm capacity to serve this parcel.
- Sewer: Conversations with West Point City have confirmed Sewer Connection is viable.
- Storm Drain: West Point City has confirmed that on-site detention/retention will not be required. Stormwater will be discharged via connection to the Howard Slough

system, consistent with City standards.

- Electrical: Service will be provided by Rocky Mountain Power, with adequate capacity confirmed.

- Fire and Police: The project will remain within the jurisdiction of West Point City for police and fire protection. The subdivision's street layout and hydrant plan will be designed in coordination with fire safety standards.

**ORDINANCE NO. 02-17-2026A**

**AN ORDINANCE APPROVING AN AMENDMENT TO  
THE GENERAL PLAN FOR PROPERTY LOCATED AT  
APPROXIMATELY 2084 N 4500 W FROM R-1 TO R-4  
(RESIDENTIAL)**

**WHEREAS**, the West Point City Planning Commission has completed its recommendation for a proposed amendment to the General Plan Land Use Map; and

**WHEREAS**, the Planning Commission duly noticed and held a public hearing according to state law and the interested parties were given an opportunity to be heard; and,

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

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

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

**Section One:                    Amendment to the General Plan Land Use Map**

The City Council hereby approves the amendment to the General Plan Land Use Map to change the property located at 2084 N 4500 W (Parcel ID 14-165-0001) from R-1 to R-4 (Residential; 6 units per acre).

**Section Two:                    Form of General Plan**

The General Plan Land Use Map as amended herein is hereby approved and adopted in the form attached hereto as Exhibit A, adopted by reference, and by reference made a part hereof.

**Section Three:                    Land Use Map**

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City General Plan Land Use Map to bring it into conformity with the changes adopted by this Ordinance.

**Section Four:                    Severability**

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

**Section Four:                    Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication

of a summary as required by law.

DATED this 17<sup>th</sup> day of February, 2026

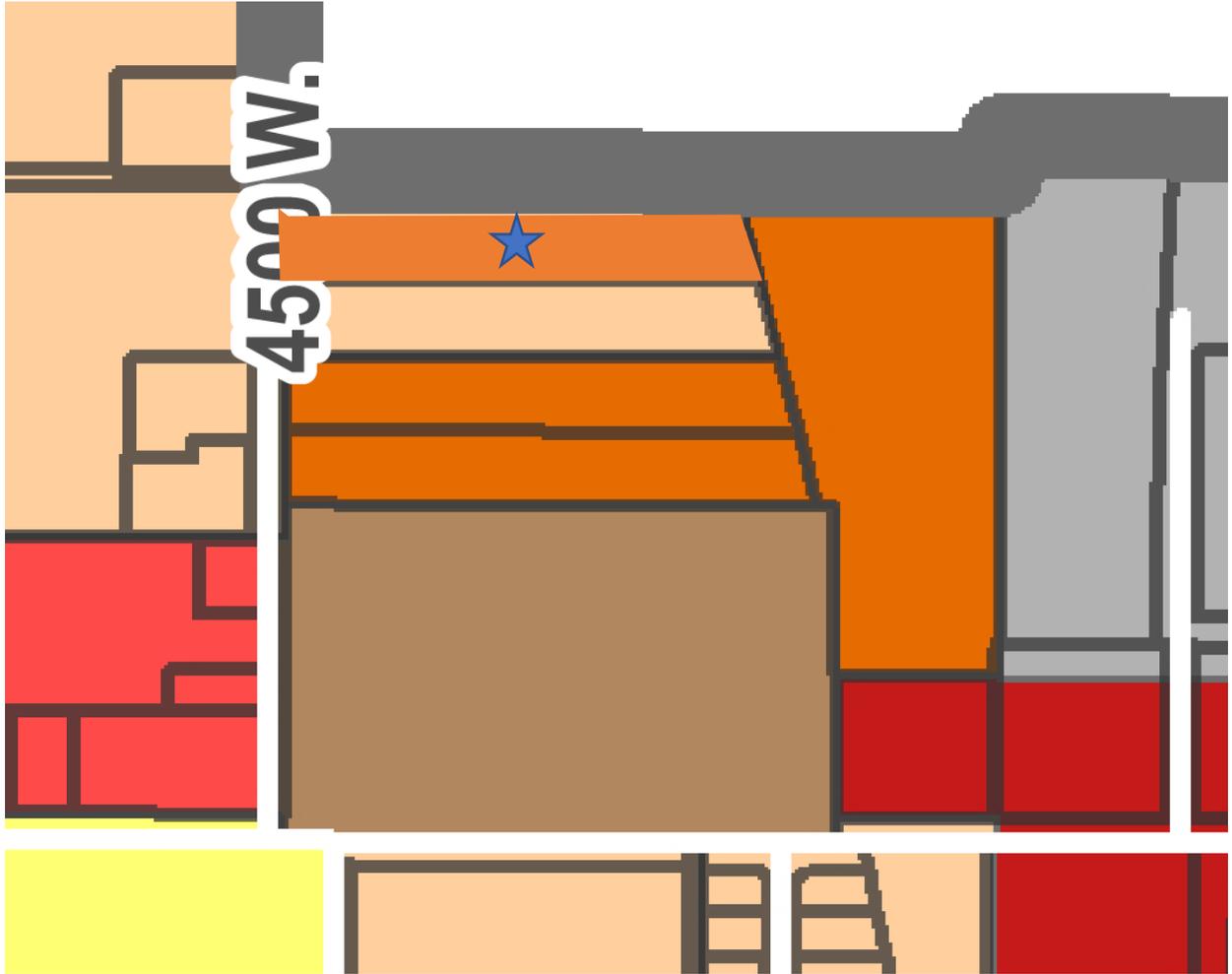
WEST POINT CITY, a Municipal Corporation

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

ATTEST:

\_\_\_\_\_

Exhibit A



# CITY COUNCIL STAFF REPORT

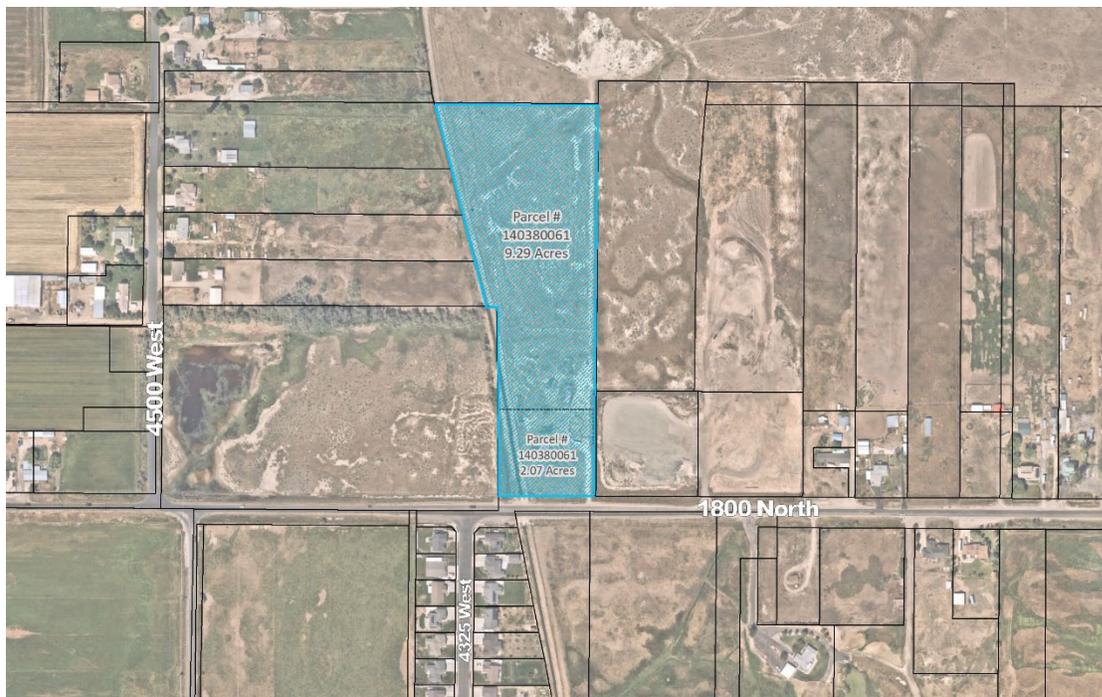


**Subject:** Rezone Request – 1800 N 4300 W  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** February 17, 2026

## **Background**

Foothill Ditch LLC is seeking to rezone 11.36 acres of their property at approximately 4300 West 1800 North from A-40 Agricultural to R-4 Residential and C-C Commercial. The applicant has submitted a conceptual plan showing how the property would be developed.

This application had a hearing and recommendation from the Planning Commission on October, 27, 2022. The City Council had an initial discussion in November, 2022. At that time, there were several questions about the proposed development. The applicant came back in February, 2025, and spoke to the Council about what changes they wanted to see on the plan. The applicant is now being represented by Nilson Homes and they have a new concept plan to present to the Council.



## **Process**

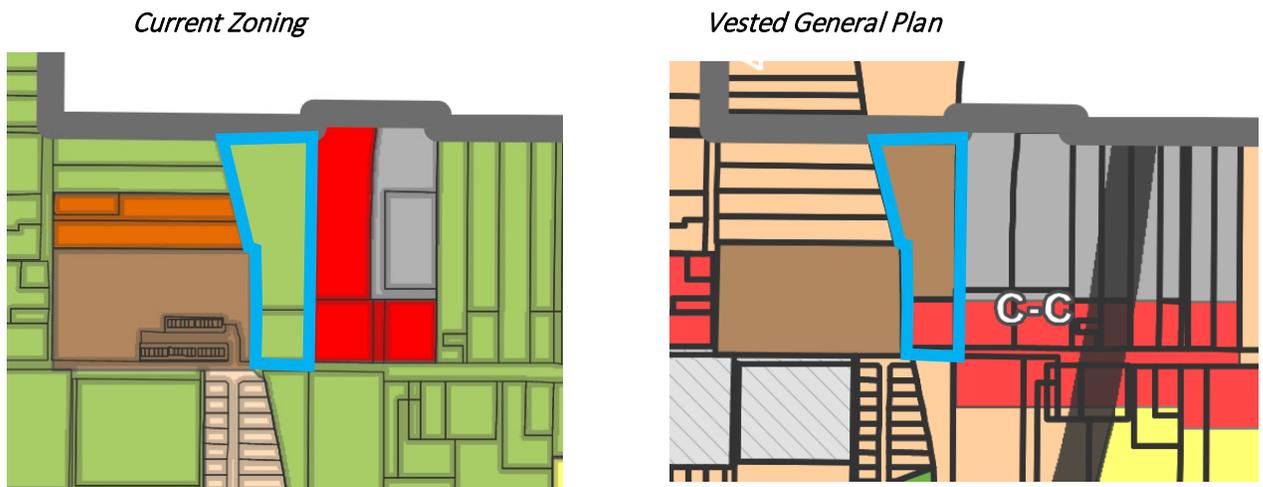
A rezone is a legislative decision. A public hearing must be held by the Planning Commission and a recommendation made to the City Council. The City Council then holds a public hearing and can approve, modify, or deny the request.

The Planning Commission held a public hearing on October 27, 2022, and recommended approval of the rezone. The City Council must now have a public hearing and make a final decision on the request.

## **Analysis**

The request is to rezone parcel 14-038-0061 (9.29 acres) from A-40 to R-4 residential (8 units/acre) and parcel 14-038-0061 from A-40 to C-C commercial. The application was originally submitted in 2022. The applicant is entitled to be vested in the code and general plan in place at the time of application. The request for R-4 (8 units per acre) complies with the General Plan in place at the time of the application. The general plan was changed in 2024 to the new R-4 designation, only allowing up to 6 units per acre on the property.

If rezoned, the R-4 (8 units per acre) property would be allowed to have up to 74 dwelling units. The C-C zoned parcel would allow uses as outlined in West Point City's Table of Land Use Regulations 17.60.050.



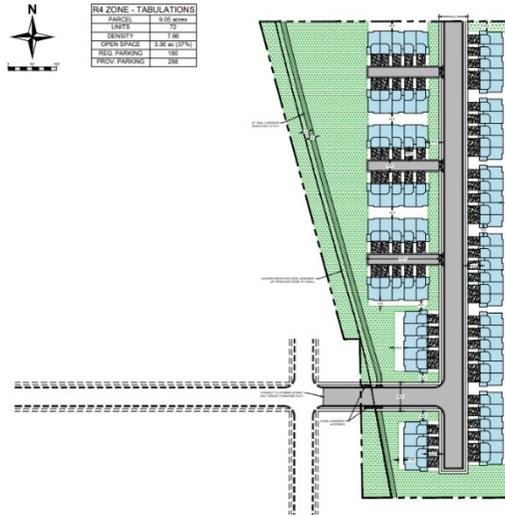
The applicant stated that they “feel that the rezone is consistent with the goals and objectives of the city, especially because of the property’s proximity to the future West Davis Corridor.” The applicant has submitted a conceptual design showing access onto 1800 North through the Salt Grass development. A second access will be provided out to 4500 North. The applicant has provided a letter from Clinton acknowledging that the roads to the north will be public and can be used as second access. The access into Salt Grass will cross the over the Hooper Canal. The applicant has provided a letter from the Hooper Irrigation Company stating that they are aware of the development and will review engineering plans as development progresses.

The previous concept plan showed 72 townhome units (calculated at 7.96 units/acre) and a small commercial complex on the commercial frontage. Nilson Homes is now representing the application and has submitted a revised site plan and building elevations. The revised site plan consists of 32 single family homes and 24 townhomes units. This equates to a density of 6 units per acre.

The previous R-4 zone that this application is vested under allowed 8 units per acre and also allowed townhomes.

*Previous Concept Plan- October 2024*

R4 ZONE - TABULATIONS	
PARCEL	9.05 acres
UNITS	72
DENSITY	7.96
OPEN SPACE	3.36 ac (37%)
REQ. PARKING	180
PROV. PARKING	288



*Revised Concept Plan – January 2026*

Product Type	West Point
Single-family (Front-load)	2
Single-family (Rear-load)	--
Single-family (Private Drive)	30
Total Single-family	32
Townhomes (Front-load)	16
Townhomes (Rear-load)	--
Townhomes (Private Drive)	8
Total Townhomes	24
Total Units	56



*Proposed Building Elevations*



**Recommendation**

This item is on for discussion only. The Planning Commission recommended approval of the rezone to R-4 and C-C with the previous concept plan.

**Attachments**

Conceptual site plan



**Developer**  
 Nilson Homes  
 Land Development  
 1740 Combe Road Ste 2  
 South Ogden, UT 84403

**Developer Contact**  
 Lacy Richards  
 Dir of Entitlement &  
 Government Relations  
 (952) 201-3643  
 lacy.richards@nilsonhomes.com

plan type

**FOOTHILL PROPERTY**  
 West Point, UT

**Concept**

date

**2/5/2026**

plan revisions

information

scale

**1" = 300'**

sheet



### Site Summary

Product Type	West Point
Single-family (Front-load)	2
Single-family (Rear-load)	--
Single-family (Private Drive)	30
<b>Total Single-family</b>	<b>32</b>
Townhomes (Front-load)	16
Townhomes (Rear-load)	--
Townhomes (Private Drive)	8
<b>Total Townhomes</b>	<b>24</b>
<b>Total Units</b>	<b>56</b>



# CITY COUNCIL STAFF REPORT



**Subject:** Rezone Request – 4200 W 800 N  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** February 17, 2026

## **Background**

The applicant, George Wright, who represents the property owner Crystal Court Luminary, is requesting a rezone of property located at approximately 4200 West 800 North from R-1 Residential (2.2 units per acre) to R-2 Residential (2.7 units per acre). The subject property is 7.66 acres in size and consists of two separate parcels. The West Point City General Plan has this property designated as R-2 Residential.



## **Process**

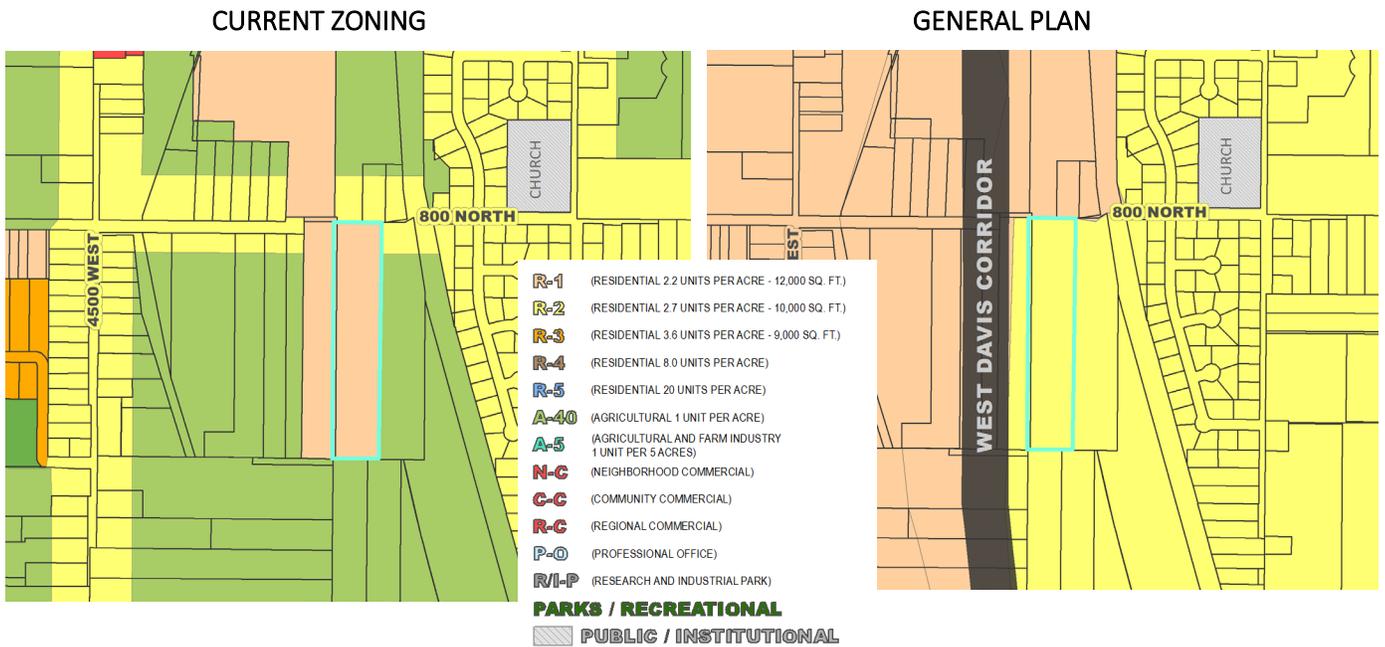
Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. The Planning Commission must hold a public hearing and make a recommendation to the City Council. The City Council will then hold a public hearing and make a final decision.

The Planning Commission held a public hearing on January 22, 2026. There were two comments made during the hearing. Both of the comments were regarding standing water on the property

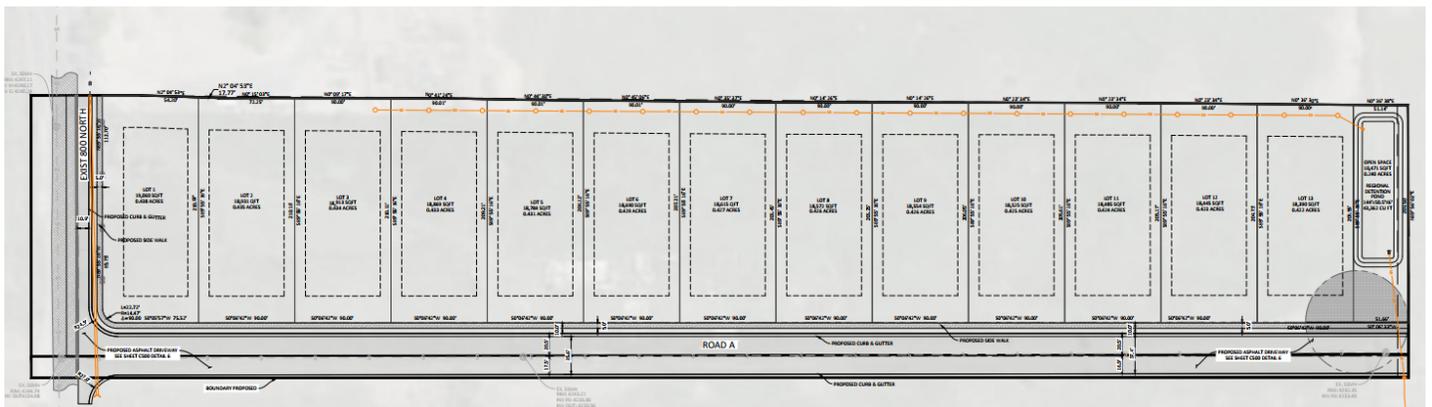
and the potential for future flooding. The City Engineer has worked with the applicant to address these issues.

**Analysis**

The General Plan has this property designated as R-2 Residential. The property is directly east of the future extension of the West Davis Corridor.



The R-2 zone allows 2.7 units per acre with a minimum lot size of 10,000 square feet and minimum lot width of 85 feet. This density would allow up to 20 lots on the subject property. The concept plan shows a total of 13 lots (1.7 units/acre) ranging from 10,000 to 20,000 sq ft with a minimum lot width of 86 feet. All of the lots will be located on the east side of a newly constructed road. The applicant has not requested any exceptions to the zoning ordinance for lot size, width, or setbacks.



In August of 2020 this property was discussed with the Planning Commission in consideration of a similar project. No decision was made at that time due to concerns regarding the lack of an outlet for storm water. The City Engineer and the applicant have been working to address the storm water discharge in this area. The applicant has been working with UDOT and has secured an easement to discharge storm water to the west (under the future corridor) and down to 300 N. The City Engineer is satisfied with this solution.

### **Recommendation**

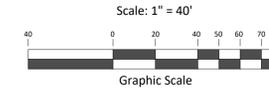
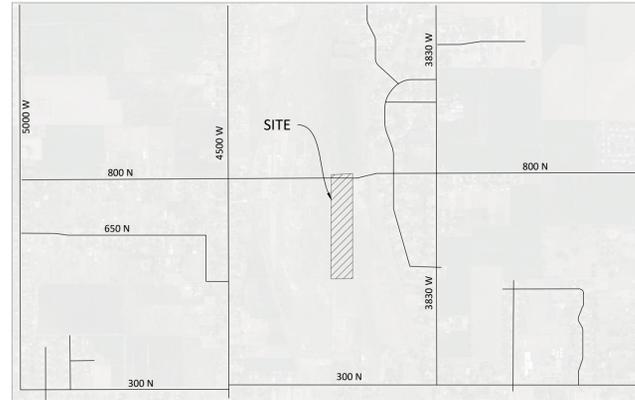
This item is on for discussion only. No action is required at this time.

The Planning Commission recommended approval of the rezone to R-2 with a maximum of 13 units as shown on the concept plan.

### **Attachments**

Concept Plan

Vicinity Map  
Not to Scale



PROJECT  
**Crystal Court**

PARCEL 140440084 -  
WEST POINT  
DAVIS COUNTY,  
UTAH

DATE: 01/13/2026  
PROJECT NO. 23.003

REVISION	DATE
1	
2	
3	
4	
5	
6	

**FINAL DESIGN**

**SITE PLAN**  
**CRYSTAL COURT**  
PARCEL 140440084 WEST POINT,  
DAVIS COUNTY, UTAH

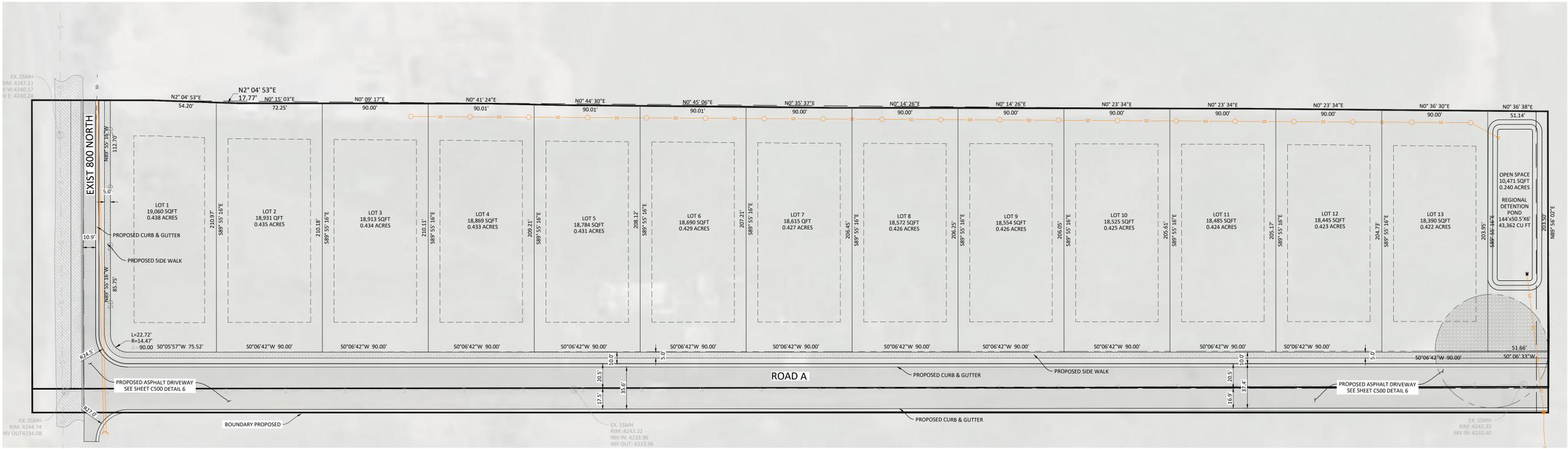


SCALE: 1"=40'

**C201**

DRAWN BY: FT

5/13  
February 17, 2024



- SITE CONCEPT NOTES:**
1. Pre-application meeting with UDOT was held 2/28/2023. UDOT notes to be provided, no impact is forecast for West Davis Corridor.
  2. No bio-swales to implemented in design, Regional pond will be dedicated as open space. Due to high ground water pond will be shallow approx. 2' in depth.
  3. DRT meeting stated there was little need for sidewalk one west side of the parcel.
  4. Temporary Fire turn around shown, final placement and design to be determined with Fire marshal approval.

# CITY COUNCIL STAFF REPORT



**Subject:** Nielsen’s Frozen Custard – Building Permit Fees  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** February 17, 2026

## **Background**

Nielsen Frozen Custard is planning to construct a new building on the east side of 2000 W at Center Street. This has been in the works for some time, and a few things have changed from the original proposal. The developer of the project has changed and the new developer is working directly with the Nielsen Family to bring the new store. To save costs, the site has been reduced in size slightly. The developer is also asking the City to consider reducing some fees. An estimate of the fees is attached to this report.

## **Analysis**

Below are the fees that will be charged at the time a building permit is issued:

Building Fee	\$4,309.09
Plan Review Fee	\$2,581.85
State Fee 1%	\$43.03
Water Meter Connection	\$500.00
Water Impact Fee	\$2,780.00
Sewer Impact Fee	\$2,067.50
Storm Water Impact Fee	\$2,883.47
Road Impact Fee	\$13,025.40
North Davis Sewer Impact Fee	\$9,844.00
Nort Davis Fire Impact Fee	TBD
Total	\$38,028.34

The highlighted items are those that the City has the ability to waive or reduce, which total \$28,147.31. The developer would need to contact the other agencies to request their fees be reduced.

As can be seen in the attached request, the developer is requesting that the City help by reducing his fees by \$19,528.34, which is about a 70% reduction of the fees we would normally collect. Working with a commercial developer on fee reductions is not an uncommon practice. It is not something we have done often, but should be something to consider when appropriate. Commercial development brings sales tax revenue to the City and the collection of those taxes will offset these waived fees within about one year.

## **Recommendation**

Staff recommends approval of the request by resolution to reduce the fees by \$19,528.34.

## **Significant Impacts**

No significant impacts, although granting the request would result in a loss of impact fee revenue. Approval would also require covering the costs of inspections and plan reviews in other ways.

## **Attachments**

Developer Request  
Resolution

**From:** DAVID MURDOCK <[murdock0170@msn.com](mailto:murdock0170@msn.com)>

**Sent:** Tuesday, January 13, 2026 10:59 AM

**To:** Boyd Davis <[bdavis@westpointutah.gov](mailto:bdavis@westpointutah.gov)>; Brad Murdock <[murdockbrad@me.com](mailto:murdockbrad@me.com)>

**Cc:** Kyle Laws <[klaws@westpointutah.gov](mailto:klaws@westpointutah.gov)>; Bryn MacDonald <[bmacdonald@westpointutah.gov](mailto:bmacdonald@westpointutah.gov)>; Rick Scadden <[rickscadden@gmail.com](mailto:rickscadden@gmail.com)>

**Subject:** Re: Water for West Jordan and South Jordan

*Boyd: As we have discussed, I have worked long and hard to arrive at a budget that would allow me to develop and construct the building for Nielsen's Frozen Custard. My numbers are very thin. Based upon extensive analysis of the land costs, the shell building costs, and the tenant improvement costs, I have determined the maximum budget amount for each component of the building. The amount I have available for West Point Permit Fees in my budget is a total of \$18,500.00.*

*The estimate for Permit Fees you provided is \$38,028.34. The difference is \$19,528.34. I would formally and respectfully request the Permit Fees be reduced by the \$19,528.34 difference which is, as mentioned, the difference between the \$38,028.34 and the Budget amount of \$18,500.00.*

Respectfully

**David J Murdock**

***Northpoint Construction and Development, LLC***

506 South Main St., #301

Bountiful, UT 84010

[murdock0170@msn.com](mailto:murdock0170@msn.com)

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**RESOLUTION NO. 02-17-2026A**

**A RESOLUTION GRANTING  
A REDUCTION IN FEES  
FOR THE CONSTRUCTION OF  
NIELSEN'S FROZEN CUSTARD**

**WHEREAS**, the City Council entered into a development agreement allowing the construction of Nielsen's Frozen Custard located at 12 N 2000 W; and

**WHEREAS**, the property has been rezoned to the CC commercial zone; and

**WHEREAS**, the developer of the project has requested that the impact fees and building fees be reduced by \$19,528.34; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to reduce the fees.

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

1. The City Council hereby approves the request to reduce the fees by \$19,528.34, which will be subtracted from the following categories:

	Original Fee	Approved Fee
Building Fee	\$4,309.09	\$0.0
Plan Review Fee	\$2,581.85	\$388.00
Water Meter Connection	\$500.00	\$500.00
Water Impact Fee	\$2,780.00	\$2,780.00
Sewer Impact Fee	\$2,067.50	\$2,067.50
Storm Water Impact Fee	\$2,883.47	\$2,883.47
Road Impact Fee	\$13,025.40	\$0.00

**PASSED AND ADOPTED** this 17<sup>th</sup> Day of February, 2026.

**WEST POINT CITY,**  
A Municipal Corporation

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

**ATTEST:**

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