



**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

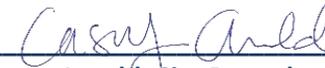
- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**
  - » Online: - <https://us02web.zoom.us/j/85989324553> » Telephone: 1(669) 900-6833 – Meeting ID: 859 8932 4553

**ADMINISTRATIVE SESSION – 6:00 PM**

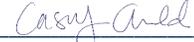
- |                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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:<br>a. October 21, 2025 <a href="#">pg. 24</a> b. December 16, 2025 <a href="#">pg. 30</a>                                                                                                                                                |
| 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>                                                                                           |
| a. Public Hearing                                                                                                                                                                                                                                                                                      |
| b. Action                                                                                                                                                                                                                                                                                              |
| 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.*

---

**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

---

**Date:**            **03/17/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*

---

**Date:**            **04/07/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update

---

**Date:**            **04/21/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*

---

**Date:**            **05/05/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update

---

**Date:**            **05/19/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*

---

**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

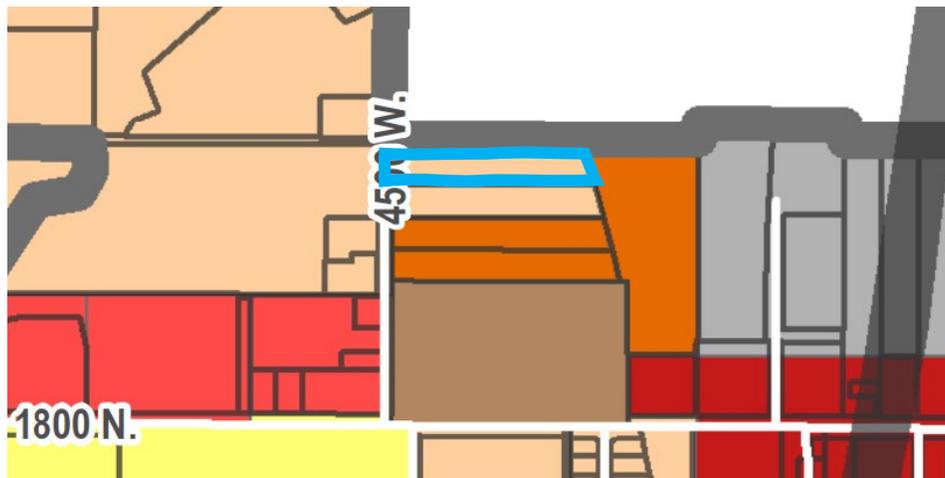
---

## **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.



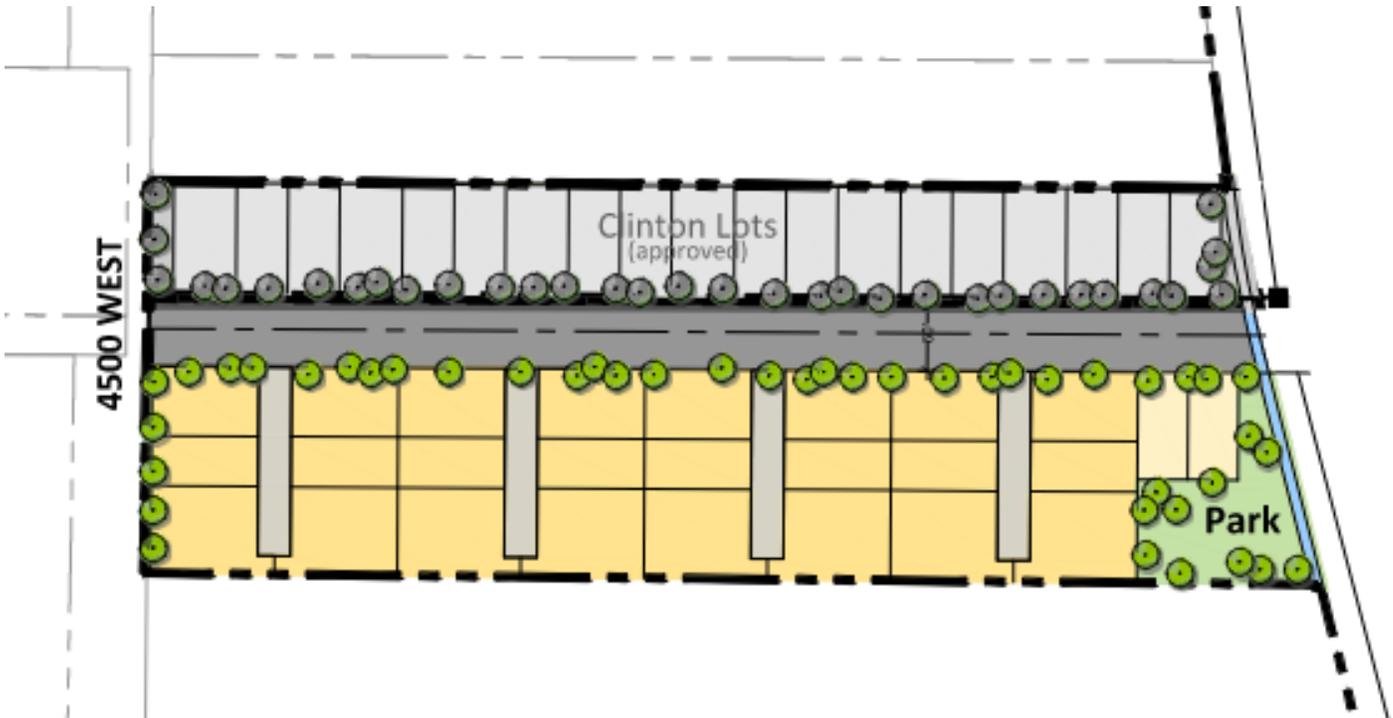
The Planning Commission held a public hearing on October 23, 2025. There were no public comments received at the hearing. The PC recommended denial of the general plan amendment to R-4. The PC stated that their reasons for recommending denial were because “this is a farming community; we need more diversity. 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

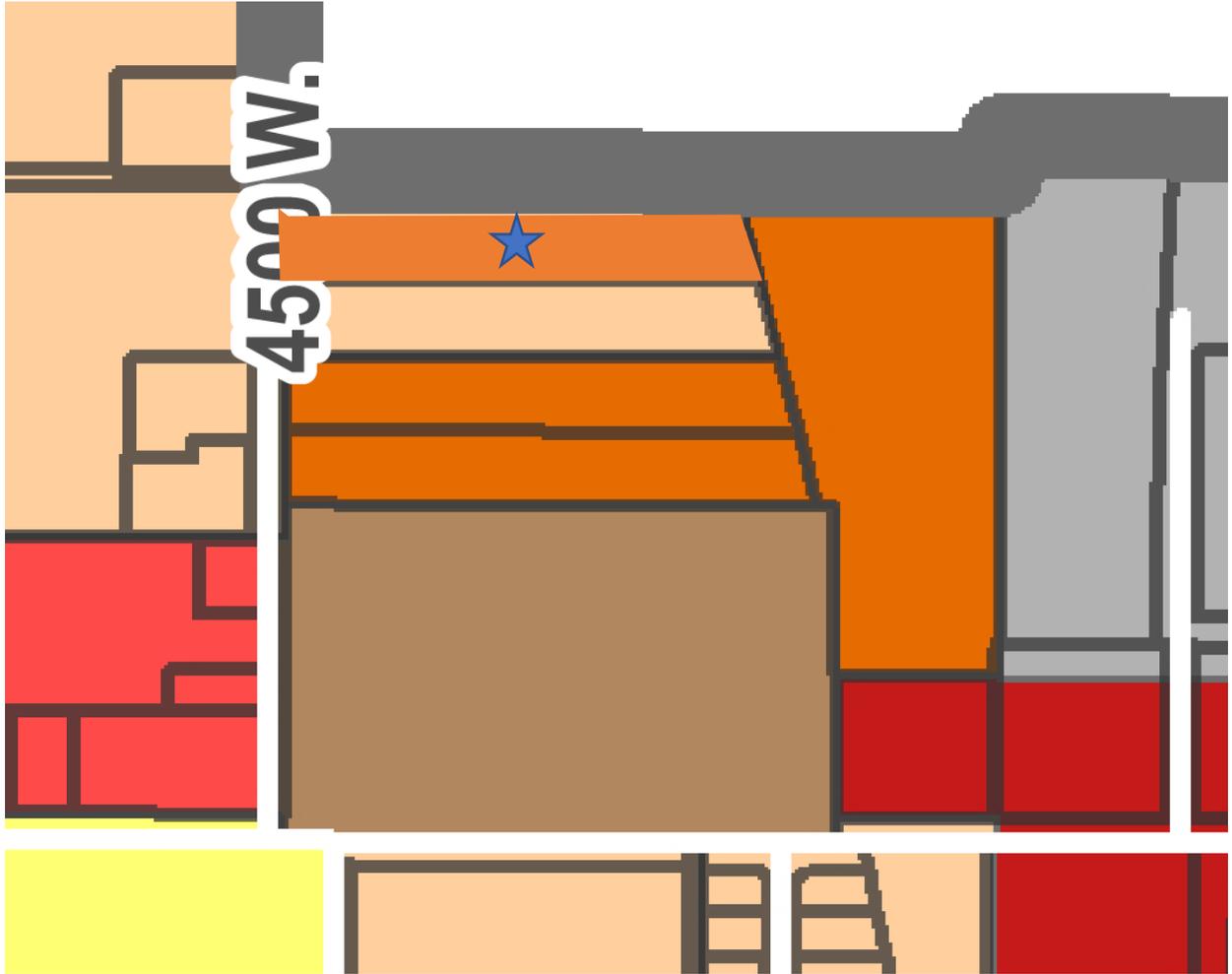
WEST POINT CITY, a Municipal Corporation

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

ATTEST:

\_\_\_\_\_

Exhibit A



# CITY COUNCIL STAFF REPORT

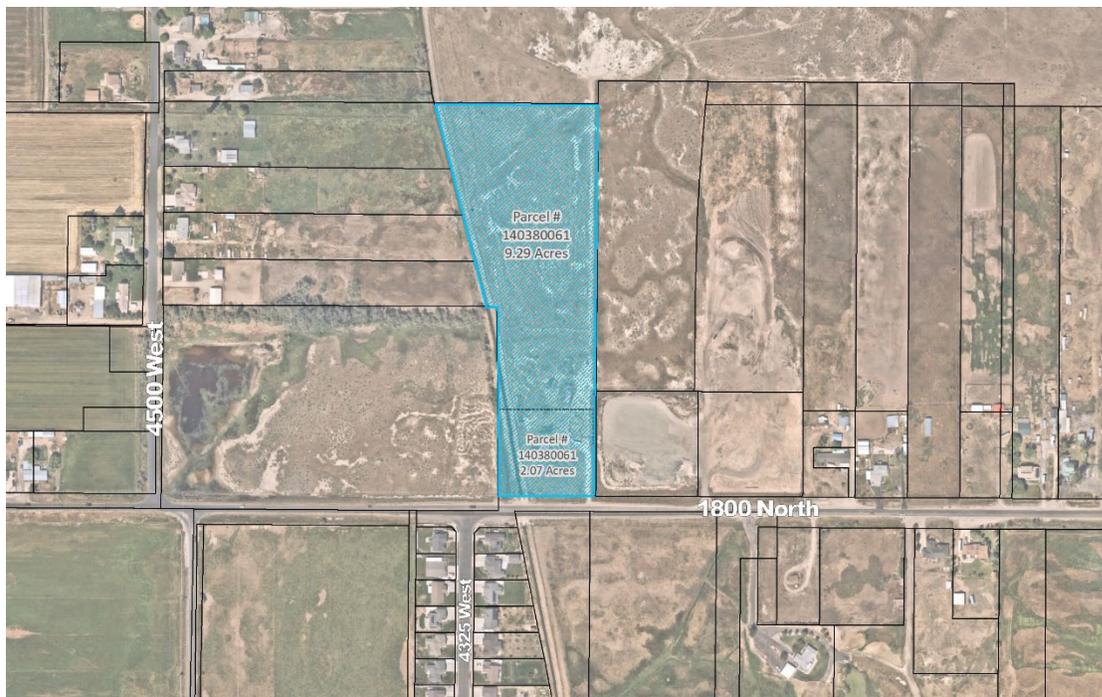


**Subject:** Rezone Request – 1800 N 4300 W  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** February 17, 2026

## **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**

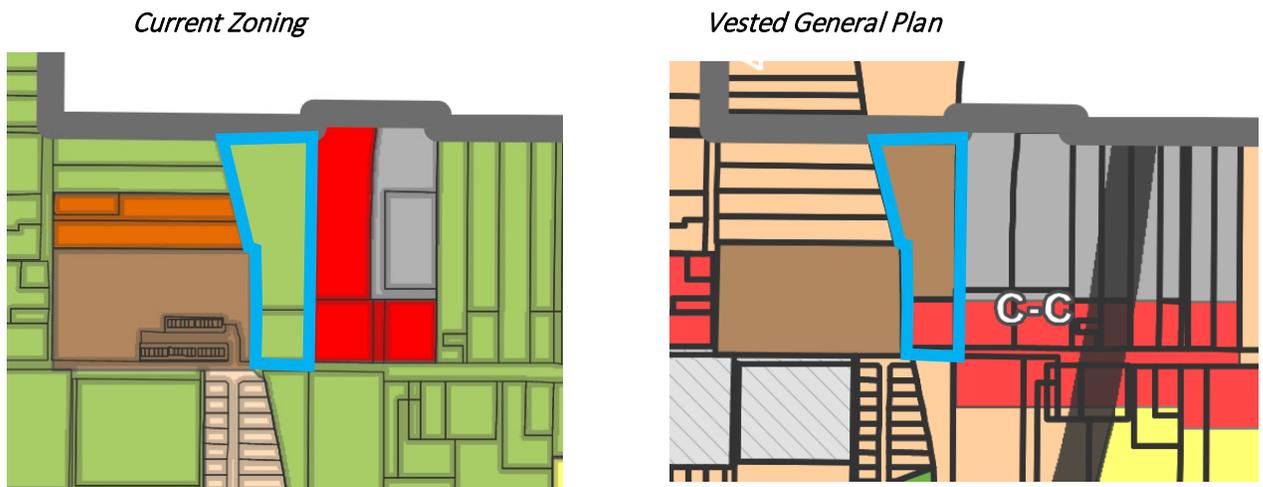
A rezone is a legislative decision. A public hearing must be held by the Planning Commission and a recommendation made to the City Council. The City Council then holds a public hearing and can approve, modify, or deny the request.

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.



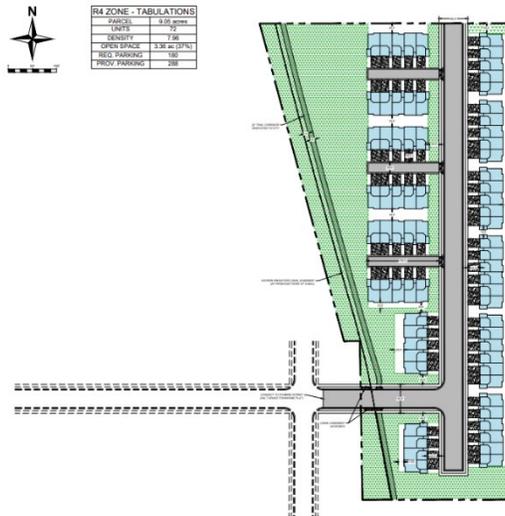
The applicant stated that they “feel that the rezone is consistent with the goals and objectives of the city, especially because of the property’s proximity to the future West Davis Corridor.” The applicant has submitted a conceptual design showing access onto 1800 North through the Salt Grass development. 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**

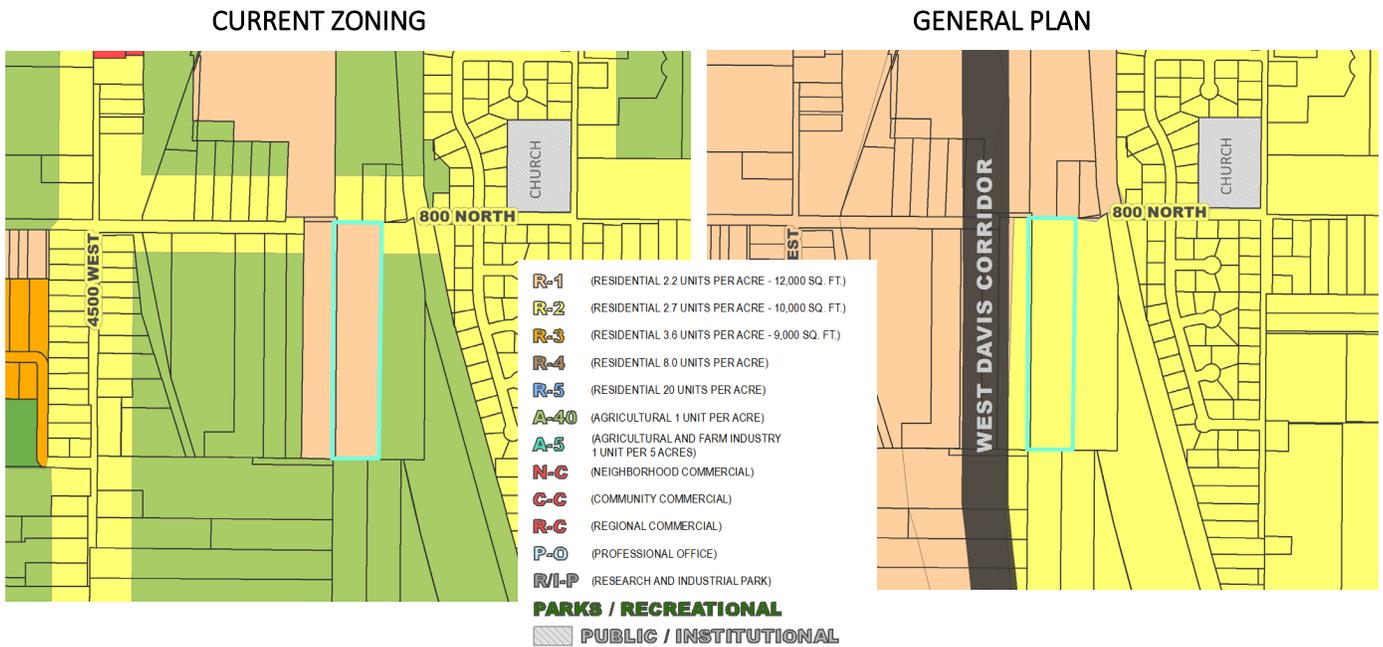
Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall 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

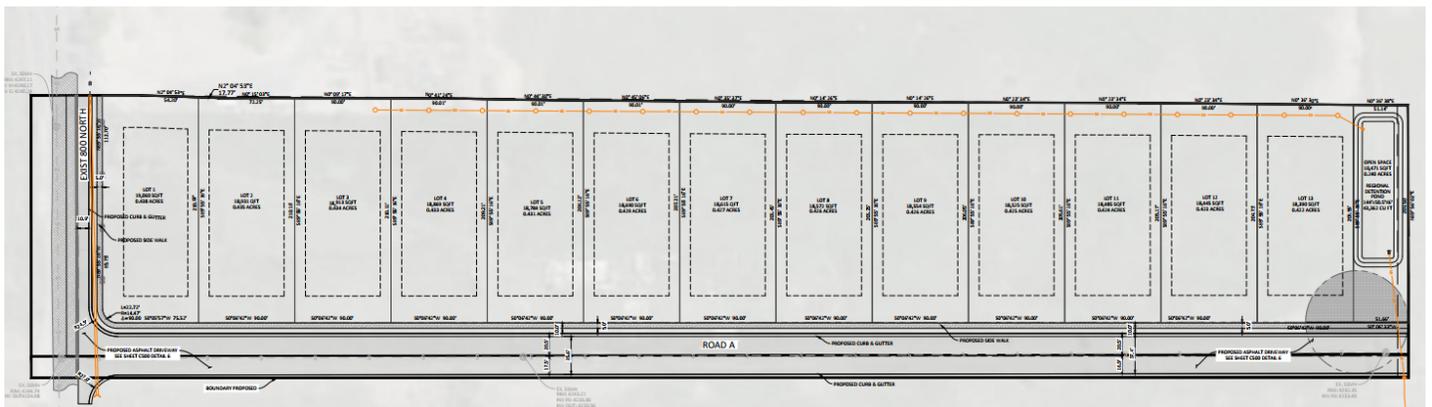
and the potential for future flooding. The City Engineer has worked with the applicant to address these issues.

**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**

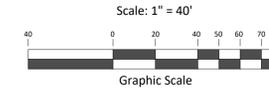
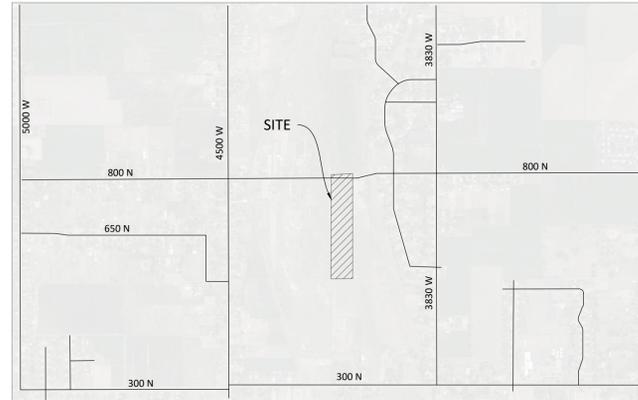
This item is on for discussion only. No action is required at this time.

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



REVISION	DATE
1	
2	
3	
4	
5	
6	

**FINAL DESIGN**

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

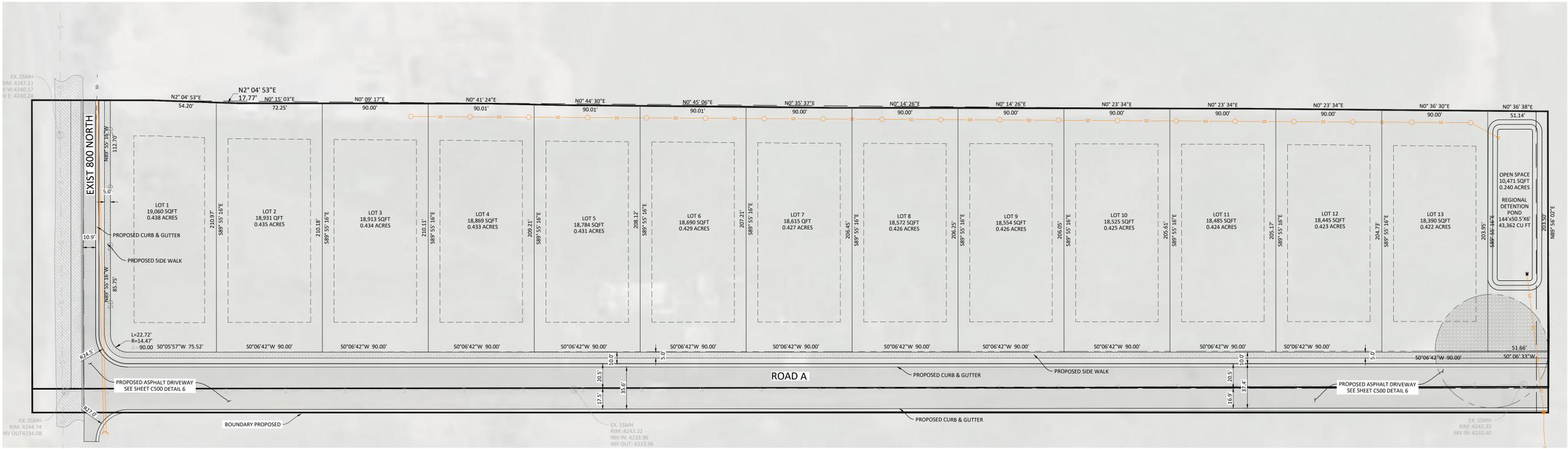


SCALE: 1"=40'

**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)

(801) 558-5002 cell

Call

Send SMS

Call from mobile

Add to Skype

You'll need Skype CreditFree via Skype

**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



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL**  
**MEETING MINUTES**  
WEST POINT CITY HALL  
**October 21<sup>st</sup>, 2025**

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

**Administrative Session**

**6:30 PM**

Minutes for the West Point City Council Administrative Session held on October 21, 2025, at 6:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 817 1516 2722 at <https://zoom.us/join> or by telephone at (669) 900-6833.

**MAYOR AND COUNCIL MEMBERS PRESENT:** Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

**EXCUSED:** None

**CITY EMPLOYEES PRESENT:** Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder (attending virtually)

**EXCUSED:** None

**VISITORS PRESENT:** Michelle Day and Joelle Caruso. No sign-in is required for those viewing online.

**1. Discussion Regarding Employee Health Insurance Renewal – Mr. Kyle Laws**

Mr. Laws explained that the City's health insurance renews January 1 on a calendar-year basis. Staff has met with the City's insurance broker and received renewal information for 2026 from Public Employees Health Plan (PEHP), the City's current health provider, as well as bids from Regency Blue Cross, United Healthcare, and Select Health.

Mr. Laws reported that the PEHP renewal came back at approximately a 6.3% increase, which was significantly lower than the 12% increase that had been budgeted. He noted this equates to roughly a \$20,000 increase but also approximately a \$20,000 savings compared to what had been anticipated in the budget. He explained that other bids ranged from approximately 10% to as high as 50% increases. One lower-cost option from Select Health would have required substantial changes to plan design, including different hospitals, a higher deductible, and a higher out-of-pocket maximum, while costing roughly the same as the current plan. Mr. Laws also reported that the dental renewal increased approximately 1.9%, representing a minimal change in cost.

Council Members asked clarifying questions regarding how the increases compared to budget assumptions and overall benefit costs. Mr. Harvey confirmed that benefits had been budgeted assuming a 12% increase, so the renewal was well within budget and resulted in savings.

Mayor Vincent asked about factors contributing to lower renewal rates, and Mr. Laws explained that PEHP renewals are influenced by claims across a large pool and that the City has historically seen relatively low increases.

The Council expressed their support for remaining with the current PEHP plan for 2026.

**2. Discussion Regarding a Quit Claim Deed to UDOT for Property for the West Davis Highway Project – Mr. Boyd Davis**

Mr. Davis explained that a portion of property previously dedicated to the City for Cold Springs Road is located within the future alignment of the West Davis Highway. UDOT has requested that the City transfer the right-of-way through a quit claim deed so the

highway project can proceed. He reviewed a map showing the location of the property near 200 South and the Davis County Drain and explained that the roadway had been dedicated years earlier for a development that was never built.

Mr. Davis also explained that the Davis & Weber Canal Company has an existing pipeline in the same area that must be relocated. In order for UDOT to assist with relocation costs, the pipeline must first be located within a formal easement, and the Council would be taking action related to that easement during the General Session.

Staff clarified that while the City would transfer right-of-way to UDOT, UDOT would reestablish a right-of-way for Cold Springs Road in a slightly different location to maintain roadway connectivity.

Council Members asked clarifying questions regarding the extent of the roadway dedication, the relocation of the pipeline, and future connections of Cold Springs Road to surrounding subdivisions and roadways. Staff explained that future connections would tie into existing streets and extend south toward SR-193 as development and transportation improvements proceed.

The Council will consider approval of the quit claim deed in tonight's General Session and will have further discussion at that time if needed.

**3. Discussion Regarding the Mosquito Abatement District Davis's Proposed Tax Increase – Mr. Kyle Laws**

Mr. Laws explained that the Davis Mosquito Abatement District has notified cities of a proposed property tax increase in accordance with state requirements and invited Council Member Lee, who serves on the District Board, to provide additional information.

Council Member Lee explained that the primary reason for the proposed increase is a significant anticipated increase in the cost of the chemical used to control mosquitoes, as well as expanded spraying efforts made possible by additional equipment, including drones and aircraft. He noted that the proposed increase would result in a relatively small cost to most homeowners, estimated at only a few dollars per year, and emphasized that Davis County conducts extensive mosquito monitoring and control compared to many other regions.

Council Members asked questions regarding chemical alternatives, bee safety, spraying methods, and the role of vegetation such as phragmites in mosquito breeding areas. Council Member Lee explained that research is ongoing into alternative chemicals that are safe for bees and that equipment upgrades allow the district to better reach difficult areas. Council Members also discussed testing methods, mosquito populations, and long-term management challenges in marshland areas near the Great Salt Lake.

Council Member Lee also noted that the district manager would be retiring in April after many years of service. The Council thanked Council Member Lee for the information about the District's proposed tax rate increase.

**4. Other Items**

Council Member Swenson reported concerns received from residents regarding weeds near Cold Springs Road, a stop sign, and semi-truck traffic in the area, noting that jurisdictional boundaries were creating enforcement challenges between West Point and Syracuse.

No other items were discussed.

The Administrative Session adjourned.



**WEST POINT CITY COUNCIL  
MEETING MINUTES  
WEST POINT CITY HALL  
October 21<sup>st</sup>, 2025**

**Mayor:**

Brian Vincent

**City Council:**

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

**City Manager:**

Kyle Laws

**General Session**

**7:00 PM**

Minutes for the West Point City Council General Session held on October 21, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 817 1516 2722 at <https://zoom.us/join> or by telephone at (669) 900-6833.

**MAYOR AND COUNCIL MEMBERS PRESENT:** Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

**EXCUSED:** None

**CITY EMPLOYEES PRESENT:** Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder (attending virtually)

**EXCUSED:** None

**VISITORS PRESENT:** Michelle Day, Emily & Connor Deland, Rick Smith, Sharon Cammack, Joelle Caruso, and Ken Whitaker. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Swenson
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Swenson – Reported on Arts Council activities, including a newly formed choir group practicing weekly and upcoming performances in December. She also discussed plans for dance instruction in early 2026 and expressed appreciation to staff for organizing the Fall Festival, noting strong attendance and community participation.

Council Member Lee – Provided a report on mosquito activity in Davis County for 2025. He stated that the year ended as the second highest year in history for West Nile activity in both Davis County and the State of Utah. He reported that there were 43 human cases statewide and seven cases in Davis County, including two deaths. He reviewed testing statistics, mosquito species data, and prevention recommendations, including use of repellent and protective clothing. He also provided information regarding tree hole mosquitoes, heartworm risks in pets, and mosquito control services available to residents.

Council Member Chatterton – Relayed the positive feedback he had received from residents regarding the quality of the last Senior Lunch event, the helpfulness of staff, and appreciation for the overall management of the City.

Mayor Vincent – Reported on North Davis Sewer District activities, explaining that biosolids previously applied on farmland in West Weber would now be transported to newly purchased property in Box Elder County. He stated that the property would continue to be farmed and that the change would not result in tax increases, but would help ensure long-term capacity for the district.

5. **Communications from Staff**

Mr. Laws reported that the Fall Cleanup event would be held this upcoming Friday and Saturday, with dumpsters located at City parks. He clarified that hazardous materials, concrete, and mattresses would not be accepted.

Mr. Laws also reminded residents that the next senior luncheon would be held November 18 and provided information about the upcoming election, including ballot deadlines and voting options. He also announced that the staff and council lunch previously scheduled for October 28 had been rescheduled to October 30.

Council Member Lee expressed appreciation to staff for organizing the Fall Festival and noted the strong turnout and community participation. Mr. Laws agreed, noting that this was the first year of the event and replaced the annual Halloween Carnival. He stated that the event seemed to be well-received and Staff looks forward to the new tradition.

## 6. Citizen Comment

Michelle Day – West Point: Expressed concerns regarding construction activity near the Smith Ranch subdivision and nearby townhomes. She asked whether trucks were using engine brakes in violation of City code and reported concerns about mud and dirt being tracked onto public streets by construction vehicles. She also asked about construction hours and noise occurring in the evening and on Saturday mornings. Mayor Vincent clarified that quiet hours are from 10:00 PM to 7:00 AM and that construction activities are permitted outside those hours.

Joelle Caruso – West Point: Asked whether lane striping could be restored near 3300 West to provide a dedicated turn lane, stating that traffic congestion occurs during school pickup times. She also reported concerns about teenagers gathering at a park after 10:30 PM, creating noise and disturbances, and asked whether quiet hours signage could be posted.

## 7. Consideration of Resolution No. 10-21-2025A, Granting an Easement for Davis & Weber Counties Canal Company – Mr. Boyd Davis

Mr. Davis explained that the Davis & Weber Canal Company has an existing pipeline located within the Cold Springs Road right-of-way that must be relocated to accommodate the West Davis Highway project. He explained that in order for the canal company to receive funding assistance from UDOT for relocation, the pipeline must be located within a formal easement, which the City has been requested to grant.

Council Members asked clarifying questions regarding the location of the easement, project costs, and impacts to residents. Mr. Davis and representatives of the canal company explained that granting the easement could significantly reduce costs that might otherwise be passed on to ratepayers.

The Council had no further questions or concerns.

Council Member Chatterton motioned to approve Resolution No. 10-21-2025A

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

## 8. Consideration of Resolution No. 10-21-2025B, Approving a Project Reimbursement Agreement with Davis County for the 700 S Road Project – Mr. Boyd Davis

Mr. Davis explained that the City Council had previously approved this agreement, but the Davis County Attorney recommended adding a project completion date of December 31, 2029, requiring reapproval. As a background, he explained that the agreement is for the grant received from the County for the reconstruction of 700 South from 4000 W to 4500 W. It states that Davis County will reimburse the city for 80% of the project costs, up to a maximum of \$1,528,263. West Point must contribute 20%, up to a maximum of \$382,066. However, West Point City has also been the recipient of a grant through the Wasatch Front Regional Council (WFRC) that will cover the match. In turn, the Davis County grant will cover the match for the WFRC grant.

The Council had no questions or concerns.

Council Member Judd motioned to approve Resolution No. 10-21-2025B

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**9. Consideration of Resolution No. 10-21-2025C, Approving an Amended Project Reimbursement Agreement with Davis County for the 300 N Road Project – Mr. Boyd Davis**

Mr. Davis explained that this agreement is similar to the previous item and includes the same completion date requirement for reimbursement funding related to the 300 North project from 2000 W to 4000 W. The agreement states that Davis County will reimburse the city for 80% of the project costs, up to a maximum of \$4,200,000. West Point must contribute 20%, up to a maximum of \$1,050,000. Fortunately, the City also received a grant from the Wasatch Front Regional Council for the same project and the two grants can be used as matching funds for each other.

The Council had no questions or concerns.

Council Member Swenson motioned to approve Resolution No. 10-21-2025C

Council Member Lee seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**10. Consideration of a Contract with Andersen Asphalt for Crack Sealing Project – Mr. Kenny England**

Mr. England presented a proposed contract with Andersen Asphalt in the amount of approximately \$120,900 for crack sealing services. He explained that fall and spring are optimal times for crack sealing and that the work is part of the City's preventative maintenance program to extend pavement life. He noted that the work is included within the approved budget and would be performed in multiple locations throughout the City.

Council Members asked questions regarding project locations, preventative maintenance practices, and communication with residents regarding road work. Staff discussed coordination and expectations for notification and traffic control where necessary.

The Council had no further questions or discussion.

Council Member Swenson motioned to approve the contract with Andersen Asphalt in the amount of \$120,900

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**11. Motion to Adjourn the General Session**

Council Member Chatterton motioned to adjourn

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026:

\_\_\_\_\_  
BRIAN VINCENT, MAYOR

\_\_\_\_\_  
CASEY ARNOLD, CITY RECORDER

DRAFT



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL**  
**MEETING MINUTES**  
WEST POINT CITY HALL  
**December 16<sup>th</sup>, 2025**

**Mayor:**

Brian Vincent

**City Council:**

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

**City Manager:**

Kyle Laws

**Administrative Session**

**6:30 PM**

Minutes for the West Point City Council Administrative Session held on December 16, 2025, at 6:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 2360 3642 at <https://zoom.us/join> or by telephone at (669) 900-6833.

**MAYOR AND COUNCIL MEMBERS PRESENT:** Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

**EXCUSED:** None

**CITY EMPLOYEES PRESENT:** Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

**EXCUSED:** None

**VISITORS PRESENT:** Hunter Murray, Jeremy Strong, and PJ Roubinet. No sign-in is required for those viewing online.

**1. Discussion Regarding Updating Voter Participation Areas to Include Recent Annexation Area – Ms. Casey Arnold**

Ms. Arnold explained that following the 2020 census, the City was required to divide into four voter participation areas of approximately equal population. She stated that those areas were then updated in 2024 to reflect the annexation of unincorporated area and now require a minor adjustment to include the recently annexed properties in the area of Pig Corner. Ms. Arnold compared a map showing the current and proposed boundaries and noted that the change currently affects very few residents, as there is only one existing home being added, but the update is necessary for the County to accurately administer elections.

Council Members asked clarifying questions regarding how voter counts are calculated and whether future homes would be considered. Ms. Arnold explained that boundaries are based on existing population data and are typically only updated following census cycles unless additional annexations occur.

The Council expressed no concerns and will consider approval of the updated voter participation areas by resolution in tonight's General Session.

**2. Discussion Regarding a Rezone Request for Property Located at Appx. 1800 N 5000 W (Holland Group, Applicant) – Mrs. Bryn MacDonald**

Mrs. MacDonald reviewed the proposed rezoning and PRUD overlay request that had previously been tabled for further discussion. She reviewed the concept plan, including the total acreage, unbuildable slough areas, proposed lot sizes, and the dedication of land for a future regional trail identified in the City's Parks and Trails Master Plan.

Mrs. MacDonald explained that a portion of the property is unbuildable due to the slough, and that the applicant is proposing to dedicate additional buildable land for a trail corridor. She stated that under the PRUD provisions, applicants may request up to a ten percent density increase in exchange for qualifying amenities and that the applicant is requesting approximately a 9.1 percent increase, equivalent to four additional lots. She noted that while the PRUD code allows flexibility in lot size, the applicant's lots remain relatively large, averaging approximately 12,000 square feet.

Council Members discussed how the value of the trail dedication was evaluated and how Planning Commission considered the request. Staff explained that the PRUD code intentionally provides discretion to Planning Commission and City Council to evaluate amenities based on their long-term benefit to the City. Staff noted that preserving a continuous trail corridor was considered particularly valuable because, without dedication, the opportunity to construct a regional trail in the future could be lost.

Council Members also discussed long-term maintenance responsibilities associated with the trail corridor and open space areas. Staff explained that maintenance would primarily consist of mowing and basic upkeep, and that portions of the slough itself are maintained by the County. Public Works staff indicated that maintenance requirements would be relatively minimal.

The Council also discussed the future construction of the trail and how homeowners may perceive the dedicated corridor prior to improvements being completed. Staff noted that trail construction would likely occur in phases as funding becomes available and that grant opportunities through Davis County and other agencies may help fund construction in the future.

Council Members discussed connectivity of the proposed trail to existing and future segments, as well as sidewalk requirements and access points. Staff explained that additional segments are anticipated in future developments and transportation projects and that preserving the corridor now is important for long-term connectivity.

The Council generally expressed comfort with preserving the trail corridor and continuing consideration of the proposal, and will continue the discussion as it considers approval of the rezone request in tonight's General Session.

**3. Discussion Regarding a General Plan Amendment Request for Property Located at Appx. 39 S 2000 W (Mendenhall, Applicant) – Mrs. Bryn MacDonald**

Mrs. MacDonald reviewed the request to amend the General Plan designation for approximately one acre at this location from residential to community commercial. She explained that the property is located adjacent to existing commercial development and that Planning Commission previously held a public hearing and recommended approval.

Mrs. MacDonald reviewed the types of uses allowed in the Community Commercial zone and noted that automotive uses such as gas stations and car washes are not permitted in that zone. She explained that the applicant has indicated interest in commercial use of the property and that a business is already operating from the existing structure.

Council Members discussed the surrounding area and whether the City should consider broader commercial planning along the corridor rather than addressing parcels individually. Staff explained that while broader planning discussions could occur during a future General Plan update, the current request applies only to the parcel submitted by the applicant. Council Members discussed the possibility of revisiting the corridor in a future planning effort and agreed the topic should be noted for future consideration.

The Council will continue the discussion as it considers approval of the zoning designation amendment in tonight's General Session.

**4. Other Items**

Mayor Vincent stated that the first meeting in January is often canceled due to the proximity to the holidays and the limited time available for Staff to prepare agenda packets, and informed the Council that the January 6, 2026 will likewise most likely be cancelled.

No other items were discussed.

The Administrative Session adjourned.



**WEST POINT CITY COUNCIL  
MEETING MINUTES  
WEST POINT CITY HALL  
December 16<sup>th</sup>, 2025**

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

**General Session**

**7:00 PM**

Minutes for the West Point City Council General Session held on December 16, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 2360 3642 at <https://zoom.us/join> or by telephone at (669) 900-6833.

**MAYOR AND COUNCIL MEMBERS PRESENT:** Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Judd

**EXCUSED:** None

**CITY EMPLOYEES PRESENT:** Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

**EXCUSED:** None

**VISITORS PRESENT:** Hunter Murray, Jeremy Strong, PJ Roubinet, Jordan Lee, Ken Whiatker, Kelli Lee, Chief Mark Becraft, Brittney Downard, Michelle Day, Amanda Owen, and Chantyl Staheli. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Chatterton
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Swenson – Announced upcoming Arts Council activities, including dance lessons beginning in January and a live-band dance planned for February 13, which she described as an opportunity for residents to participate in a “date night” style community event. She also stated she was glad to be back in the United States and expressed appreciation to Council Member Brad Lee for his years of service to the City, including work on the Planning Commission and community events.

Council Member Chatterton – None

Council Member Lee – Provided a detailed report from the Mosquito Abatement District, summarizing statewide West Nile virus statistics and emphasizing that Davis County’s testing and control efforts were significant compared to other counties and states. He cited testing totals, case counts, and comparisons with other states to illustrate the importance of mosquito control and stated that Davis County was “doing it right” in managing mosquito populations and public health risk.

Mayor Vincent – Thanked Council Member Lee for his report and for his service on the Mosquito Abatement District Board.

5. **Communications from Staff**

Mr. Laws thanked Council Member Lee for his service and the pleasure it has been to work with him over the past several years, and specifically expressed his appreciation for all that he and his family have done for the Fourth of July celebration and their involvement in making the event into the success it is today.

In regards to city events, the Child Remembrance Ceremony was held on December 6<sup>th</sup> and was another special night with a great

program. The annual Cemetery Luminary is coming up this Friday, and he encouraged all to take the opportunity to drive out to the cemetery that night to see luminaries that are on all of the headstones. For those wishing to volunteer, they will begin filling the bags and placing them at 4 PM.

Mr. Laws additionally described the success of the Angel Tree donation effort, explaining that residents had taken gift tags and returned a large number of donated gifts for families in need. He noted that Public Works staff had delivered donations to the Salvation Army and commented on the strong community participation and generosity.

Mayor Vincent expressed appreciation for the community's generosity and participation.

## **6. Citizen Comment**

Michelle Day – West Point: Stated that she wanted to thank the City for speaking with the construction contractors regarding dirt and mud on the roadway. She said the contractors had made efforts to clean the road and that she was “not always coming up here to complain about something,” but wanted to express appreciation. She added that construction vehicles were still using her driveway as a turnaround and that the edge of the road was beginning to crumble and deteriorate. She stated that she may return in the future to request repairs if the situation worsens.

Ken Whitaker – West Point: Stated that he is commenting as a representative of the West Point City Community Action Group and would read a statement that had already been emailed to the Council. He read the emailed statement, which requested that the City Council adopt a standing policy to hold regular, publicly noticed town hall meetings where residents could receive information and directly ask questions of elected officials. The statement acknowledged that council meetings are open and publicly noticed but stated that agenda-driven meetings can limit meaningful two-way communication. The statement indicated that town hall meetings could improve transparency and public trust, provide a structured forum for information exchange, and strengthen civic engagement without replacing regular council meetings. The group requested that the matter be placed on a January 2026 City Council agenda for discussion and possible adoption as a policy or resolution.

Kelli Lee – West Point: As the wife of outgoing Council Member Brad Lee, she expressed appreciation for the opportunities West Point City had provided to her family during the 23 years they had lived in the community. She spoke about the opportunities her family had to serve and give back and said they had met “amazing people” through their involvement. She reminded those present that West Point City is not just houses and roads, but the people, and stated that as long as residents remain willing to get involved and serve, the City will continue to be successful.

Chantyl Staheli – West Point: Stated that she had been looking on the City website for moderate-income housing reports submitted to the State but had not been able to locate them. She said she was interested in understanding what types of housing units had been built in the past three years and asked whether the City uses a metric to meet state moderate-income housing guidelines.

Jeremy Strong – West Point: Stated that he wanted to publicly thank Council Member Brad Lee. He said he had known him for many years, had learned a great deal from him, and considered him a close friend. He thanked Mr. Lee and his family for their service and sacrifices on behalf of the City and expressed appreciation for the knowledge and friendship he had received.

Jordan Lee – West Point: Stated that he regularly picks up his daughter from school and expressed concern about speeding and distracted driving in the school zone near West Point Elementary. He said the amount of speeding and phone use he observes is concerning and asked whether something could be done before a child is injured, stating that he did not want his daughter or any other child to be hurt.

PJ Roubinet – West Point: Spoke in appreciation of Council Member Brad Lee. He shared that he had known Mr. Lee for many years and had spent time with him both in the community and on the Planning Commission. He commented on Mr. Lee's sense of humor and his contributions, stating that he had always been candid and accurate in his comments and thanking him for his service to the City.

Mayor Vincent thanked the speakers and directed Ms. Staheli to speak with City Staff, as they can assist her in obtaining housing information.

**7. Recognition of Brad Lee, Outgoing Council Member – Mayor Brian Vincent**

Mayor Vincent spoke at length regarding Council Member Lee’s service, noting his contributions both before and during his time on the Council, including service on the Planning Commission, leadership in the Fourth of July parade and community celebrations, and his involvement in numerous civic activities over many years. He stated that Mr. Lee had given “countless hours” to help families in the community create memories and that his dedication had played a meaningful role in shaping the City.

Council Member Lee delivered extended remarks reflecting on his time in West Point City, describing how he and his family first became involved in community events and how those efforts grew over time. He spoke about the development of the Fourth of July parade, the creation of a community marching band, and the importance of public service and community engagement. He also expressed gratitude to his wife, children, and residents, and stated that elected officials serve not to be popular but to represent the people who entrusted them with their votes.

Council Member Lee was presented with a plaque to honor his service and pictures were taken with the full Council.

**8. Appointment of West Point City Planning Commissioners – Mayor Brian Vincent**

Mayor Vincent presented the reappointment of Adam King and Joe Taylor to the Planning Commission, expressing his appreciation for the work that they have already done on the Commission and thanking them for their willingness to continue to serve.

Council Member Lee motioned to approve the reappointment of Adam King and Joe Taylor to three-year terms on the Planning Commission as recommended by the Mayor

Council Member Yarbrough seconded the motion

All in Favor: All

Opposed: None

The Council unanimously approved

**9. Consideration of Approval of Meeting Minutes:**

**a. August 16, 2025 City Council Meeting**

**b. November 18, 2025 City Council Meeting**

Council Member Swenson noted that the November 18, 2025 minutes incorrectly listed her as “attending virtually”, but she was present in-person.

Council Member Chatterton motioned to approve the minutes for the listed meeting dates, with the correction as noted

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously approved

**10. Consideration of Ordinance No. 12-16-2025A, Approving the 2026 West Point City Council Meeting Schedule – Ms. Casey Arnold**

Ms. Arnold explained that State law requires public bodies to meet at least once per month and publish their annual meeting schedules. She reviewed the proposed 2026 schedule, noting that meetings are typically held on the first and third Tuesdays unless otherwise noted and that certain meetings were proposed to be cancelled or adjusted due to scheduling conflicts such as the annual planning session and election dates.

Council Member Chatterton asked about cancelling the first meeting in January, and Ms. Arnold recommended approving the schedule as written and noticing cancellations individually to maintain flexibility and clarity of the regular meeting schedule.

Council Member Swenson asked whether Truth-in-Taxation deadlines had been adjusted to reflect legislative changes, and Ms. Arnold confirmed that the schedule included reminders to help keep the process on track.

The Council had no further discussion.

Council Member Judd motioned to approve Ordinance No. 12-16-2025A

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**11. Consideration of Resolution No. 12-16-2025A, Updating West Point City Voter Participation Areas – Ms. Casey Arnold**

Ms. Arnold explained that following the 2020 census, the City was required to divide into four voter participation areas of approximately equal population. She stated that those areas were then updated in 2024 to reflect the annexation of unincorporated area and now require a minor adjustment to include the recently annexed properties in the area of Pig Corner. Ms. Arnold compared a map showing the current and proposed boundaries and noted that the change currently affects very few residents, as there is only one existing home being added, but the update is necessary for the County to accurately administer elections.

The Council had no further questions

Council Member Swenson motioned to approve Resolution No. 12-16-2025A

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**12. Consideration of Resolution No. 12-16-2025B, Approving Amendments to the FY2026 Budget for West Point City – Mr. Ryan Harvey**

Mr. Harvey explained that this amendment is to add three recreation programs (hockey, flag football, and archery) to the budget that had previously been discussed but were not included in the adopted budget. He outlined estimated costs for each program and explained that transfers to the capital projects fund would be reduced accordingly to offset the additions. Hockey will be an increase of \$15,000, Flag Football \$18,000, and Archery an increase of \$4,000, for a total of \$37,000.

Mayor Vincent confirmed that the programs themselves had already been discussed by the Council and that the amendment was primarily a technical correction to align the budget with those decisions.

**a. Public Hearing**

No comments.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously approved

**b. Action**

Council Member Yarbrough motioned to approve Resolution No. 12-16-2025B

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**13. Consideration of Resolution No. 12-16-2025C, Approving North Davis Fire District Boundary Adjustments – Mr. Kyle Laws**

Mr. Laws explained that recent annexations required the North Davis Fire District to update its service boundaries. The boundaries will now include all the area within the City’s current boundaries, and also the unincorporated areas in the City’s future annexation area. He described the process, including required public hearings and protest period, and noted that both the City and the Fire District must adopt resolutions to finalize the adjustments.

Mayor Vincent opened the public hearing.

**a. Public Hearing**

No comments.

Council Member Lee motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**b. Action**

The Council had no further discussion.

Council Member Chatterton motioned to approve Resolution No. 12-16-2025C

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**14. Consideration of Ordinance No. 12-16-2025B, Rezoning Property at Appx. 1800 N 5000 W from A-5 to R-1 with a PRUD Overlay Zone – Mrs. Bryn MacDonald**

Mrs. MacDonald presented the request to rezone approximately 20 acres located near 1800 North and 5000 West, commonly referred to as the Pig Corner area. She explained that the property had recently been annexed into the City and is currently designated R-1 on the General Plan. The applicant was requesting rezoning to R-1 with a Planned Residential Unit Development (PRUD) overlay to allow flexibility in layout and density consistent with City code.

Mrs. MacDonald reviewed the development proposal and explained that density calculations exclude unbuildable areas such as the slough slopes. She stated that the base R-1 zone allows approximately 2.2 units per acre and that the PRUD overlay permits up to a 10 percent density bonus when amenities are provided. She explained that the applicant was proposing approximately 2.4 units per acre and up to 45 lots, with all lots exceeding 10,000 square feet and averaging approximately 12,000 square feet.

Mrs. MacDonald also described the open-space and trail dedication associated with the proposal. She explained that the applicant was dedicating approximately two acres for a future regional trail consistent with the City’s Parks and Trails Master Plan, including a portion of buildable open space and a trail corridor that would be constructed by the City in the future. She noted that this dedication was the primary basis for the requested density bonus. Mrs. MacDonald reviewed required frontage improvements, including installation of sidewalks, landscaping, and fencing along 5000 West, and displayed diagrams showing how the proposed subdivision would connect to adjacent developments and future trail segments.

Council Member Chatterton asked whether the required sidewalk along 5000 West would extend the full length of the property frontage or terminate at certain points, specifically asking about areas near drainage features. Mr. Boyd Davis responded that sidewalks would be required along the entire frontage of the property consistent with City requirements.

Council Member Swenson asked for clarification regarding how sidewalks would connect to adjacent open-space areas and whether they would terminate at property boundaries or continue to logical endpoints. Mr. Davis clarified that improvements would extend to the southern property line and be constructed along the frontage as required.

A public hearing on the rezone request was held at the previous meeting on December 2<sup>nd</sup>. The Council had no further questions or discussion.

Council Member Chatterton motioned to approve Ordinance No. 12-16-2025B

Council Member Yarbrough seconded the motion

Roll Call

Council Member Swenson – Aye

Council Member Lee – Aye

Council Member Judd – Aye

Council Member Yarbrough – Aye

Council Member Chatterton – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

**15. Consideration of Ordinance No. 12-16-2025C, Amending the General Plan Zoning Designation for Property at 39 S 2000 W from the R-3 to the C-C Zone – Mrs. Bryn MacDonald**

Mrs. MacDonald presented the request to amend the General Plan designation for approximately one acre located at 39 South 2000 West, just south of the Big O Tires property. She explained that the property currently contains a residence and is designated R-3 on the General Plan, and that the applicant was requesting a change to Community Commercial to allow continuation of the existing commercial frontage along 2000 West. Mrs. MacDonald clarified that the request was only to amend the General Plan designation and that any future commercial use or zoning change would require additional applications, public hearings, and Council consideration at a later date. She also explained that Staff recommended acting on this parcel independently and evaluating other nearby properties during a future General Plan update if directed by the Council.

Council Member Swenson asked for clarification regarding the types of uses permitted within the Community Commercial designation and specifically asked whether uses such as car washes would be allowed. Mrs. MacDonald explained that the City had created a Limited Commercial zone for more intensive uses such as car washes, gas stations, and similar businesses, and that those uses would not be permitted in the Community Commercial designation being considered.

Council Member Swenson confirmed that the property is relatively small and that potential uses would be limited accordingly. Council Member Chatterton asked about access to the property and whether future commercial access would occur through the adjacent Big O Tires property. Mrs. MacDonald explained that the property currently has residential access but that if redeveloped commercially, access would likely need to be shared because UDOT would not approve additional access points along the corridor.

Council Members briefly discussed existing easements and access arrangements in the area and confirmed their understanding of how access would likely function in the future.

A public hearing on the rezone request was held at the previous meeting on December 2<sup>nd</sup>. The Council had no further questions or discussion.

Council Member Lee motioned to approve Ordinance No. 12-16-2025C

Council Member Yarbrough seconded the motion

Roll Call

Council Member Yarbrough – Aye

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Swenson – Aye

Council Member Lee – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

**16. Consideration of Ordinance No. 12-16-2025D, Amending WPC Sections 17.60.140 & 17.60.130 Regarding Landscaping Standards in Commercial and Professional Office Zones – Mrs. Bryn MacDonald**

Mrs. MacDonald presented the proposed amendments to landscaping standards for commercial and professional office zones. She explained that earlier in the year the City had adopted updated residential landscaping standards to comply with recommendations from the Weber Basin Water Conservancy District but had not at that time updated the corresponding standards for commercial and professional office zones. She stated that the proposed ordinance would address that remaining portion.

Mrs. MacDonald explained that the proposed change would limit turf grass to a maximum of 15 percent of the landscaped area for commercial, manufacturing, and professional office developments, except where turf grass is used in areas intended for active outdoor recreation, such as sports fields. She noted that this language mirrors terminology used in state code and is consistent with water conservation efforts. She also stated that commercial developments typically already use minimal turf grass and that the amendment was not expected to significantly change landscaping practices for most projects. To provide context, Mrs. MacDonald displayed examples of existing commercial landscaping within the City and pointed out that many developments already rely heavily on xeriscape and other low-water landscaping methods, with limited grass areas.

Council Member Swenson asked for clarification regarding the term “turf grass,” specifically whether the term referred to natural grass rather than artificial turf. Mrs. MacDonald confirmed that the definition refers to natural grass and follows the terminology used in state code, which uses the term “turf grass” for consistency.

Council Member Chatterton asked whether the proposal originated from the Weber Basin Water Conservancy District. Mrs. MacDonald confirmed that the changes were requested in connection with water conservation standards and explained that adoption of the ordinance would allow residents to participate in rebate programs, including landscaping conversion incentives such as “Flip Your Strip.” Mayor Vincent added that the City had not previously been eligible for some of those programs because the commercial standards had not yet been updated and that adopting the ordinance would make residents eligible. Council Member Chatterton stated that while he understood the benefits of the programs, he expressed concern about outside entities effectively requiring local governments to adopt certain standards in order to qualify for funding or incentives, stating that he did not like the perception of being “strong-armed” into adopting such changes. Mrs. MacDonald responded that staff frequently receives requests from residents asking about eligibility for rebate programs and that adoption of the ordinance would allow residents to participate in those opportunities.

Council Member Swenson asked whether the standards would apply retroactively to existing developments. Mrs. MacDonald clarified that the standards would apply to new development and landscaping and would not require existing businesses to modify existing landscaping, although existing property owners could voluntarily participate in rebate programs if they chose to replace landscaping.

Mayor Vincent opened the public hearing.

**a. Public Hearing**

No comments.

Council Member Judd motioned to close the public hearing

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**b. Action**

Council Member Yarbrough motioned to approve Ordinance No. 12-16-2025D

Council Member Lee seconded the motion

Roll Call

Council Member Chatterton – Nay

Council Member Judd – Aye

Council Member Yarbrough – Aye

Council Member Swenson – Aye

Council Member Lee – Aye

In Favor: Judd, Yarbrough, Swenson, Lee

Opposed: Chatterton

The motion was approved by majority vote.

**17. Consideration of Resolution No. 12-16-2025D, Approving Consent for Easements to the Hooper Irrigation Company – Mr. Boyd Davis**

Mr. Davis presented a request for City consent to easements associated with utility construction related to the West Davis Highway project. He explained that the easements involve parcels located within the Dahlia Estates subdivision along 300 North, just east of 4500 West, where irrigation infrastructure for the Hooper Irrigation Company will be installed. Mr. Davis explained that the City Council's approval was required because the affected parcels are designated as landscape strips or open space and are therefore subject to City regulations. He clarified that the easements would allow installation of underground pipeline infrastructure but that the parcels would remain open space and landscaping areas. He also noted that UDOT requested the approval as a precautionary measure and that staff did not anticipate any negative impacts to the City or subdivision.

Council Member Swenson asked who would be responsible for restoring landscaping after construction and whether trees or other features would be replaced. Mr. Davis responded that UDOT would restore the areas to their current condition, although trees located directly over the pipeline might not be replaced due to maintenance and safety limitations. He also noted that one of the parcels currently contains little or no landscaping and would remain largely unchanged.

No additional questions were raised.

Council Member Lee motioned to approve Resolution No. 12-16-2025D

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously

**18. Consideration of Resolution No. 12-16-2025E, Approving a License Agreement with the U.S. Bureau of Reclamation – Mr. Boyd Davis**

Mr. Davis presented a proposed license agreement with the U.S. Bureau of Reclamation related to construction of improvements at the SR-193 interchange and West Davis Highway corridor. He explained that the improvements include a pedestrian bridge, trail segments, irrigation infrastructure, and landscaping, some of which would occur on property owned by the Bureau of Reclamation. He stated that the Bureau does not grant easements but instead issues license agreements allowing entities to install and maintain improvements on federal property.

Mr. Davis explained that the primary facilities affected by the agreement include a small irrigation pipeline and portions of trail and ramp infrastructure. He noted that most landscaping improvements would be located outside of Bureau property, with only limited infrastructure crossing the federal parcel.

Council Member Swenson asked whether the Bureau of Reclamation would impose restrictions on landscaping or improvements within the project area, noting that federal agencies sometimes limit allowable vegetation or signage. Mr. Davis responded that the landscaping itself would be outside Bureau property and therefore not subject to those types of restrictions. He confirmed that the

license agreement primarily relates to underground infrastructure and access for maintenance. Council Members asked additional clarifying questions regarding the location of the pedestrian bridge and trail relative to Bureau property, and staff clarified which portions of the project would fall within the licensed area.

The Council had no further questions or discussion.

Council Member Chatterton motioned to approve Resolution No. 12-16-2025E

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

**19. Consideration of Approval to Remove Harvest Fields Subdivision Phase 8 from Warranty – Mr. Boyd Davis**

Mr. Davis reported that Harvest Fields Subdivision Phase 8, located near 920 South 4500 West, had completed the required one-year warranty period. He explained that Staff had inspected the subdivision improvements and that all items previously identified for correction had been addressed satisfactorily.

The Council had no questions or concerns.

Council Member Swenson motioned to approve removal of Harvest Fields Subdivision Phase 8 from Warranty

Council Member Judd seconded the motion

In Favor: All

Opposed: None

**20. Consideration of Approval to Place Craythorn Homestead Subdivision Phase 6 on One-Year Warranty – Mr. Boyd Davis**

Mr. Davis reported that improvements for Craythorn Homestead Subdivision Phase 6, located east of the new elementary school along SR-193, had been completed and inspected. He stated that construction of homes had begun and that the subdivision was ready to enter the standard one-year warranty period during which infrastructure performance would be monitored and any deficiencies corrected by the developer.

The Council had no questions or concerns.

Council Member Yarbrough motioned to approve

Council Member Lee seconded the motion

In Favor: All

Opposed: None

**21. Motion to Adjourn the General Session**

Council Member Lee motioned to adjourn

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026:

\_\_\_\_\_  
BRIAN VINCENT, MAYOR

\_\_\_\_\_  
CASEY ARNOLD, CITY RECORDER