



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA  
MARCH 3, 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/81170934439> » Telephone: 1(669) 900-6833 – Meeting ID: 811 7093 4439

**ADMINISTRATIVE SESSION – 5:30 PM**

1. Discussion Re: the Site Plan for the Nielsen’s Frozen Custard – Mrs. Bryn MacDonald [pg. 4](#)
2. Discussion Re: Rezone Request for Property at Appx. 4200 W 800 N from R-1 to R-2 (*George Wright, Applicant*) – Mrs. Bryn MacDonald [pg. 22](#)
3. Discussion Re: Rezone Request for Property at Appx. 2650 N 5500 W from A-5 to R-1 (*Rick Scadden, Applicant*) - Mrs. Bryn MacDonald [pg. 39](#)
4. Discussion Re: Rezone Request for Property at Appx. 4750 W 700 S from A-40 to R-1 (*Gardner Ridge, Applicant*) - Mrs. Bryn MacDonald [pg. 43](#)
5. Discussion Re: a Rezone Request for Property at Appx. 3381 W 300 N from A-40 to R-2 (*Kyle Norton, Applicant*) - Mrs. Bryn MacDonald [pg. 47](#)
6. Other Items

**GENERAL SESSION – 7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. Youth Council Update
8. Recognition of Jeff Turner, Planning Commissioner – Mayor Brian Vincent
9. Consideration of Approval of the Site Plan for the Nielsen’s Frozen Custard Development – Mrs. Bryn MacDonald [pg. 4](#)
10. Public Hearing Regarding a Rezone Request for Property Located at 1800 N 4300 W from A-40 to R-4 and C-C (*Foothill Ditch, Applicant*) - Mrs. Bryn MacDonald [pg. 49](#)
11. Public Hearing Regarding a Rezone Request for Property Located at 4200 W 800 N from R-1 to R-2 (*George Wright, Applicant*) - Mrs. Bryn MacDonald [pg. 22](#)
  - 11.1. Consideration of Resolution No. 03-03-2026A, Approving a Development Agreement for 4200 W 800 N
  - 11.2. Consideration of Ordinance No. 03-03-2026A, Approving a Rezone Request for Property Located at 4200 W 800 N from R-1 to R-2
12. Consideration of Approval to Award the Bid for the 4000 W Storm Drain Project – Mr. Boyd Davis [pg. 54](#)
13. Consideration of Approval to Place the Preserve at Willow Bluff Phases 1 and 2 on Warranty – Mr. Boyd Davis [pg. 56](#)
14. Consideration of Approval to Place the Bennett Century Farms Subdivision Phase 3 on Warranty – Mr. Boyd Davis [pg. 57](#)
15. Motion to Adjourn the General Session

Posted this 26<sup>th</sup> day of February, 2026: Casey Arnold  
Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above March 3, 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:**            **03/17/2026**

**Cancelled**

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**Date:**            **04/07/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding a Rezone Request for Property Located at 1800 N 4300 W (Foothill Ditch, Applicant) - Mrs. Bryn MacDonald
2. Discussion Regarding the Rezone Request for Property Located at 5750 W 2425 N (Parker Family) - Mrs. Bryn MacDonald

**General Session – 7:00 pm**

1. Consideration of Resolution No. \*\*, Approving a Development Agreement for 1800 N 4300 W – Mrs. Bryn MacDonald (**public hearing?**)
2. Consideration of Ordinance No. \*\*, Approving a Rezone of Property Located at 1800 N 4300 W from A-40 to R-4 & C-C (Foothill Ditch, Applicant) - Mrs. Bryn MacDonald
3. **Public Hearing** Regarding a Rezone of Property Located at Appx. 2650 N 5500 W from from A-5 to R-1 (Rick Scadden, Applicant) - Mrs. Bryn MacDonald
  - 3.1. Consideration of Resolution No. \*\*, Approving a Development Agreement for 2650 N 5500 W
  - 3.2. Consideration of Ordinance No. \*\*, Approving a Rezone of Property Located at Appx. 2650 N 5500 W from from A-5 to R-1
4. **Public Hearing** Regarding a Rezone of Property at Appx. 4750 W 700 S from A-40 to R-1 (Gardner Sunset Ridge LLC, Applicant)
  - 4.1. Consideration of Resolution No. \*\*, Approving a Development Agreement for 4750 W 700 S
  - 4.2. Consideration of Ordinance No. \*\*, Approving a Rezone of Property at Appx. 4750 W 700 S from A-40 to R-1
5. Consideration of Ordinance No. \*\*, Approving a Rezone of Property at Appx. 3381 W 300 N from A-40 to R-2 (Kyle Norton, Applicant) - Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. Action
6. Consideration of Resolution No. \*\*, Approving a Development Agreement for Property Located at Appx. 5750 W 2425 N – Mrs. Bryn MacDonald
7. Consideration of Ordinance No. \*\*, Rezoning Property Located at Appx. 5750 W 2425 N from A-5 to R-1 – Mrs. Bryn MacDonald



# 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:** Site Plan– Nielsen’s Frozen Custard  
2000 W Center St  
**Author:** Bryn MacDonald, City Planner  
**Department:** Community Development  
**Date:** March 3, 2026

## **Background**

David Murdock, representing Nielsen’s Frozen Custard is requesting a site plan for Nielsen’s Frozen Custard, a 2,876 square foot restaurant with indoor seating and a drive-thru. The property is located at 2000 West Center Street within the Nielson Crossing Development. The property is zoned C-C (Community Commercial).

Pursuant to the Table of Land Use Regulations (17.60.050), “Restaurants, Bars, Including Fast Food” require Planning Commission Conditional Use approval. The Planning Commission reviewed the conditional use during their meeting on February 26, 2026.



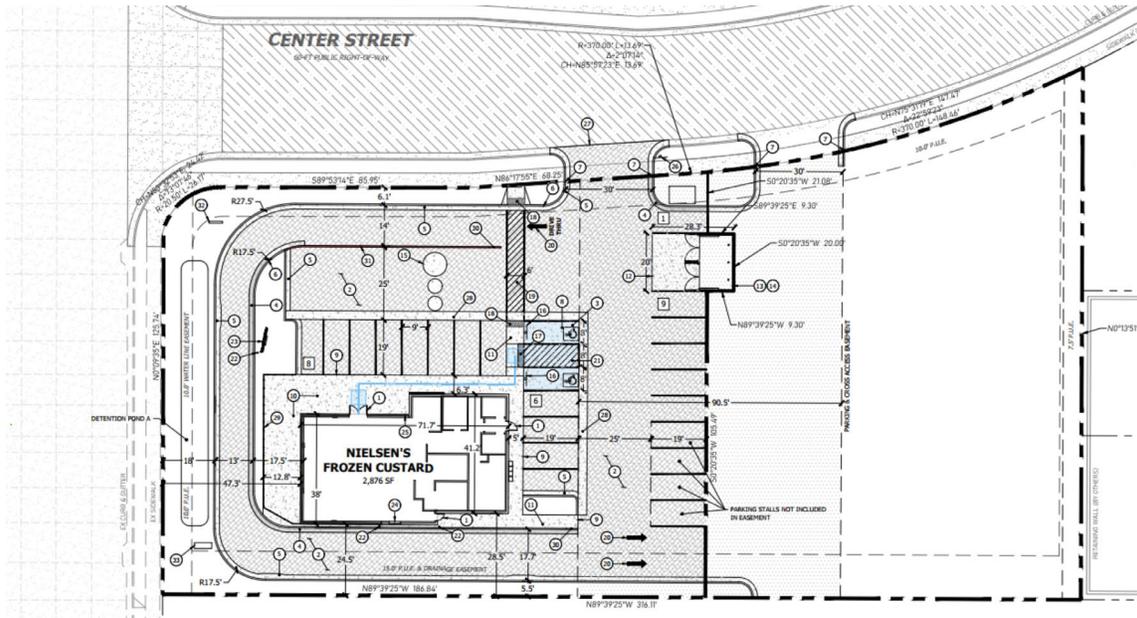
## **Process**

Site plans are administrative decisions and are subject to all the requirements found in the West Point City Code 17.30. The Planning Commission must determine whether the site plan complies with all applicable development standards. The site plan will then go to City Council for a final decision.

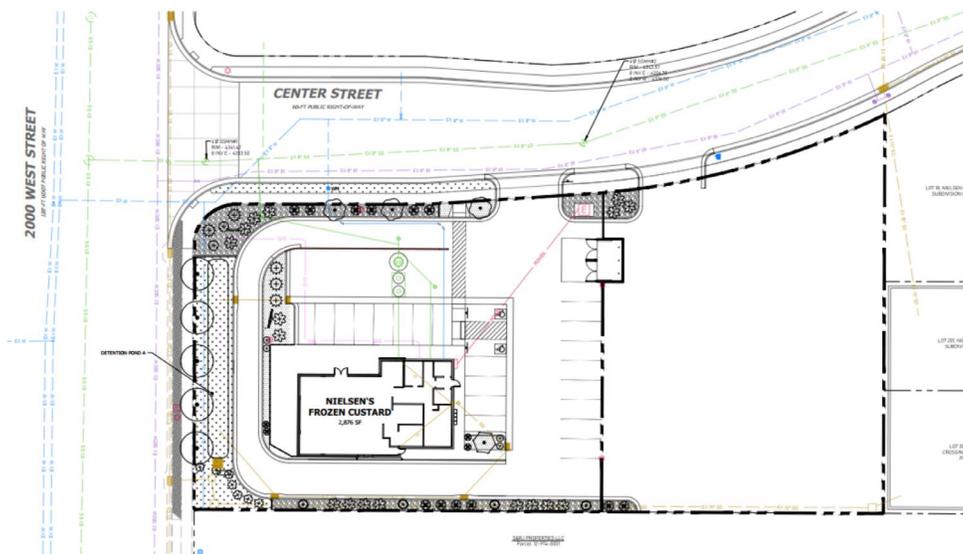
## Analysis

A site plan serves as a detailed illustration presenting the proposed layout of the development, including building placement, parking, landscaping, access, and architectural design. The City Council's role is to examine the site plan to ensure adherence to all applicable standards.

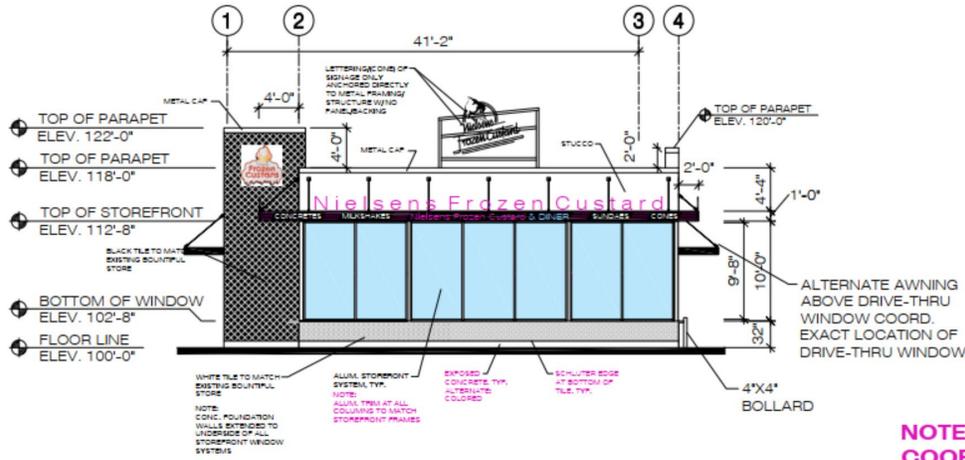
### Site Plan



### Landscape Plan

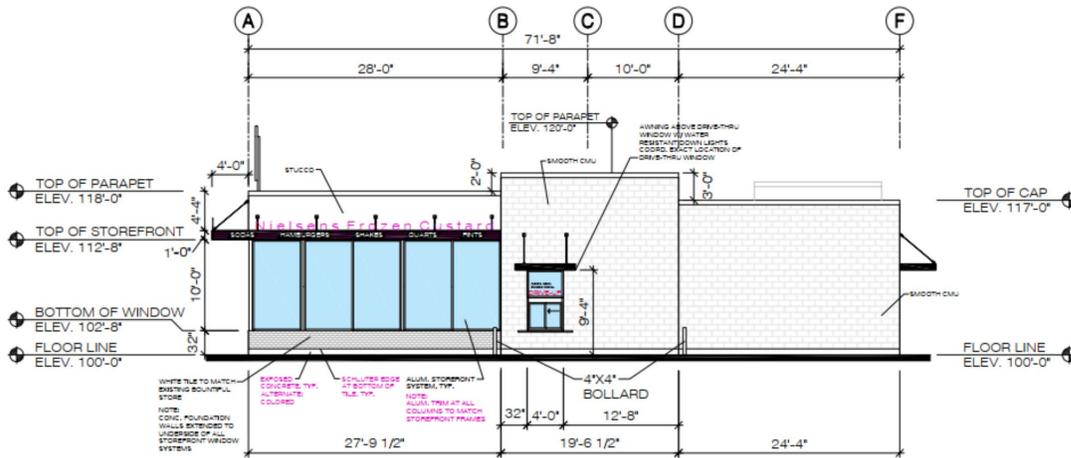


## Building Elevations



**WEST ELEVATION**

**NOTE:**  
COORDINATE LIGHTING  
ON UNDERSIDE OF ALL  
AWNINGS.



**SOUTH ELEVATION**

**NOTE:**  
COORDINATE LIGHTING  
ON UNDERSIDE OF ALL  
AWNINGS.

West Point City Code 17.60.140 establishes the regulations for commercial buildings in the C-C (Community Commercial) zone.

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

	Required	Proposed
Front	20'	47'
Side	10'	64'/24'
Rear	10'	95'
Max Height	40'	17'

Landscaping & Fencing: The development is required to have a minimum of 15% open space on site. The proposed landscaping plan shows 20% of the site is landscaped. A minimum 5-foot landscape planter is required around the building foundations, except for entrances and loading areas.

West Point City Code **17.60.140(C)(5)(g)** states:

*“Exceptions to the minimum landscaping standards, based on site constraints or increased quality may be allowed by the community development director or designee during the standard approval process.”*

The applicant has requested relief from the five-foot foundation planter requirement. Staff has reviewed the overall landscape design and finds that it meets the intent of the commercial corridor standards and is consistent with surrounding commercial development. Staff supports the requested exception.

Architectural Design: West Point City Code 17.60.140 establishes architectural requirements for commercial buildings in the C-C zone, including articulation and masonry standards. The proposed building will consist of black tile on the vertical pillars, and white tile beneath the storefront windows. The remaining wall surfaces will be smooth face CMU and stucco. The code requires masonry on commercial buildings, with the amount determined by multiplying the building perimeter by four feet.

West Point City Code **17.60.140(C)(3)(g)** states:

*“Alternative materials may be approved by the community development director if it can be shown that the finished product shall result in a highly durable surface that enhances the building.”*

Staff has reviewed the elevations and finds that the proposed materials and design meet the intent of the C-C zone standards. Staff supports the architectural design as submitted.

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

Parking: Adequate parking provisions are mandatory, adhering to designated minimum parking space requirements. Parking for restaurants is required at one space per four seats.

60 seats ÷ 4 = 15 required stalls

24 stalls are provided

The proposed parking space exceeds the minimum requirement.

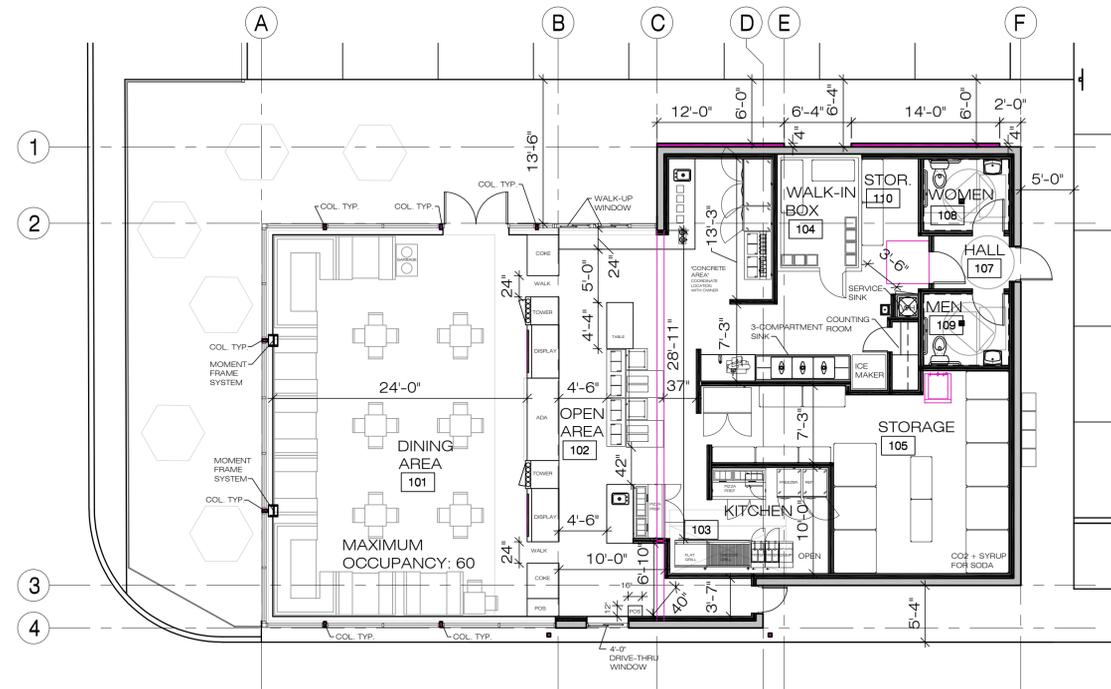
**Recommendation**

Staff recommends approval of the site plan.

**Attachments**

Plans & Review Letters

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



**NIELSEN'S  
CROSSING  
100 SOUTH  
2000 WEST**

**WEST POINT, UTAH**

**NIELSEN'S  
FROZEN  
CUSTARD**

**FLOOR PLAN**

PAPER SIZE (11X17)  
SCALE: 1/16" = 1'-0"  
PAPER SIZE (24X36)  
SCALE: 1/8" = 1'-0"

FEBRUARY 18, 2026  
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**A1.1**

**WALL TYPES**

-  C.M.U. WALL W/ WATER REPELLENT TREATED
-  C.M.U. WALL W/ WATER REPELLENT TREATED W/ 3-5/8" 25 GAUGE METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYPSUM BOARD ONE SIDE W/ R-13 BATT INSULATION. EXTEND TO DECK.

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS.

NOTE:  
ALL AWNINGS TO BE PROVIDED W/ HEAVY DUTY-GAUGE ALUM. COVER OVER STEEL TUBES W/ SMOOTH CONTINUOUS FINISH. JOINTS AT CORNERS ONLY.  
ALL JOINTS AT CORNERS TO BE TIGHT FITTING/ SMOOTH FINISH.  
ALUM. GAUGE AND COLOR TO BE APPROVED BY OWNER.

NOTE:  
PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

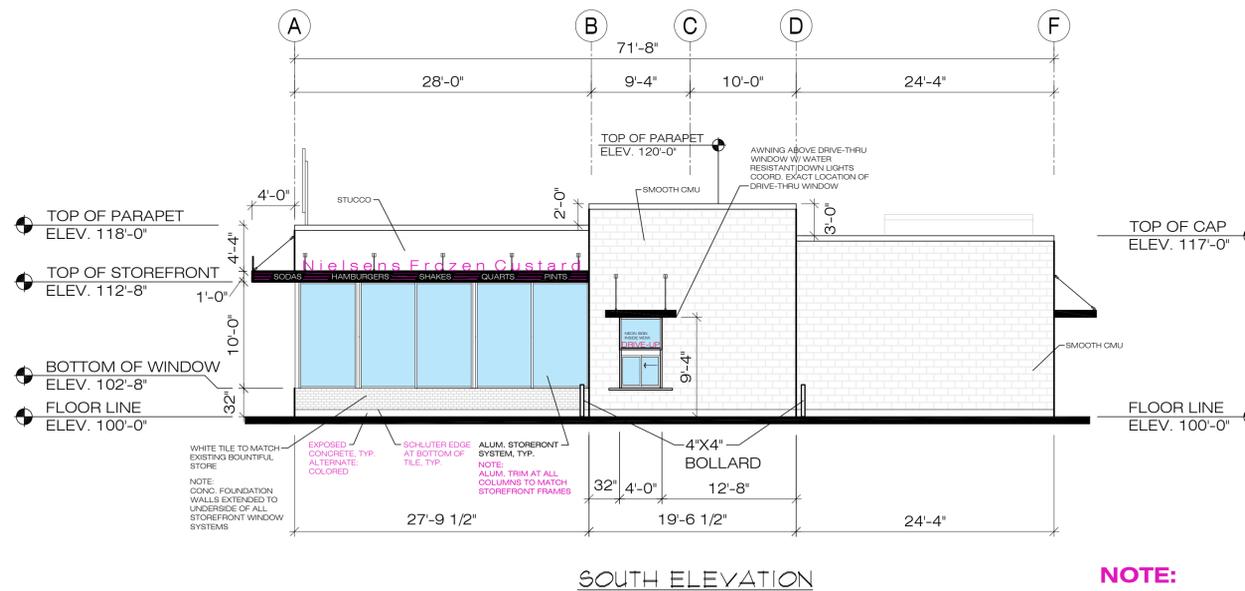
NOTE:  
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM WEST POINT CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF WEST POINT CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:  
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

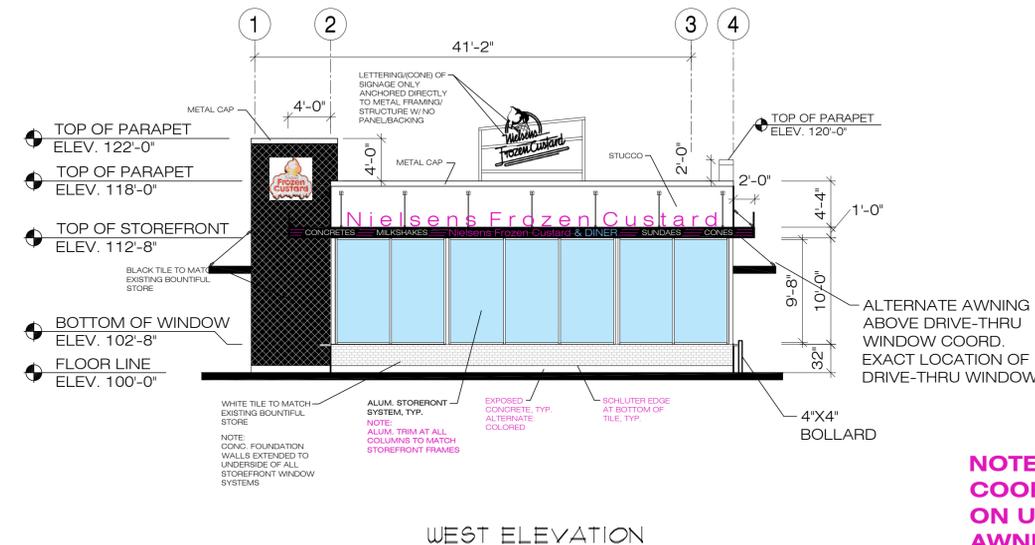
T = TEMPERED INSULATED GLASS (WINDOW/SIDLIGHTS TYPICAL)  
0.38 U FACTOR  
0.35 SHGC

D = TEMPERED INSULATED GLASS (DOORS TYPICAL)  
0.38 U FACTOR  
0.35 SHGC

EXTERIOR FENESTRATION NOTE  
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.  
U-FACTOR: .38  
SHGC RATING: .35  
(SOLAR HEAT GAIN COEFFICIENT RATING)



NOTE:  
COORDINATE LIGHTING ON UNDERSIDE OF ALL AWNINGS.



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COORDINATE LIGHTING ON UNDERSIDE OF ALL AWNINGS.

**NIELSEN'S  
CROSSING  
100 SOUTH  
2000 WEST**

**WEST POINT, UTAH  
NIELSEN'S  
FROZEN  
CUSTARD**

**EXTERIOR  
ELEVATIONS**

PAPER SIZE (11X17)  
SCALE: 1/16" = 1'-0"  
PAPER SIZE (24X36)  
SCALE: 1/8" = 1'-0"

FEBRUARY 18, 2026  
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**A3.1**

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ALUM. GAUGE AND COLOR TO BE APPROVED BY OWNER.

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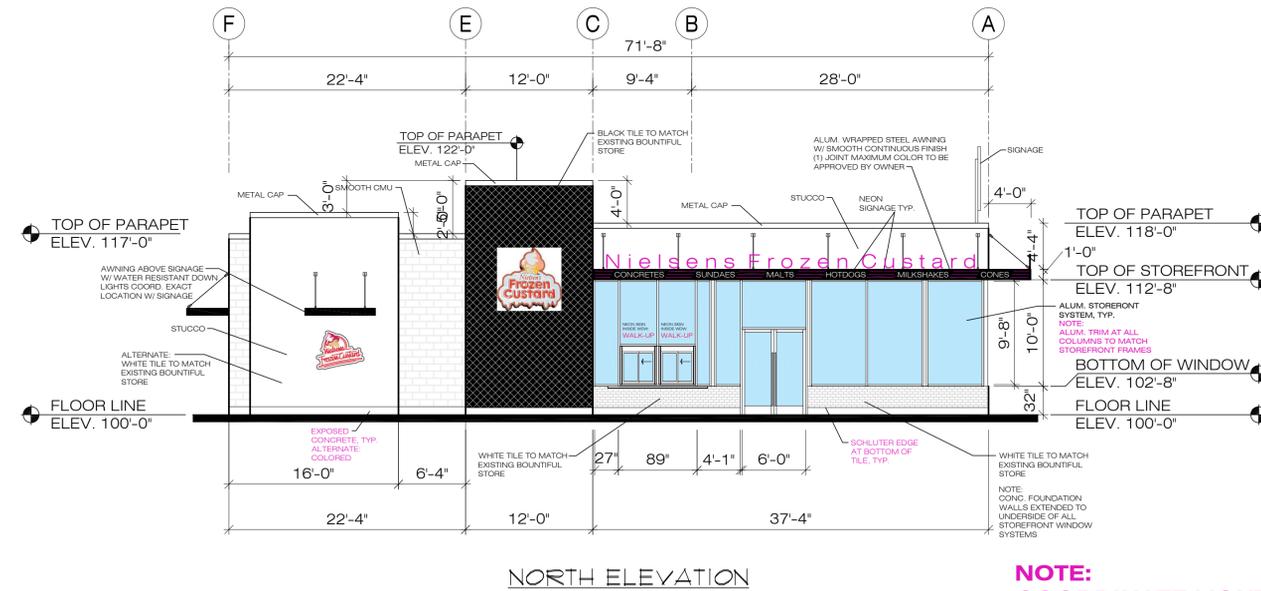
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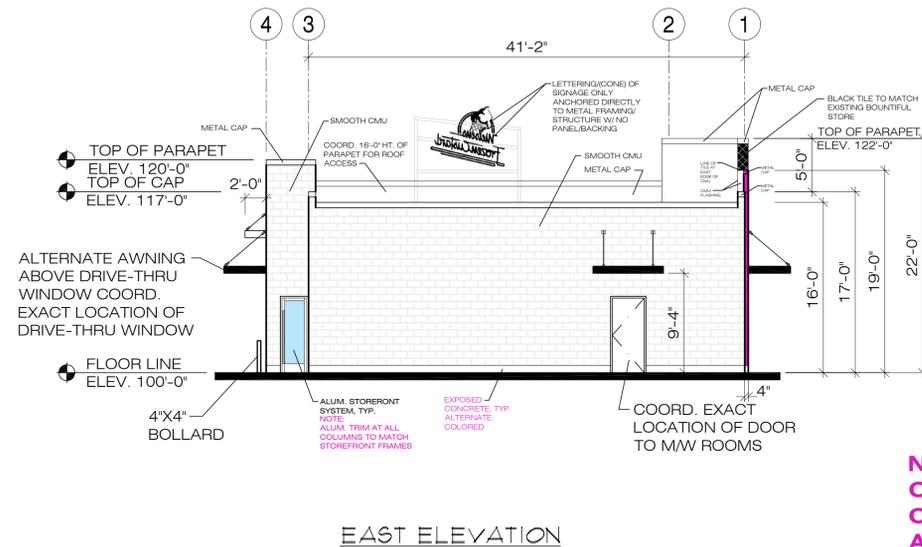
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0.38 U FACTOR  
0.35 SHGC

**D = TEMPERED INSULATED GLASS (DOORS TYPICAL)**  
0.38 U FACTOR  
0.35 SHGC

**EXTERIOR FENESTRATION NOTE**  
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.  
U-FACTOR: .38  
SHGC RATING: .35  
(SOLAR HEAT GAIN COEFFICIENT RATING)



**NOTE:**  
COORDINATE LIGHTING ON UNDERSIDE OF ALL AWNINGS.



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COORDINATE LIGHTING ON UNDERSIDE OF ALL AWNINGS.

**NOTE:** THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

**NIELSEN'S CROSSING**  
100 SOUTH  
2000 WEST

**WEST POINT, UTAH**  
**NIELSEN'S FROZEN CUSTARD**

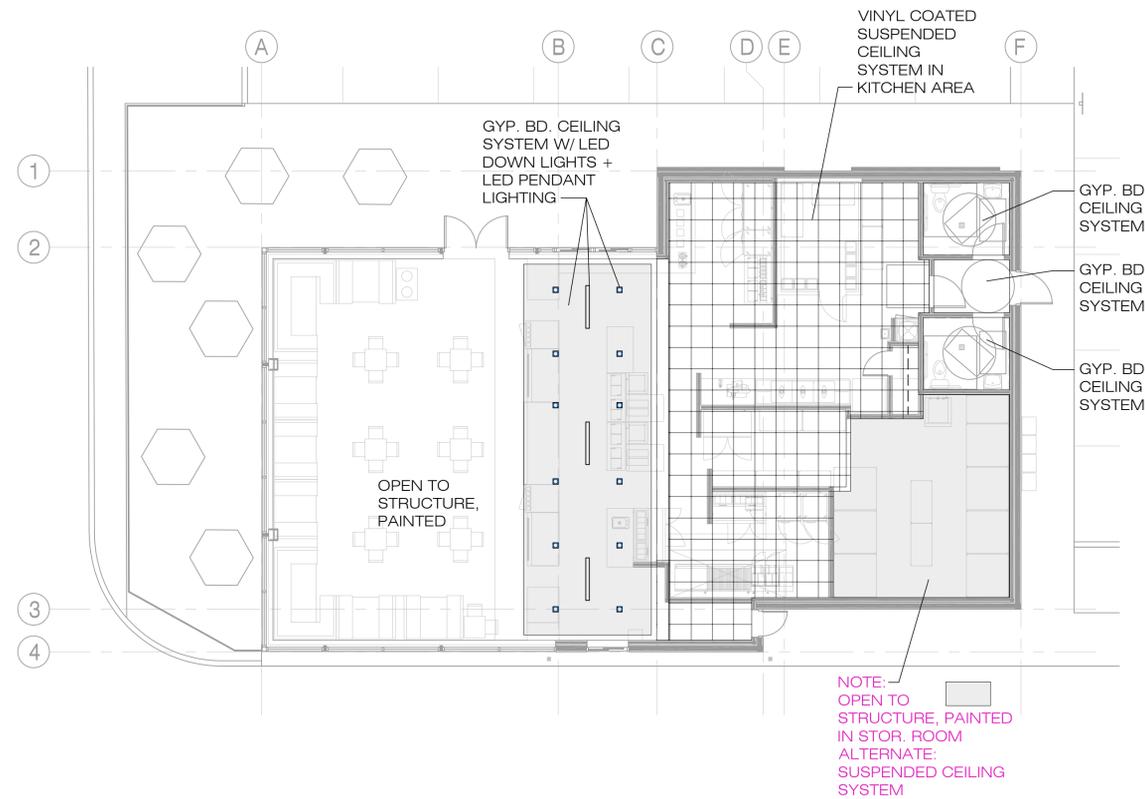
**EXTERIOR ELEVATIONS**

PAPER SIZE (11X17)  
SCALE: 1/16" = 1'-0"  
PAPER SIZE (24X36)  
SCALE: 1/8" = 1'-0"

FEBRUARY 18, 2026  
25104401S60.dwg

**A3.2**

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**NIELSEN'S  
CROSSING  
100 SOUTH  
2000 WEST**

**WEST POINT, UTAH  
NIELSEN'S  
FROZEN  
CUSTARD**

**CEILING PLAN**

PAPER SIZE (11X17)  
SCALE: 1/16" = 1'-0"  
PAPER SIZE (24X36)  
SCALE: 1/8" = 1'-0"

FEBRUARY 18, 2026  
2510440121B.dwg



**A2.1**

NOTE:  
LIGHTING SYSTEM SHALL BE PROVIDED W/ CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4, AND C405.2.5.

EXCEPTIONS: LIGHTING CONTROLS ARE NOT REQUIRED FOR THE FOLLOWING.

1. AREAS DESIGNATED AS SECURITY OR EMERGENCY AREAS THAT ARE REQUIRED TO BE CONTINUOUSLY LIGHTED.
2. INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS.
3. EMERGENCY EGRESS THAT IS NORMALLY OFF

OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN ALL SPACE TYPES UNLESS NOTED OTHERWISE.

OCCUPANT SENSOR CONTROLS IN SPACES OTHER THAN WAREHOUSE SPECIFIED IN SECTION C405.2.1 SHALL COMPLY WITH THE FOLLOWING.

1. AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE
2. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.  
EXCEPTION: FULL AUTOMATIC-ON CONTROLS SHALL BE PERMITTED TO CONTROL IN PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCE AREAS AND LOBBIES, AND AREAS WHERE MANUAL-ON OPERATION WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS
3. SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

SEE DRAWING A2.0 FOR  
ELECTRICAL NOTES.

**Chapter 17.60**  
**ESTABLISHMENT AND DESIGNATION OF ZONES**

**17.60.140** Limited commercial (L-C), neighborhood commercial (N-C), community commercial (C-C) and regional commercial zone (R-C).

	L-C	N-C	C-C	R-C
<b>Lot Size</b>				
Min. Lot Area (sq. ft.)	10,000	10,000	20,000	20,000
Min. Frontage	-	-	-	-
Min. Depth	-	-	-	-
Min. Landscaping	15%	15%	15%	15%
<b>Principal Structure</b>				
Min. Front Yard Setback	20'	20'	20'	20'
Min. Front Yard Setback Arterial Street	20'	20'	20'	20'
Min. Side Yard Setback (one side)	10'	10'	10'	10'
Min. Side Yard Corner Lot	20'	20'	20'	20'
Min. Side Yard Corner Lot Arterial Street	-	20'	-	-
Min. Rear Yard Setback	10'	10'	10'	10'
Distance Between Structures on Same Lot	10'	10'	10'	10'
Distance Between Structures on Adjacent Lots	10'	10'	10'	10'
Min. and Max. Height	10' and 40'	10' and 40'	10' and 40'	10' and 60'

**Chapter 17.100**  
**OFF-STREET PARKING AND LOADING**

USE	PARKING REQUIREMENT
Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor area
Less intensive commercial business, as furniture, appliance, and lumber sales	1.5 spaces for each 1,000 square feet of floor area
Offices:	
Personal services, including medical and dental clinics	2 spaces for each 1,000 square feet of floor area plus 1 space for each employee per shift
Business	3.5 spaces for each 1,000 square feet of floor area
Restaurants, bars, dining rooms	1 space for every 4 seats
Religious places of worship, auditoriums, assembly halls	1 space for 5 seats
Bowling alleys, skating rinks	2 spaces for every 1,000 square feet of floor area
Industrial and wholesale establishments	1.2 spaces for each employee per shift
Private/quasi-public/charter schools, civic buildings	Determined by specific review by the community development director or designee
Shopping centers/commercial complexes, or rentable commercial space	At least 3.5 spaces per 1,000 square feet of floor area

**NOTE:**  
**OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM WEST POINT CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF WEST POINT CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.**

**NOTE:**  
**SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.**

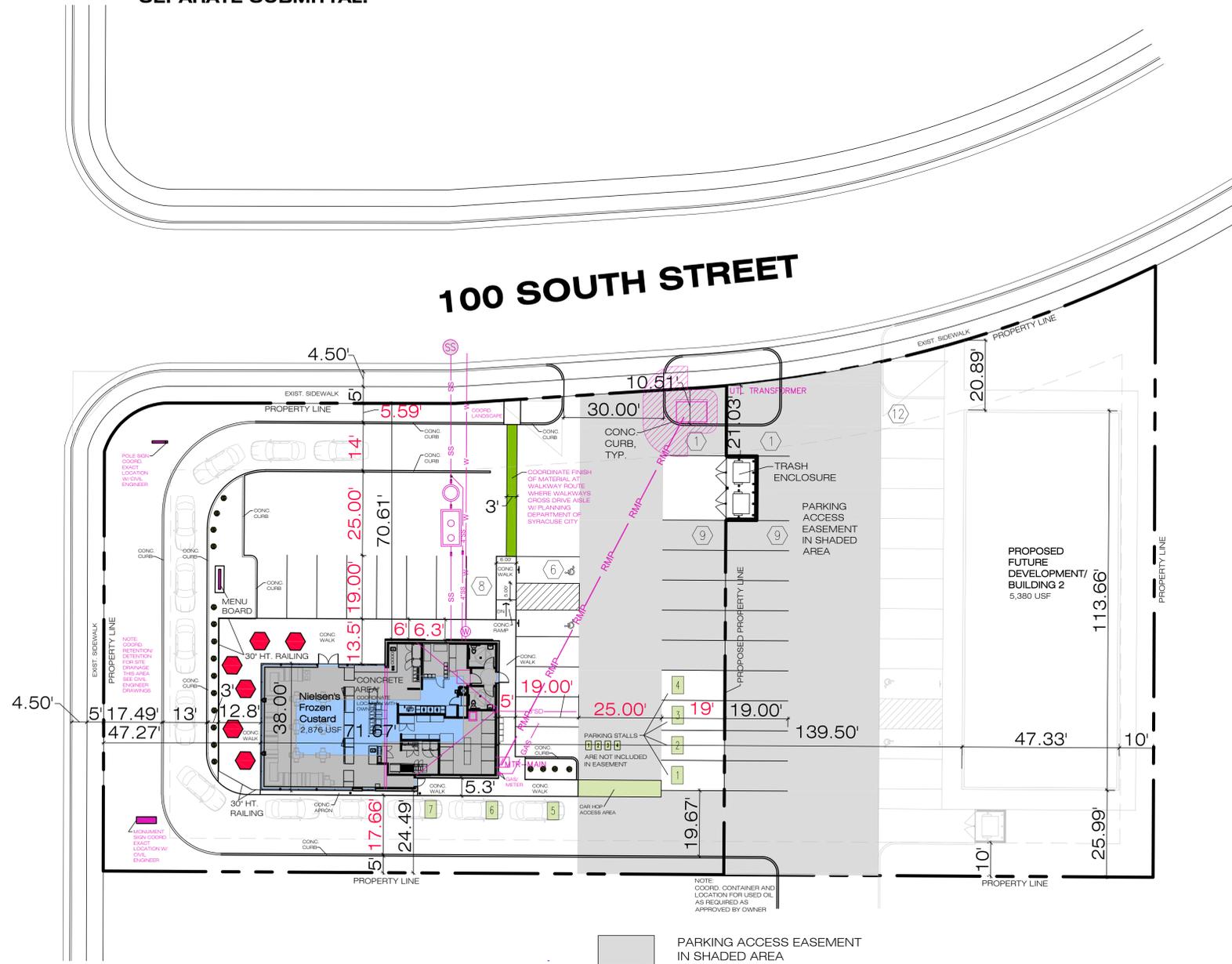
SAMUEL J.  
**BRADY**  
ARCHITECTS

200 E. South Temple  
Suite 160  
Salt Lake City, Utah 84111  
(801) 595-1752  
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

**2000 WEST STREET**

**100 SOUTH STREET**



PROJECT SUMMARY NIELSEN'S FROZEN CUSTARD	
ZONE	C-C
GROSS LAND AREA:	26,629 SF 0.6113 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	2,876 SF
RESTAURANT (2,876 SF) (1 SPACE FOR EVERY 4 SEATS) MAX. OCCUPANCY 60/4 = 15	15 SPACES REQUIRED
PARKING STALLS REQUIRED	15
PARKING STALLS PROVIDED	24

PROJECT SUMMARY PROPOSED BUILDING 2	
ZONE	C-C
GROSS LAND AREA:	20,551 SF 0.4718 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	5,380 SF
RETAIL/BUSINESS (3.5 SPACES PER 1,000 SF) 5,380 SF X 3.5/1,000 = 18.83	18.83 SPACES REQUIRED
PARKING STALLS REQUIRED	18.83
PARKING STALLS PROVIDED	22

**NIELSEN'S  
CROSSING  
100 SOUTH  
2000 WEST**

**WEST POINT, UTAH**

**NIELSEN'S  
FROZEN  
CUSTARD**

**ARCHITECTURAL  
SITE PLAN**

PAPER SIZE (11X17)  
SCALE: 1" = 40'-0"

PAPER SIZE (24X36)  
SCALE: 1" = 20'-0"

FEBRUARY 18, 2026  
25104401SZR.dwg



**AS.1**



**General Notes**

- 1.0 COMPLIANCE**
- ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
    - INTERNATIONAL BUILDING CODES (IBC)
    - INTERNATIONAL PLUMBING CODES
    - STATE DRINKING WATER REGULATIONS
    - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
    - ADA ACCESSIBILITY GUIDELINES.
  - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
- 2.0 PERMITTING AND INSPECTIONS**
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
  - CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
  - ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 3.0 COORDINATION AND VERIFICATION**
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
  - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
  - CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
    - LANDSCAPE PLANS
    - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
    - FIRE PROTECTION
    - ARCHITECTURAL SITE PLANS
    - ACCESSIBLE ROUTES
    - ETC.
  - CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.
- 4.0 SAFETY AND PROTECTION**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
  - CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
  - CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
  - CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
  - CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
  - CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
  - CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
  - WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
  - CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
  - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
  - THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 5.0 MATERIALS**
- SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
    - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
    - CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
    - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
    - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
    - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
    - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
  - ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
    - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
    - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
    - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
    - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

- 6.0 GRADING & SOILS**
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
  - CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
  - SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
  - ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
- 7.0 UTILITIES**
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
  - CONTRACTOR TO VERIFY BY POTHOLES BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
  - CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
  - CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLES A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
  - CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
  - SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
  - STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
  - ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
  - ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
  - NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
  - ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- 8.0 SURVEY CONTROL**
- CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
  - CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
- 9.0 AMERICAN DISABILITIES ACT**
- PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
    - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
    - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
    - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
  - ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
  - THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.
- 10.0 EROSION CONTROL**
- THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
  - CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
  - WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
  - THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
  - ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.
- 11.0 MAINTENANCE**
- ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
  - THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
  - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
  - SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
  - ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
    - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
    - TRACKING STRAW PERPENDICULAR TO SLOPES
    - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

**Linetypes**

	PROPERTY LINE
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	BASIS OF BEARING
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX CULINARY WATER
	CULINARY WATER
	X CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	X FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	EX X SANITARY SEWER
	SANITARY SEWER
	FORCE MAIN
	X SANITARY SEWER
	EX STORM DRAIN
	EX X STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	X STORM DRAIN
	X ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX X IRRIGATION
	IRRIGATION
	LAND DRAIN
	SECONDARY WATER
	X IRRIGATION

**Abbreviations**

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

**Symbols**

	SIGN
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	ELECTRICAL BOX
	TRAFFIC BOX
	MANHOLE
	PROP MONUMENT
	EX MONUMENT
	SECTION CORNER
	ELEVATION LABEL

NOTE: DUPLICATE SYMBOLS USE SOLID LINES TO INDICATE EXISTING OR PROPOSED.

**Detail Identification**

	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	Detail Name
	Scale: NTS
	SHEET NUMBER
	TYPICAL DETAIL NUMBER
	Typical Detail Name
	Scale: NTS
	TYPICAL DETAIL NUMBER
	SECTION LETTER
	SHEET NUMBER

**Hatching**

	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

REV.	DATE	DESCRIPTION	BY



**VERIFY SCALES**

BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**PROJECT INFO.**

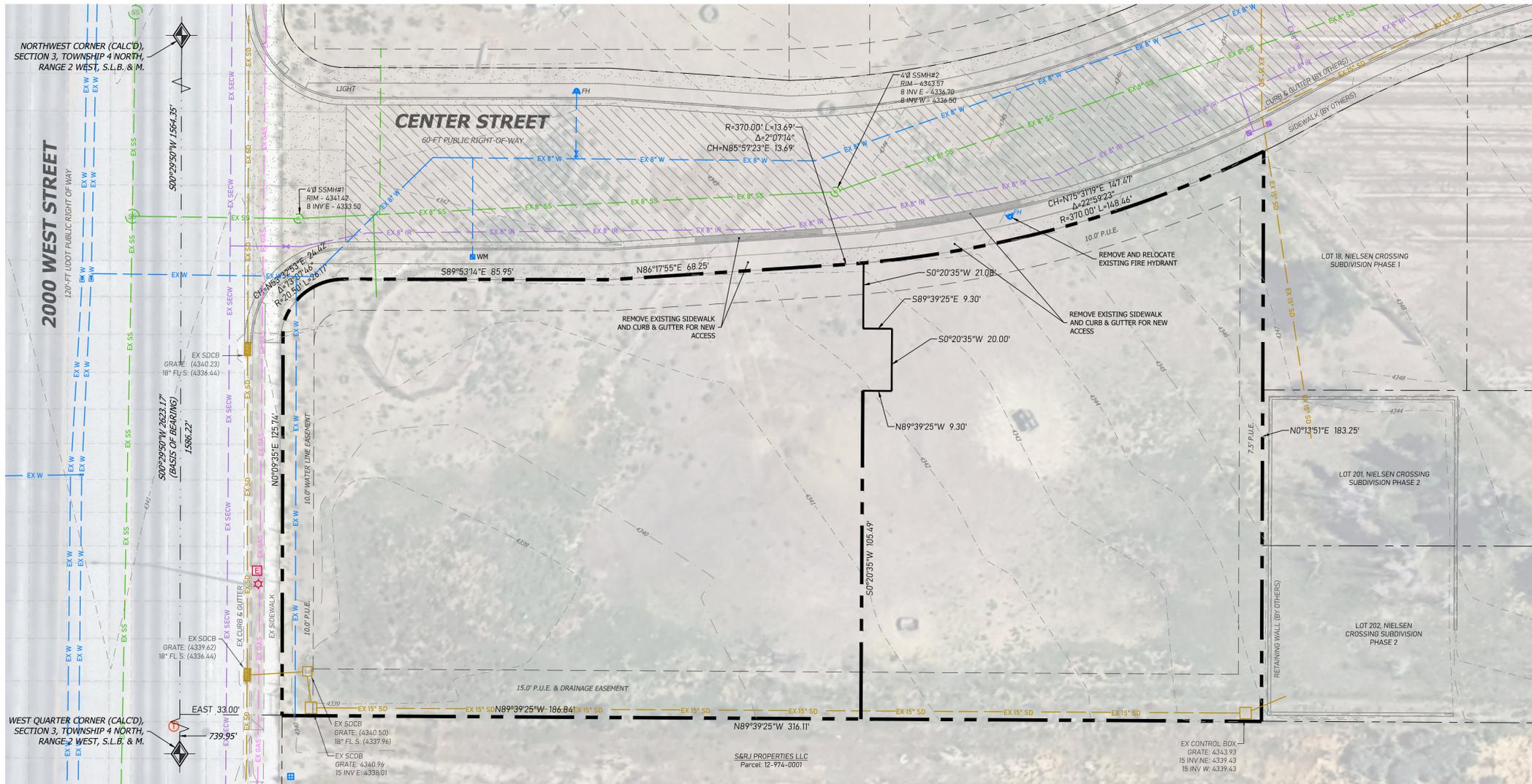
Engineer: T. Hunt  
 Drawn: T. Pridemore  
 Date: 08 / 15 / 2025  
 Proj. No. 191 - 01

SHEET TITLE

**GENERAL NOTES, LEGEND, & ABBREV.**

CHRISTINA MARZIELLO C:\Users\Christina Marzello\Hunt Day Dropbox\Projects\191-01\_Nielsen Custard\00-CAD\01-AutoCAD\191-01\_Nielsen Custard.dwg 2/12/2025 6:28 PM

**PROJECT TITLE**  
**NIELSEN'S FROZEN CUSTARD**  
**2000 WEST CENTER STREET**  
**WEST POINT CITY, DAVIS COUNTY, UTAH**  
 LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN

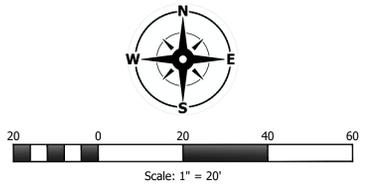


REVISIONS	DESCRIPTION	REV.	DATE	BY



**VERIFY SCALES**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1 2 3 4 5 6 7 8 9 10  
 IF NOT ONE INCH ON THIS SHEET, ADJUST  
 SCALES ACCORDINGLY

BENCHMARK / BASIS OF BEARING	
DESC:	FOUND REBAR & CAP. THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 00°28'44" EAST, NAD 83 STATE PLANE GRID BEARING.
N:	3556685.304
E:	1485018.490
ELEV:	4,346.02
FLOOD ZONE	
FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49049C0755F, DATED 06/19/2020.	
LEGEND	
	= EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.
	= AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.
NOTICE TO CONTRACTORS	
THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.	



PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	08 / 15 / 2025
Proj. No.	191 - 01
SHEET TITLE	
<b>EXISTING SITE PLAN</b>	

SHEET NO.  
**C0.20**

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**PROJECT TITLE**  
**NIelsen'S FROZEN CUSTARD**  
 2000 WEST CENTER STREET  
 WEST POINT CITY, DAVIS COUNTY, UTAH  
 LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN

REVISIONS	DESCRIPTION	REV.	DATE	BY

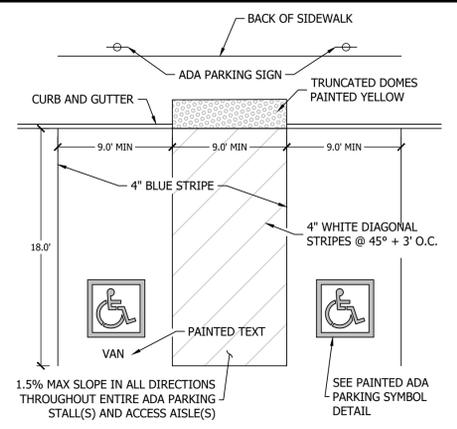


**VERIFY SCALES**  
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 SCALES ACCORDINGLY

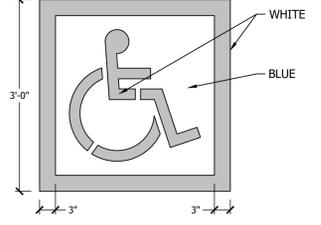
**PROJECT INFO.**  
 Engineer: T. Hunt  
 Drawn: T. Pridemore  
 Date: 08 / 15 / 2025  
 Proj. No. 191 - 01  
 SHEET TITLE

**PROPOSED SITE PLAN**

SHEET NO.  
**C1.00**



**1 ADA STRIPING**  
 Scale: NTS



**NOTES:**  
 - LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.  
 - PROVIDE TWO COATS OF PAINT  
 - BLUE BACKGROUND WITH WHITE SYMBOL

**2 ADA SYMBOL**  
 Scale: NTS

**KEY NOTES**

- BUILDING ENTRY, REFER TO ARCHITECTURE DRAWINGS
- ON-SITE ASPHALT PAVEMENT, SEE DETAIL CP1 / SHEET C1.90
- ON-SITE CONCRETE PAVEMENT, SEE DETAIL CP2 / SHEET C1.90
- ON-SITE 'SPILL' CURB & GUTTER, SEE DETAIL CG2 / SHEET C1.90
- ON-SITE 'CATCH' CURB & GUTTER, SEE DETAIL CG1 / SHEET C1.90
- TRANSITION BETWEEN CURB TYPES
- CURB TRANSITION FROM FLUSH TO 6-INCH HEIGHT OVER 1-FOOT RUN
- ON-SITE CONCRETE PARKING STALL, SEE DETAIL CP3 / SHEET C1.90
- ON-SITE CONCRETE WALKWAY FLUSH W/ PAVEMENT, SEE DETAIL CP6 / SHEET C1.90
- ON-SITE CONCRETE ATTACHED WALKWAY, SEE DETAIL CP7 / SHEET C1.90
- ON-SITE CONCRETE WALKWAY, SEE DETAIL CP5 / SHEET C1.90
- ON-SITE TRASH ENCLOSURE PAD, SEE DETAIL CP4 / SHEET C1.90
- TRASH ENCLOSURE, REFER TO ARCHITECTURE DRAWINGS
- TRASH ENCLOSURE FOUNDATION, REFER TO STRUCTURAL DRAWINGS
- ON-SITE UTILITY CONCRETE COLLAR, SEE DETAIL CU1 / SHEET C1.91
- ACCESSIBLE PARKING SIGNS, SEE DETAIL CA2 / SHEET C1.91
- ON-SITE ACCESSIBLE RAMP WITH TRUNCATED DOMES, SEE DETAIL CA1 / SHEET C1.91
- TRUNCATED DOMES
- ON-SITE 4-IN YELLOW PAINTED STRIPING
- ON-SITE YELLOW PAINTED STRIPING
- ON-SITE ACCESSIBLE PARKING STALL STRIPING, SEE DETAIL CS1 / SHEET C1.91
- ON-SITE PIPE BOLLARD, SEE DETAIL CS1 / SHEET C1.91
- MENU BOARD, REFER TO ARCHITECTURE DRAWINGS
- DRIVE-THRU WINDOW, REFER TO ARCHITECTURE DRAWINGS
- WALK-UP WINDOW, REFER TO ARCHITECTURE DRAWINGS
- STOP SIGN
- OPEN DRIVEWAY APPROACH PER APWA PLAN NO. 225, SEE DETAIL ON/ SHEET C1.90
- ON-SITE CONCRETE WATERWAY, SEE DETAIL CG5 / SHEET C1.90
- 30" HIGH RAILING, REFER TO ARCHITECTURE DRAWINGS
- CURB TRANSITION, SEE DETAIL CG4 / SHEET C1.90
- VERTICAL FACE CURB - PAINTED RED, SEE DETAIL CG3 / SHEET C1.90
- POLE SIGN LOCATION, REFER TO ARCHITECTURE DRAWINGS FOR DETAILS
- MONUMENT SIGN LOCATION, REFER TO ARCHITECTURE DRAWINGS FOR DETAILS

**DEVELOPMENT SUMMARY**

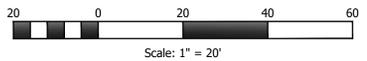
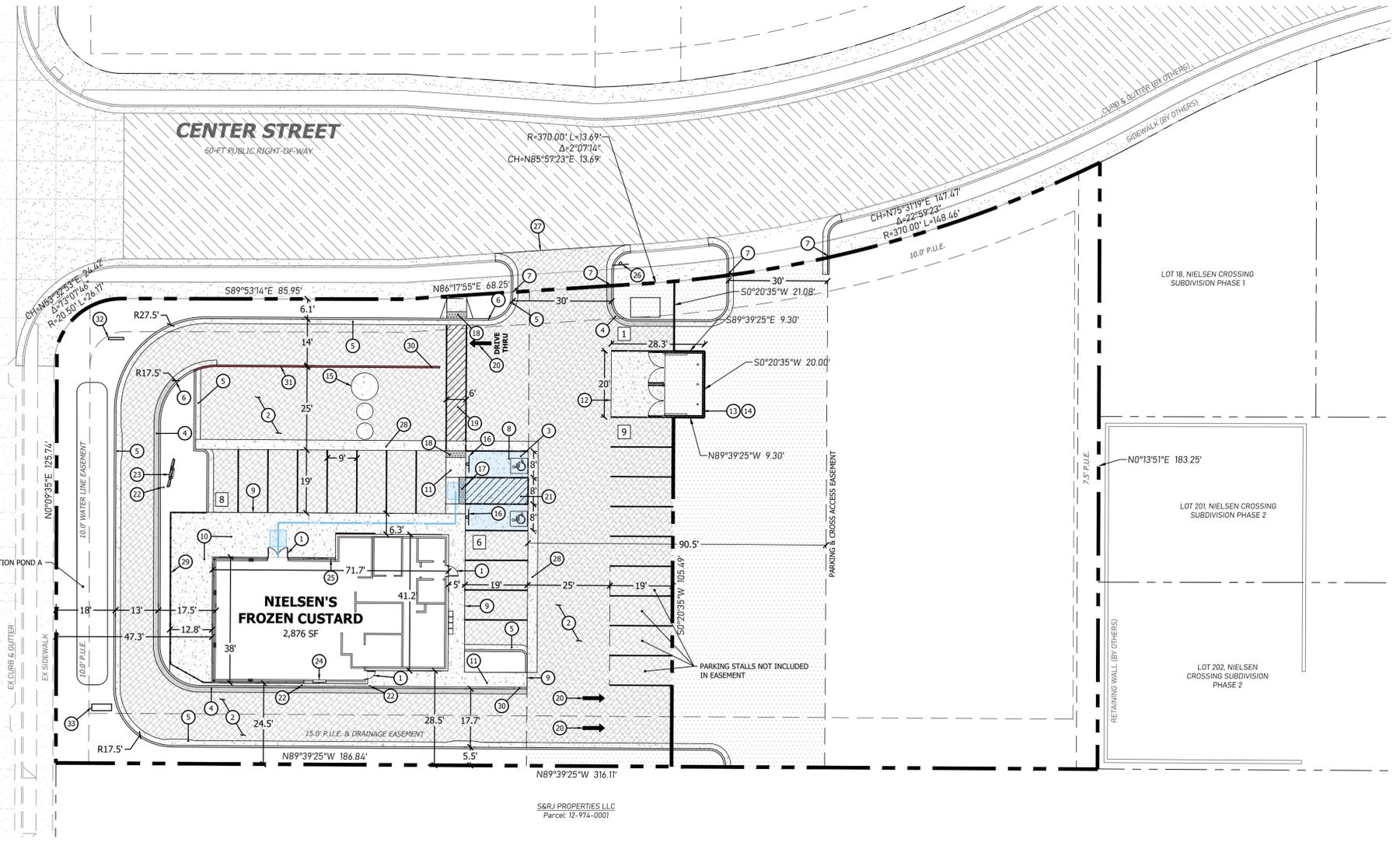
LOCATION:	WEST POINT, DAVIS COUNTY		
ZONING:	C-C COMMUNITY COMMERCIAL		
INTENDED USE:	RESTAURANT		
PARCEL AREA:	2,876 SF	0.61 AC	(100%)
BUILDING AREA:	2,876 SF	0.07 AC	(11%)
IMPERVIOUS AREA:	18,212 SF	0.42 AC	(69%)
LANDSCAPE AREA:	5,227 SF	0.12 AC	(20%)

**PARKING:**  
 1 STALL FOR EVERY 4 SEATS REQUIRED  
 (60 SEATS / 4 = 15 STALLS REQUIRED)  
 22 PARKING STALLS  
 2 ADA STALLS  
 24 TOTAL PARKING STALLS PROVIDED

**LEGEND**

	ADA	ACCESSIBLE PATH
	AREAS TO COMPLY WITH ADA STANDARDS	
	SPILL CURB, SEE APPLICABLE CURBING DETAIL	

**NOTICE TO CONTRACTORS**  
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CHRISTINA MARCELLO C:\Users\Christina Marcello\Hunt Day Dropbox\Projects\191-01\_Nielsen Custard\191-01\_Nielsen Custard\191-01\_Nielsen Custard.dwg 2/12/2026 6:38 PM

**PROJECT TITLE**  
**NIELSEN'S FROZEN CUSTARD**  
 2000 WEST CENTER STREET  
 WEST POINT CITY, DAVIS COUNTY, UTAH  
 LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY

**VERIFY SCALES**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST  
 SCALES ACCORDINGLY

**PROJECT INFO.**  
 Engineer: T. Hunt  
 Drawn: T. Pridemore  
 Date: 08 / 15 / 2025  
 Proj. No. 191 - 01  
 SHEET TITLE

**SITE GRADING PLAN**

SHEET NO.  
**C2.00**

**STORMWATER BASIN STAGE STORAGE**

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,337.00	96.43	N/A	N/A	0.00	N/A	0.00
4,338.00	271.00	1.00	183.72	183.72	176.36	176.36
4,339.00	453.10	1.00	362.05	545.77	358.17	534.54
4,339.49	545.18	0.49	244.58	790.35	244.23	778.77
4,340.00	642.89	0.51	302.96	1093.31	302.62	1081.38
4,341.00	840.05	1.00	741.47	1834.78	739.28	1820.66

**GENERAL NOTES**

- REFERENCE SHEET C2.10 FOR REQUIRED STORM DRAIN CALCULATIONS.

**KEY NOTES**

- ENSURE SIDEWALKS ABUTTING BUILDING DRAIN AWAY FROM STRUCTURE AT 1.5% MINIMUM.
- ENSURE TRASH ENCLOSURE PAD DOES NOT EXCEED 2% IN ANY DIRECTION.
- START 3 : 1 (MAX) SLOPE 2- FEET BEHIND BACK OF CURB (TYP)

**CUT/FILL ANALYSIS**

TOTAL AREA = 26,170 SQ FT | CUT = 57.77 CU YD | FILL = 1053 CU YD | NET = 996 (FILL)

NOTE: QUANTITIES DO NOT ACCOUNT FOR COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR BUILDING FOOTINGS.

**DEVELOPMENT SUMMARY**

LOCATION: WEST POINT, DAVIS COUNTY  
 ZONING: C-C COMMUNITY COMMERCIAL  
 INTENDED USE: RESTAURANT

PARCEL AREA: 26,646 SF 0.61 AC (100%)  
 BUILDING AREA: 2,876 SF 0.07 AC (11%)  
 IMPERVIOUS AREA: 18,212 SF 0.42 AC (69%)  
 LANDSCAPE AREA: 5,227 SF 0.12 AC (20%)

PARKING:  
 1 STALL FOR EVERY 4 SEATS REQUIRED  
 (60 SEATS / 4 = 15 STALLS REQUIRED)  
 22 PARKING STALLS  
 2 ADA STALLS  
 24 TOTAL PARKING STALLS PROVIDED

**BENCHMARK / BASIS OF BEARING**

DESC: FOUND REBAR & CAP. THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 00°28'44" EAST, NAD 83 STATE PLANE GRID BEARING.

N: 3555685.304  
 E: 1485018.490  
 ELEV: 4,346.02

**FLOOD ZONE**

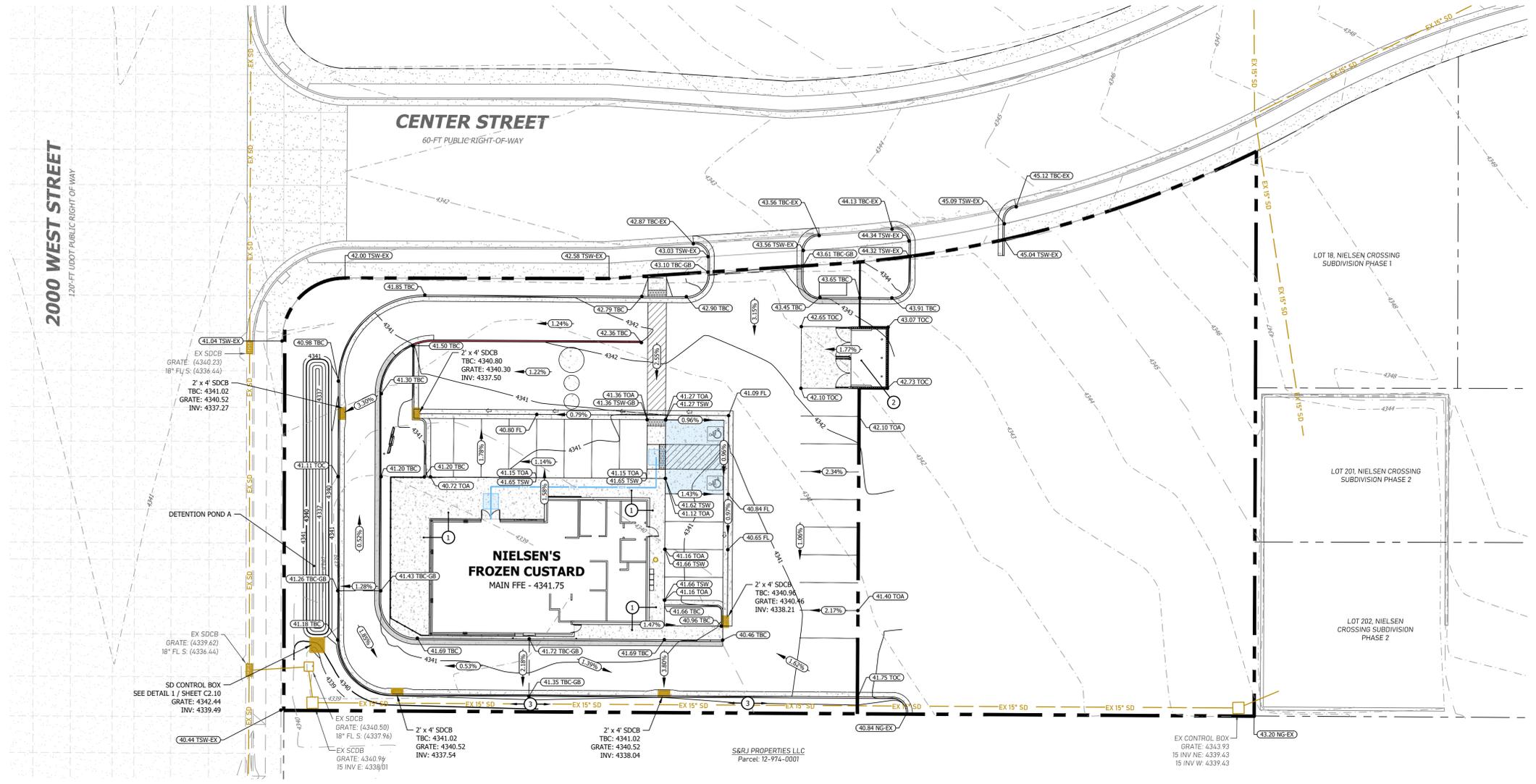
FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49049C0755F, DATED 06/19/2020.

**LEGEND**

- ADA — ACCESSIBLE PATH
- ▭ AREAS TO COMPLY WITH ADA STANDARDS
- ▭ SPILL CURB, SEE APPLICABLE CURBING DETAIL
- - - GRADE BREAK
- ➔ OVERFLOW FLOWPATH FOR 100-YEAR STORM EVENT

**NOTICE TO CONTRACTORS**

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**NIelsen'S FROZEN CUSTARD**  
2000 WEST CENTER STREET  
WEST POINT CITY, DAVIS COUNTY, UTAH  
LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 = 1/8" SCALE  
IF NOT ONE INCH ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY

PROJECT INFO

Engineer: T. Hunt  
Drawn: T. Pridemore  
Date: 08 / 15 / 2025  
Proj. No. 191 - 01

SHEET TITLE

**SITE DRAINAGE PLAN**

SHEET NO.

**C2.10**

**Storm Runoff Calculations**  
Nielsen'S Frozen Custard | West Point, UT  
2/10/2026 T.J.H.

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Point, UT area taken from the NOAA Atlas 14 database, using a 10-year storm for detention. The site will also retain the 80th percentile storm depth of 0.50 inches per city requirements. The detention basin storm water runoff has been calculated for a fully developed site and limited to a

The calculations are as follows:

**Drainage Area:**

Total Area =	0.61 acre or	26,646 ft <sup>2</sup>	
Runoff Coefficients			
Hard Surface Area		18,212	C = 0.9
Landscaped Area		5,227	C = 0.2
Roof		2,876	C = 0.9
Weighted Runoff Coefficient			C = 0.76

**80th Percentile Storm Event:**

80th Percentile	0.5 inches
	0.042 ft
	0.791 i
	0.700 Rv
	26,646 A
	776.94 c.f.

**Volume to retain:**

**Volume of Run-off for 10-year Storm Event:**

C =	0.76					
I =	See Below in/hr					
A =	26646.00 ft <sup>2</sup>					
Q(out) =	0.12 ft <sup>3</sup> /s (0.2 cfs per acre)					
time (min)	time (sec)	Q (in./hr.)	Q (cfs)	Vol. in (cu. ft)	Vol. out (cu. ft)	Difference (cu. ft)
0	0	0.00	0.00	0	0	0
5	300	3.43	1.61	483	37	446
10	600	2.61	1.23	735	73	662
15	900	2.16	1.01	912	110	802
30	1800	1.42	0.67	1200	220	979
60	3600	0.90	0.42	1519	440	1079
120	7200	0.53	0.25	1778	881	897
180	10800	0.38	0.18	1921	1321	600
360	21600	0.24	0.11	2393	2643	-250
720	43200	0.15	0.07	2981	5285	-2305
1440	86400	0.09	0.04	3569	10570	-7002

**Orifice Sizing**

Given: Q = 0.12 cfs  
2g = 64.4 ft/s<sup>2</sup>  
H = 3.50 ft  
Cd = 0.62 for circular openings  
R = SQRT(Q/pi/(0.7\*(64.4\*H)^0.5))  
R = 0.06 feet  
D = 0.78 inches  
D = 1.55 inches  
A = 1.89 inches \*2 = 0.0131 ft \*2

**SUMMARY:**  
The required storage volume is **1,079 cubic feet**  
80th percentile LID volume is **777 cubic feet**  
Orifice size is **1.6 inches**

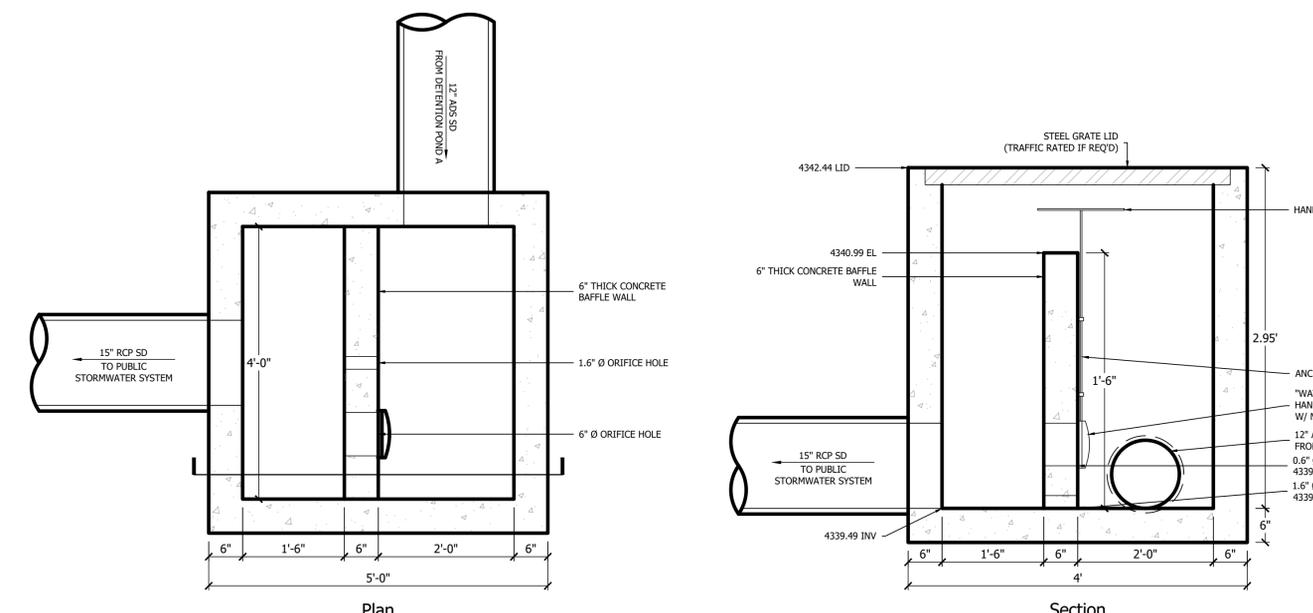
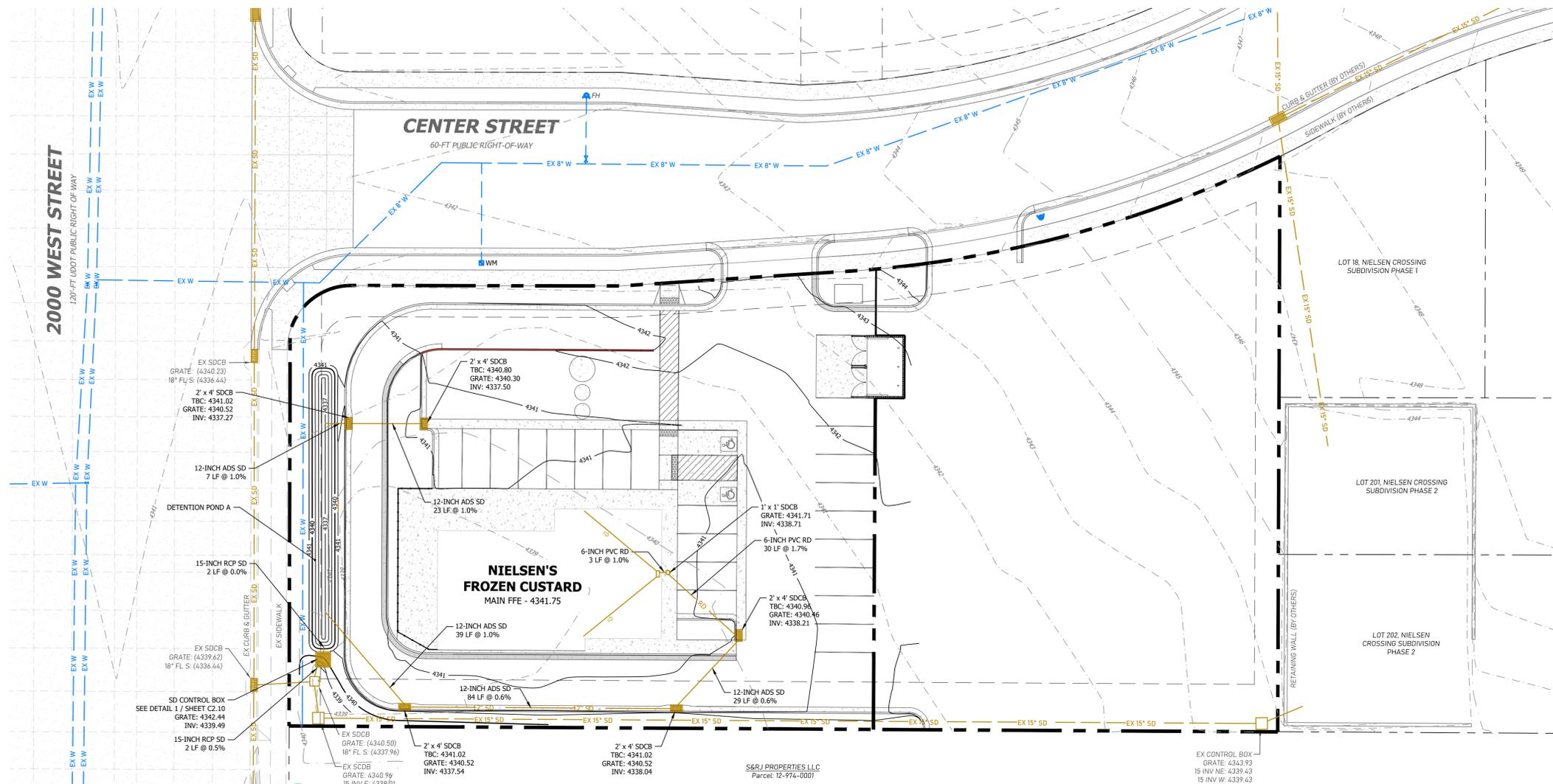
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**LEGEND**

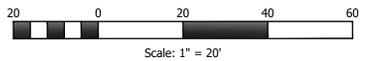
- ADA — = ACCESSIBLE PATH
- = AREAS TO COMPLY WITH ADA STANDARDS
- = SPILL CURB, SEE APPLICABLE CURBING DETAIL
- - - = GRADE BREAK
- = OVERFLOW FLOWPATH FOR 100-YEAR STORM EVENT

**NOTICE TO CONTRACTORS**

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**4' x 4' PRE-CAST CONTROL BOX**  
Scale: NTS



Scale: 1" = 20'



**PROJECT TITLE**  
**NIELSEN'S FROZEN CUSTARD**  
 2000 WEST CENTER STREET  
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 LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN

REVISIONS	DESCRIPTION	BY

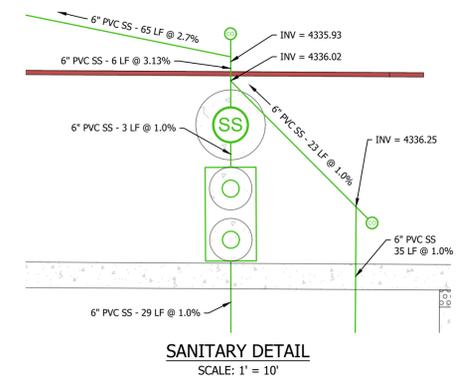
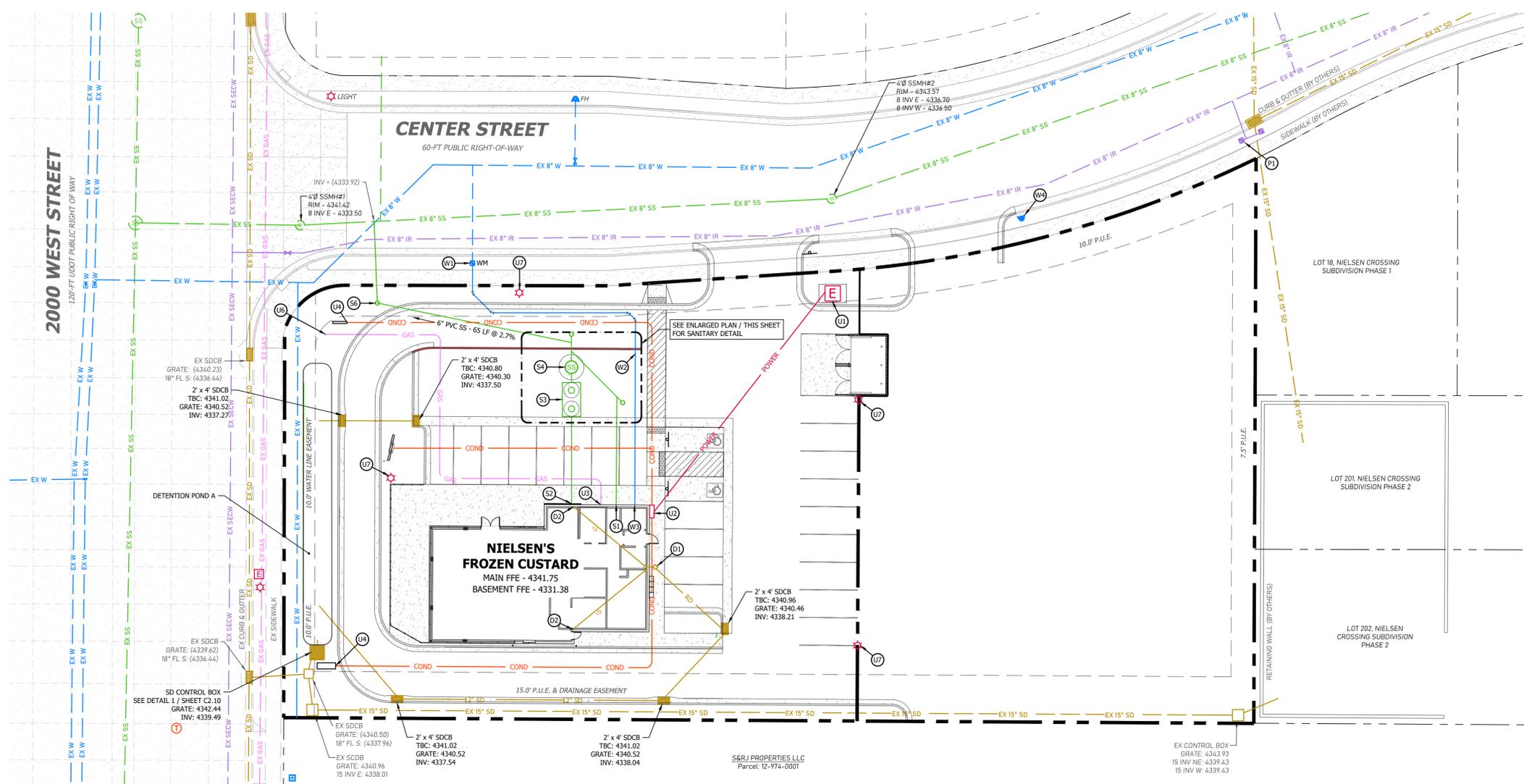


**VERIFY SCALES**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1 2 3 4 5 6 7 8 9 10  
 IF NOT ONE INCH ON THIS SHEET, ADJUST  
 SCALES ACCORDINGLY

**PROJECT INFO.**  
 Engineer: T. Hunt  
 Drawn: T. Pridemore  
 Date: 08 / 15 / 2025  
 Proj. No. 191 - 01  
 SHEET TITLE

**SITE UTILITY PLAN**

SHEET NO.  
**C3.00**



**GENERAL NOTES**

- REFERENCE SHEET C2.10 FOR REQUIRED STORM DRAIN CALCULATIONS.

**KEY NOTES**

- GENERAL**
- CLEAN-OUT FRAME & COLLAR, SEE DETAIL UT-2 (TYP).
- STORM DRAIN**
- ROOF DRAIN CLEAN-OUT / POINT OF CONNECTION FROM BUILDING, REFER TO PLUMBING DRAWINGS
  - ROOF DRAIN DAYLIGHT, REFER TO PLUMBING DRAWINGS
- DRY UTILITIES**
- TRANSFORMER, REFER TO ELECTRICAL PLANS (COORDINATE INSTALL WITH POWER COMPANY)
  - ELECTRICAL PANEL / POINT OF SERVICE TO BUILDING, REFER TO ELECTRICAL DRAWINGS
  - NATURAL GAS METER / POINT OF SERVICE TO BUILDING, REFERENCE TO PLUMBING DRAWINGS COORDINATE INSTALL WITH GAS COMPANY.
  - CONDUIT FOR ON-SITE SIGNAGE, REFER TO ELECTRICAL DRAWINGS FOR SIZE AND AMOUNT
  - CONNECT TO EXISTING GAS MAIN, FIELD VERIFY PRIOR TO CONSTRUCTION
  - SITE LIGHTING, REFER TO ARCHITECTURAL PLANS FOR LIGHTING DETAILS & SPECIFICATIONS
- SANITARY SEWER**
- 4-INCH SANITARY CLEAN-OUT / POINT OF SERVICE FROM RESTROOMS, REFER TO PLUMBING DRAWINGS  
INV = 4336.60
  - 6-INCH SANITARY CLEAN-OUT / POINT OF SERVICE FROM KITCHEN, REFER TO PLUMBING DRAWINGS  
INV = 4336.60
  - GREASE INTERCEPTOR PER N.D.S.D. STANDARD DETAIL ND-13  
RIM = 4341.23  
INV IN = 4336.31  
INV OUT = 4336.21
  - 4.0' Ø SANITARY SEWER SAMPLING MANHOLE PER N.D.S.D. STANDARDS  
RIM = 4341.78  
INV IN = 4336.18  
INV OUT = 4336.12
  - VENT LINES FROM GREASE INTERCEPTOR TO BUILDING, REFER TO PLUMBING DRAWINGS
  - CONNECT TO EXISTING SEWER LATERAL PER NORTH DAVIS SEWER DISTRICT STANDARDS  
INV = 4334.18 (FIELD VERIFY)

**WATER**

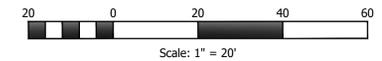
- CONNECT TO EXISTING WATER STUB WITH PROPOSED WATER METER PER WEST POINT CITY STANDARDS
- 1 1/2-INCH CST SDR99 POLY WATER LATERAL PER WEST POINT CITY STD DETAIL 11
- POINT OF SERVICE TO BUILDING, REFER TO PLUMBING DRAWINGS
- RELOCATED FIRE HYDRANT

**PRESSURIZED IRRIGATION**

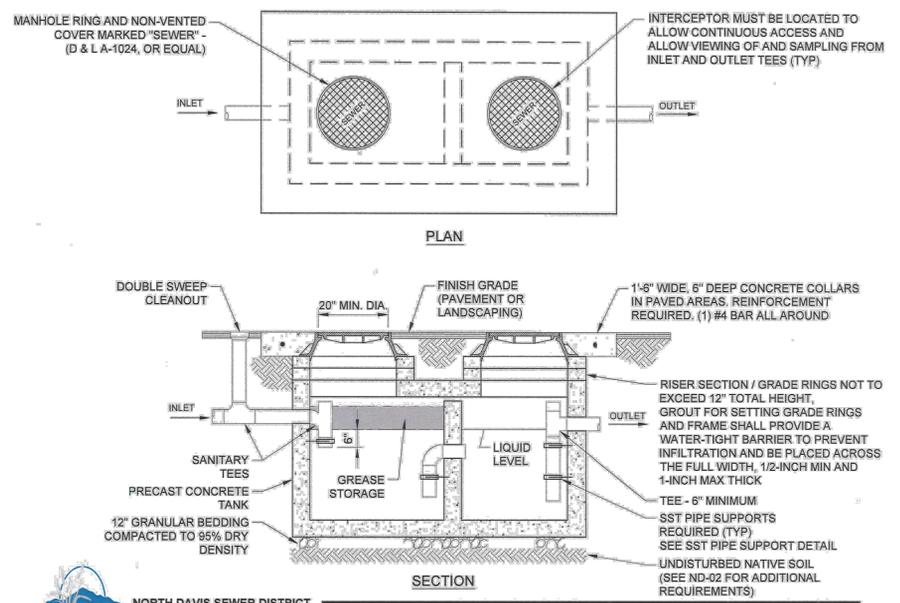
- CONNECT TO EXISTING 1-INCH METER PER DAVIS & WEBER COUNTIES CANAL CONSERVE STANDARD DRAWING D1

**NOTICE TO CONTRACTORS**

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

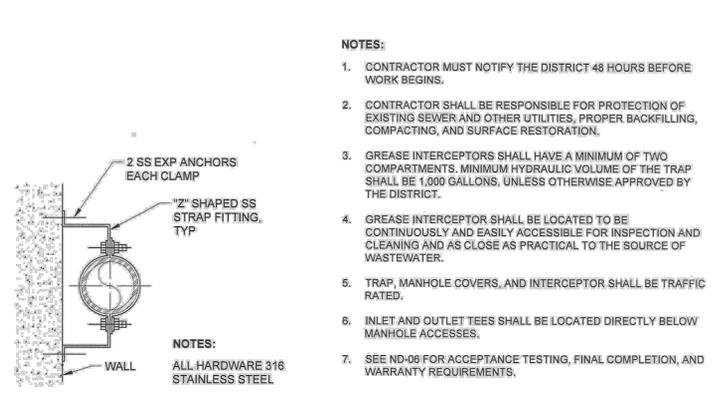


**PROJECT TITLE**  
**NIELSEN'S FROZEN CUSTARD**  
 2000 WEST CENTER STREET  
 WEST POINT CITY, DAVIS COUNTY, UTAH  
 LOCATED IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN



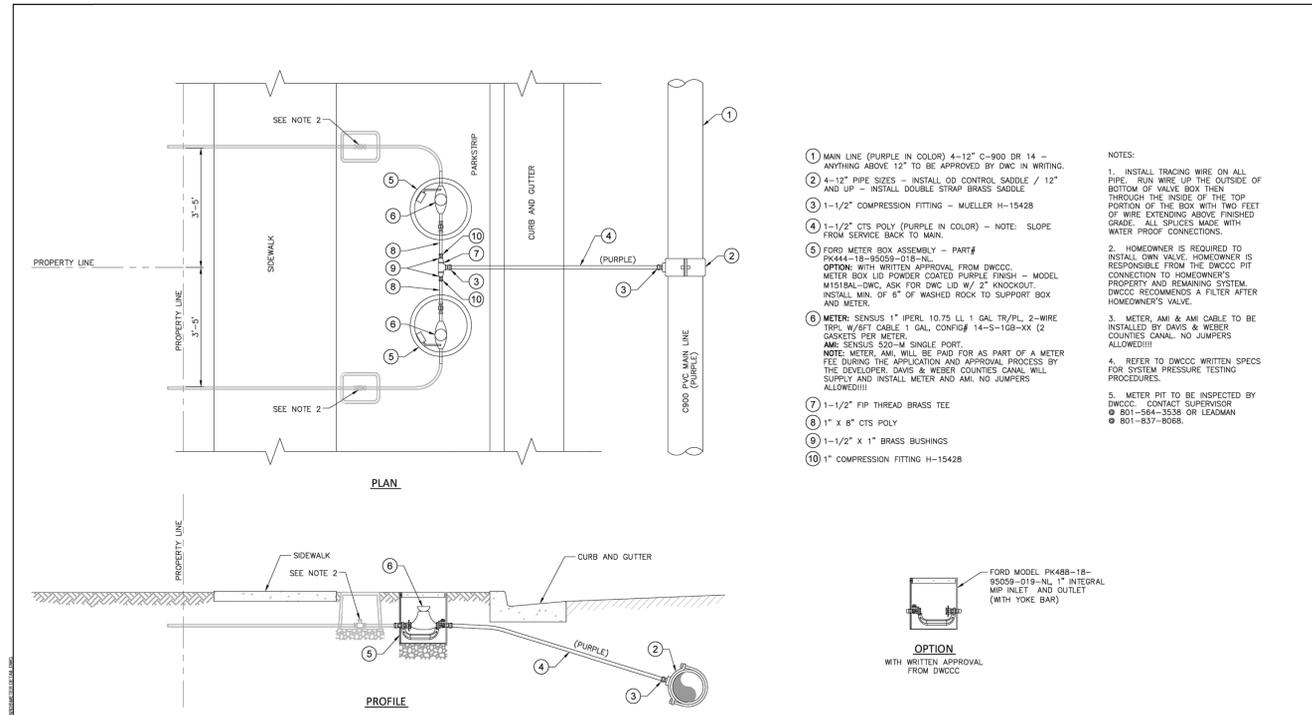
**ND-13 Standard Grease Interceptor 1 of 2**

Adopted 6/13/2024

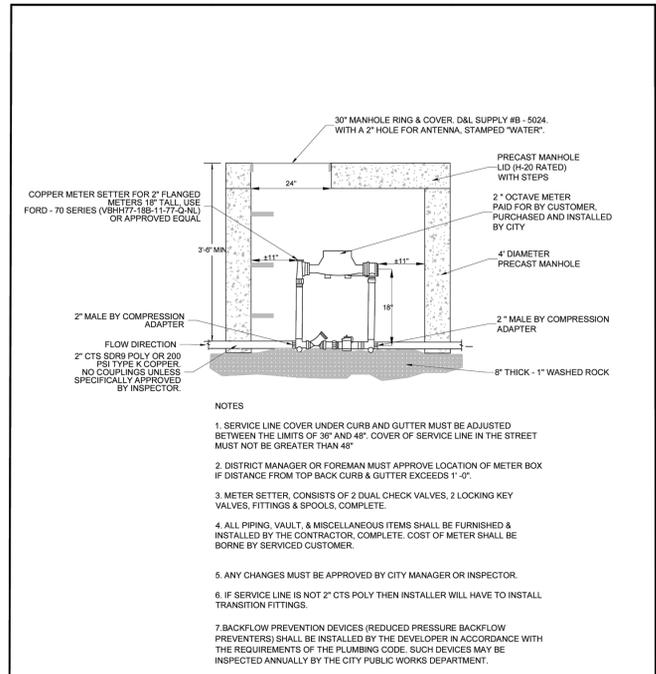


**ND-13 Standard Grease Interceptor 2 of 2**

Adopted 6/13/2024



- NOTES:**
1. INSTALL TRACING WIRE ON ALL PIPE. RUN WIRE UP THE OUTSIDE OF BOTTOM OF VALVE BOX THEN THROUGH THE INSIDE OF THE TOP PORTION OF THE BOX WITH TWO FEET OF WIRE EXTENDING ABOVE FINISHED GRADE. ALL SPICES MADE WITH WATER PROOF CONNECTIONS.
  2. HOMEOWNER IS REQUIRED TO INSTALL OWN VALVE. HOMEOWNER IS RESPONSIBLE FOR THE DWCC PIT CONNECTION TO HOMEOWNER'S PROPERTY AND REMAINING SYSTEM. DWCC RECOMMENDS A FILTER AFTER HOMEOWNER'S VALVE.
  3. METER, AM & AM CABLE TO BE INSTALLED BY DAVIS & WEBER COUNTIES CANAL. NO JUMPERS ALLOWED!!!
  4. REFER TO DWCC WRITTEN SPECS FOR SYSTEM PRESSURE TESTING PROCEDURES.
  5. METER PIT TO BE INSPECTED BY DWCC - CONTACT SUPERVISOR  
 801-564-3538 OR LEADMAN  
 801-837-8868
- LEGEND:**
1. 1-1/2" FIP THREAD BRASS TEE
  2. 1" X 8" CTS POLY
  3. 1-1/2" X 1" BRASS BUSHINGS
  4. 1" COMPRESSION FITTING H-15428



- NOTES:**
1. SERVICE LINE COVER UNDER CURB AND GUTTER MUST BE ADJUSTED BETWEEN THE LIMITS OF 36" AND 48". COVER OF SERVICE LINE IN THE STREET MUST NOT BE GREATER THAN 48".
  2. DISTRICT MANAGER OR FOREMAN MUST APPROVE LOCATION OF METER BOX IF DISTANCE FROM TOP BACK CURB & GUTTER EXCEEDS 1'-0".
  3. METER SETTER: CONSISTS OF 2 DUAL CHECK VALVES, 2 LOCKING KEY VALVES, FITTINGS & SPOOLS, COMPLETE.
  4. ALL PIPING, VALVE, & MISCELLANEOUS ITEMS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR, COMPLETE. COST OF METER SHALL BE BORNE BY SERVICED CUSTOMER.
  5. ANY CHANGES MUST BE APPROVED BY CITY MANAGER OR INSPECTOR.
  6. IF SERVICE LINE IS NOT 2" CTS POLY THEN INSTALLER WILL HAVE TO INSTALL TRANSITION FITTINGS.
  7. BACKFLOW PREVENTION DEVICES (REDUCED PRESSURE BACKFLOW PREVENTERS) SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE. SUCH DEVICES MAY BE INSPECTED ANNUALLY BY THE CITY PUBLIC WORKS DEPARTMENT.

<p><b>JUB ENGINEERS, INC.</b>          466 North 900 West          Kaysville, Utah 84037          Phone: 801.247.0393          www.jub.com</p>	<p><b>DAVIS &amp; WEBER COUNTIES CANAL COMPANY</b>          PRESSURE IRRIGATION STANDARDS          TYPICAL DOUBLE SERVICE CONNECTION DETAIL</p>	<p><b>D1</b></p>
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<p>14 2" METER DETAIL</p>	<p><b>GARDNER ENGINEERING</b>          CIVIL &amp; LAND SURVEYING          1000 S. 1000 E. SUITE 100          WEST POINT, UT 84075          PH: 801.664.4724          EM: THOMAS@HUNTDAY.CO</p>
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REVISIONS	DESCRIPTION	REV.	DATE	BY



**VERIFY SCALES**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

<b>PROJECT INFO.</b>	
Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	08 / 15 / 2025
Proj. No.	191 - 01

SHEET TITLE

**SITE UTILITY DETAILS**

SHEET NO.  
**C3.90**

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)

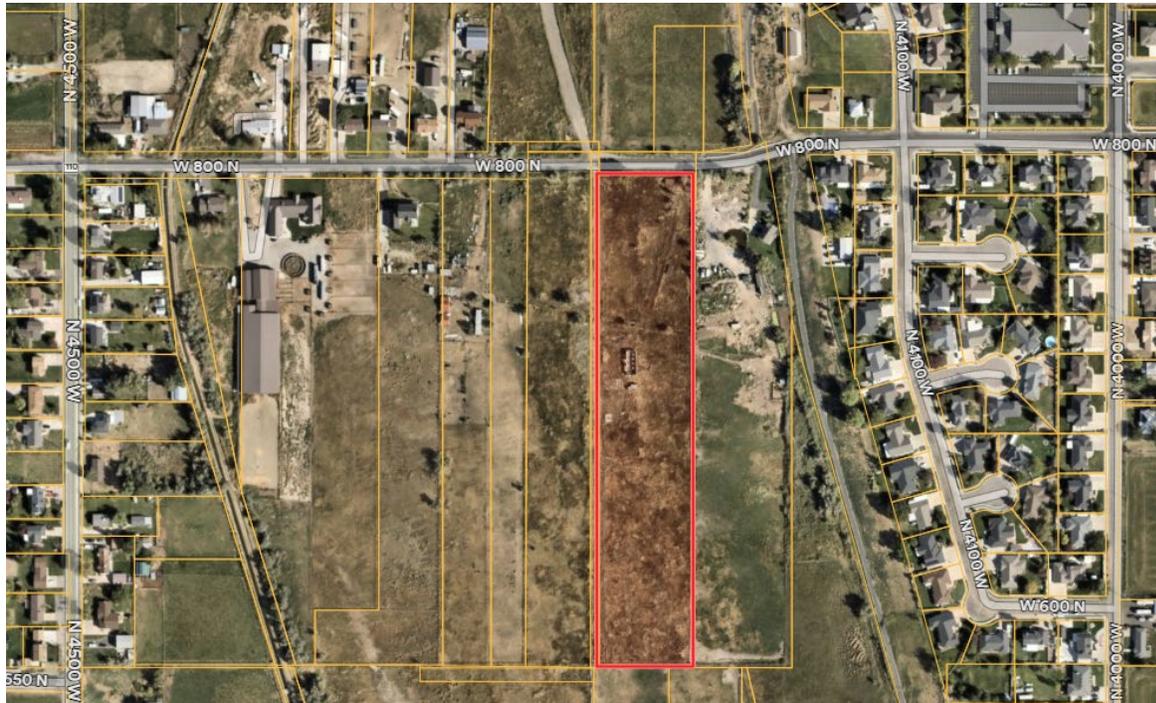
# CITY COUNCIL STAFF REPORT



**Subject:** Rezone & Development Agreement  
4200 W 800 N.  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** March 3, 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**

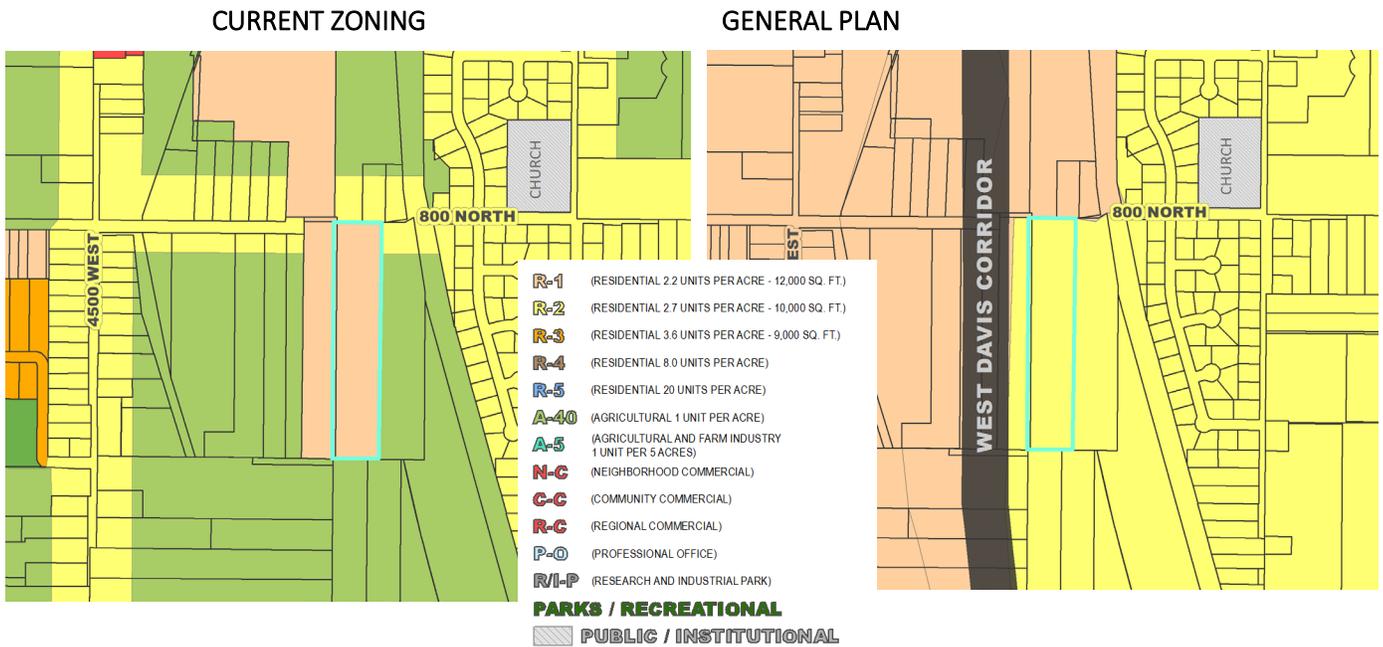
Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall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

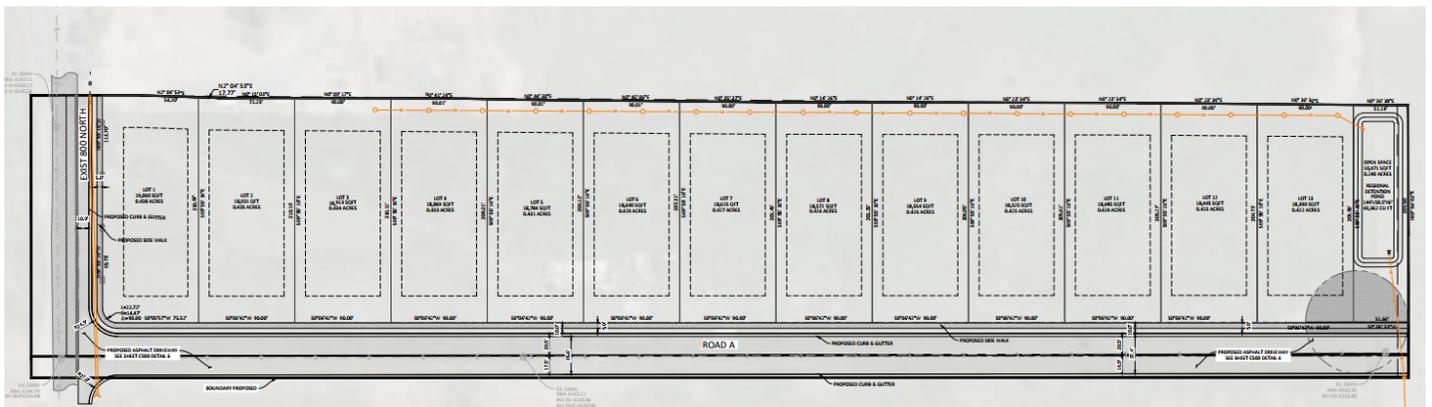
these issues. The City Council must now hold a public hearing and can approve, deny, or modify the request.

**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.

A development agreement has been prepared to enforce architectural standards on the property. The concept plan will also be attached.

### **Recommendation**

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

Staff recommends approval of the development agreement for the concept plan and architectural standards.

### **Attachments**

Resolution

Draft Development Agreement & Concept Plan

Ordinance

**RESOLUTION NO. 03-03-2026A**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT  
BETWEEN WEST POINT CITY AND CRYSTAL COURT LUMINARY, LP  
FOR THE DEVELOPMENT OF PROPERTY LOCATED AT  
APPROXIMATELY 4200 W 800 N**

**WHEREAS**, Crystal Court Luminary, LP, owns the real property located at approximately 4200 W 800 N and identified as Parcel Tax ID Numbers 14-044-0084 and 14-044-0096; and

**WHEREAS**, West Point City desires to enter into a development agreement with Crystal Court Luminary, LP to govern development of the property; and

**WHEREAS**, West Point City and Crystal Court Luminary, LP, have jointly prepared the written agreement, attached hereto; and

**WHEREAS**, the West Point City Council has reviewed said agreement and finds it acceptable to the City.

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

1. The Development Agreement, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of March, 2026.

**WEST POINT CITY,**  
A Municipal Corporation

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

**ATTEST:**

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

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN  
WEST POINT CITY AND CRYSTAL COURT LUMINARY LP  
(4200 W 800 N)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as “**City**”), and CRYSTAL COURT LUMINARY LP (hereinafter referred to as “**Master Developer**”). City and Master Developer collectively referred to as the “**Parties**” and separately as “**Party.**”

**RECITALS**

WHEREAS, the City has considered an application for a zone change from the present zoning of R-1 (Residential) to R-2 (Residential) for certain property located at approximately 4200 W 800 N and contained by the following tax identification numbers: 14-044-0084 and 14-044-0096 (hereinafter the “**Subject Area**”); and

WHEREAS, the overall Subject Area consists of approximately 7.66 acres; and WHEREAS, the overall Subject Area is described in legal descriptions in more detail in “**Exhibit A**” attached hereto; and

WHEREAS, Master Developer is the current owner of the Subject Area and has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of West Point City’s General Plan, and is depicted in more detail on “**Exhibit B**” attached hereto (the “**Concept Plan**”); and

WHEREAS, the City has considered the overall benefits of developing the Subject Area as R-2 to in exchange for improved home construction standards pertaining to the Subject Property; and

WHEREAS, City believes that entering into the Agreement with Master Developer is in the best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

**ARTICLE I  
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, in this Agreement:

1.1 “**City**” shall mean West Point City, a body corporate and politic of the State of Utah. The principal office of City is located at 3200 West 300 North, West Point, Utah 84015.

1.2 “City’s Undertakings” shall mean the obligations of the City set forth in Article III.

1.3 “Master Developer” shall mean Crystal Court Luminary LP. Except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Master Developer or any successor in interest to the Master Developer’s interest hereunder. In the interest of advancing the development of the Subject Property, however, any responsibility under this Agreement may be completed by any Project Developer so that the completing Project Developer may proceed with their Project on their respective parcel.

1.4 “Master Developer’ Undertakings” shall have the meaning set forth in Article IV.

1.5 “Project” means a separate phase or area of the Subject Property to be developed by a Project Developer pursuant to the terms of this Agreement.

1.6 “Project Developer” means the developer of a separate phase or area of the Subject Property that has received assumed the rights and obligation of Master Developer under this Agreement with respect to a Project.

1.7 “Subject Area” shall mean the 7.66 acres as legally described in Exhibit A.

## **ARTICLE II CONDITIONS PRECEDENT**

2.1 The zoning of the Subject Area consistent with the Concept Plan is a condition precedent to Master Developer’ Undertakings in Article IV. The zoning of the Subject Area shall reflect the general concept and schematic layout of the Concept Plan, which means 7.66 acres of R-2 zoning.

2.2 With respect to all zoning designations, Master Developer agrees to design and construct superior quality structures and amenities and to comply with all landscaping provisions of the West Point City Ordinances and specific setback, landscaping requirements of Article IV of this agreement.

2.3 This Agreement shall not take effect until City has approved this Agreement pursuant to an ordinance of the West Point City Council.

## **ARTICLE III CITY’S UNDERTAKINGS**

3.1 Subject to the satisfaction of the conditions set forth in Article II, the City shall accept an application for a subdivision of the Subject Area from the Developer. The subdivision reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

## **ARTICLE IV**

## MASTER DEVELOPER' UNDERTAKINGS

Conditioned upon City's performance of its undertakings set forth in Article III, and provided Master Developer has not terminated this Agreement pursuant to Section 8.8, Master Developer agrees to the following:

4.1 HOA and CCRs. Master Developer shall record Covenants, Conditions and Restrictions providing for the following:

4.3.1 The creation of a home owners' association with bylaws to maintain any common areas of the applicable subdivision.

4.3.2 The following restrictions on single-family homes built in the subdivision:

- i. Minimum square footage of 1,500 sq. ft. on main level for rambler style homes.
- ii. Minimum square footage of 2,000 sq. ft. above grade for two story style homes.
- iii. Minimum square footage of 1,750 sq. ft. for one story, slab on grade style homes.
- iv. All homes will have a minimum 2 car garage.
- v. No vinyl siding will be allowed.
- vi. Exterior materials must comply with one of the following three options to provide for variation and accommodate the latest in architectural design trends:
  1. 40 percent brick or stone on the front of the home.
  2. 30 percent brick or stone on the front of the home with a three-foot wainscot of brick or stone on both sides.
  3. All Hardie-board or equivalent product on the entire home.

4.2 Amendments. Master Developer agrees to limit development of the Subject Area to the residential and open space uses provided for herein. If other uses are desired, Master Developer agrees to seek an amendment of this Agreement providing for such additional uses.

4.3 Conflicts. Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

## ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

5.1 Issuance of Permits - Master Developer. Master Developer, or the applicable Project Developer, shall have the sole responsibility for obtaining all necessary building permits in connection with Master Developer' Undertakings pertaining to the applicable Project and shall make application for such permits directly to West Point City and other appropriate agencies

having authority to issue such permits in connection with the performance of Master Developer' Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Master Developer or applicable Project Developer shall, in good faith, reasonably pursue completion of the applicable Project or Projects. Each phase or completed portion of a Project must independently meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto, such that it will stand alone, if no further work takes place on the Project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Master Developer and their contractor, representatives of City shall have the right to access the Subject Area without charges or fees during the period of performance of the Master Developer' Undertakings.

5.4 Federal and State Requirements. If any portion of the Property is located in areas with sensitive lands that are regulated by state and federal laws, development of that portion of the Property shall comply with all such regulations, which pertain to issues including but not limited to wetlands, sensitive lands, flood plains, and high-water tables.

5.5 Basements. Basements may be permitted in the Subject Area subject to West Point City Code section 15.16.010.

## **ARTICLE VI REMEDIES**

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot be reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default is pursued, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If Master Developer or the applicable Project Developer fails to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities within the applicable Project cease and desist, that all work therein be stopped, also known as a "Stop Work" order.

6.2 Enforced Delay Beyond Parties' Control. For the purpose of any other provisions of this Agreement, neither City nor Master Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party's performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Master Developer. In the event of a default by a Project Developer, Master Developer may elect, in their discretion, to cure the default of such Project Developer, provided, Master Developer's cure period shall be extended by thirty (30) days.

## **ARTICLE VII VESTED RIGHTS—INFRASTRUCTURE IMPROVEMENTS**

7.1 Vested Rights. Master Developer shall have the vested right to have preliminary and final subdivision plats, or preliminary and final site plans, as applicable, approved and to develop and construct the Subject Area in accordance with and subject to compliance with the terms and conditions of this Agreement and applicable provisions of the City Code. Where any conflict or ambiguity exists between the provisions of the Code and this Agreement (including the exhibits to this Agreement), this Agreement shall govern. Notwithstanding the foregoing, however, the rights vested as provided in this Agreement are not exempt from the application of the Code and to subsequently enacted ordinances to the extent such exemption would impair City's reserved legislative powers under Section 7.2, below.

7.2 Reserved Legislative Powers. The Parties acknowledge that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City those police powers that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify any development standards that are applicable to the Project under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine of the State of Utah. Any such proposed legislative changes shall be of general application to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to



If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of transmission.

8.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Master Developer.

8.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

8.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Master Developer or Project Developer affected by the amendment.

8.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

8.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

8.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

8.8.1 With regard to Master Developer' Undertakings, performance of the Master Developer' Undertakings as set forth herein.

8.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon Master Developer's request (or the request of Master Developer' assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

8.9 Recordation. This Agreement shall be recorded upon approval and execution of this Agreement by the Master Developer and the City's granting of the zoning approvals contemplated in Article II.

*[Signature page follows]*

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

**WEST POINT CITY CORPORATION**

\_\_\_\_\_  
BRIAN VINCENT, Mayor

ATTEST:

\_\_\_\_\_  
CASEY ARNOLD, City Recorder

**Crystal Court Luminary**, a Utah limited partnership

\_\_\_\_\_  
George Wright

**EXHIBIT A**

Legal Description of Property

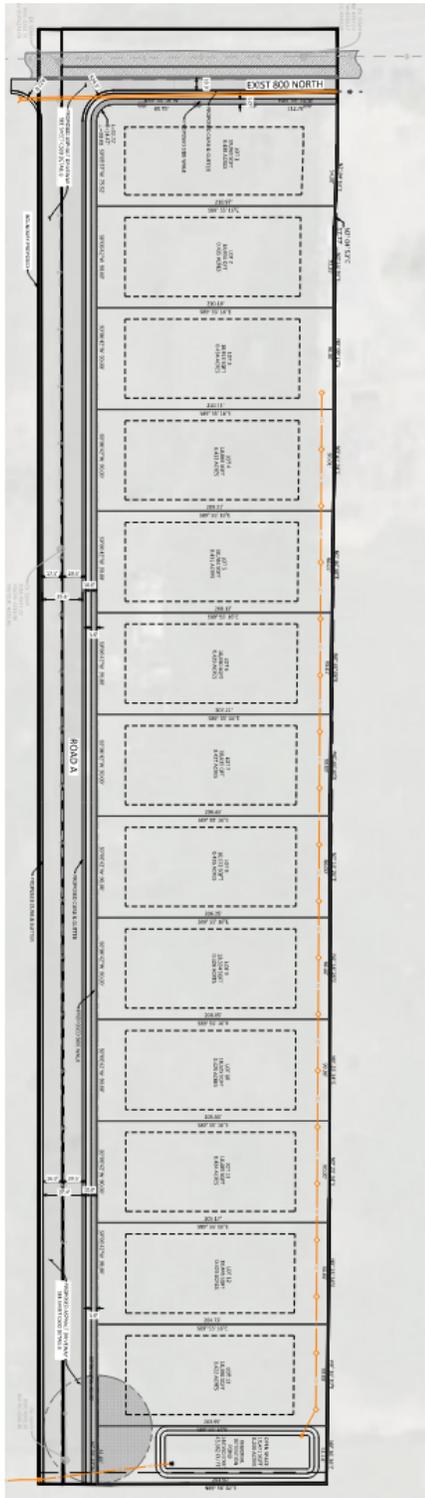
**Parcel numbers:**

**14-044-0096**

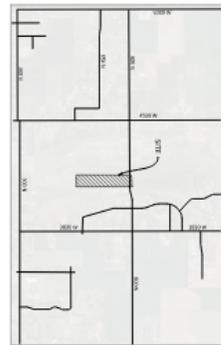
**14-044-0084**

# EXHIBIT B

## Concept Plan



- SITE CONCEPT NOTES:**
1. Pre-application meeting with UDOT was held 2/28/2023. UDOT notes to be provided, no impact to forecast.
  2. No bus stops to be 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. Dirt meeting stated there was little need for sidewalks on west side of the parcel.
  4. Temporary site sign shown. Final placement and design to be determined with fire marshal approval.



 <p><b>SITE PLAN</b> <b>CRYSTAL COURT</b> PARCEL 140440084 WEST POINT, DAVIS COUNTY, UTAH</p>	<p><b>FINAL DESIGN</b></p>	<p>PROJECT NO. 22-001 DATE: 05/13/2023 PROJECT BY: JAC SCALE: 1/8\"/&gt; </p>	<p><b>FAWKES</b> CONSULTANTS INC.</p>
<p><b>C201</b></p>	<p>5/13</p>	<p>DATE: 5/13/23</p>	<p>SCALE: 1/8\"/&gt; </p>

**ORDINANCE NO. 03-03-2026A**

**AN ORDINANCE REZONING PROPERTY LOCATED AT  
APPROXIMATELY 4200 W 800 N FROM R-1 TO R-2  
(RESIDENTIAL 2.7 UNITS PER ACRE)**

**WHEREAS**, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City” has determined to rezone certain property; and

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

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

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

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

**Section One:**

That the subject property as shown on the current West Point City Zoning Map shall be and the same is hereby rezoned and the Zoning Map amended by removing the property from the R-1 zone and placing the property in the R-2 zone

**Legal Description:**

See Exhibit A attached hereto.

**Section Two:**                    **ORDINANCES TO CONFORM WITH AMENDMENTS**

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

**Section Three:**                    **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 3<sup>rd</sup> day of March, 2026.

WEST POINT CITY, a Municipal Corporation

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

ATTEST:

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

# EXHIBIT A

**Legal Description:**

Parcel ID numbers: 14-044-0084 and 14-044-0096

# CITY COUNCIL STAFF REPORT



**Subject:** Rezone - 2650 N 5500 W  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** March 3, 2026

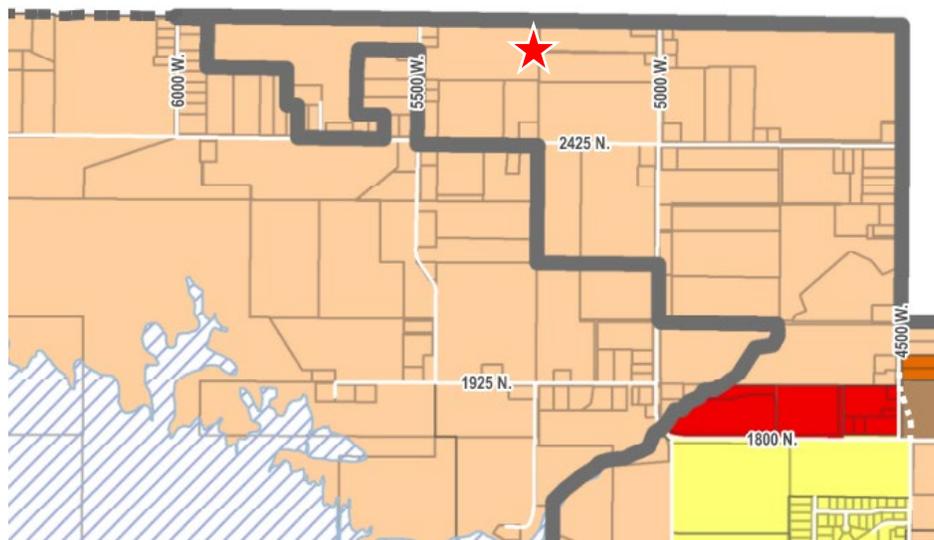
## **Background**

Rick Scadden, representing Ivy Meadows LLC, Circle F Land & Livestock LLC, and Rulon K. and Kathleen P. Fowers, has submitted a request to rezone 38.39 acres of property located at approximately 2650 North 5500 West from A-5 Agricultural to R-1 Residential. The request would allow the property to be developed with up to 84 single-family residential lots, consistent with the maximum density permitted in the R-1 zone.

The applicant submitted this rezone application prior to the adoption of an amended General Plan in August 2025, and is therefore vested under the regulations in effect at the time the application was filed. As a result, the applicant has continued to pursue the R-1 Residential rezone request.

The Planning Commission held a public hearing on this rezone request on January 23, 2025. During the public hearing, the Planning Commission received extensive public comment expressing concerns related to traffic, access, and the capacity of existing infrastructure in the surrounding area. At the applicant's request, the Planning Commission tabled the item to allow the City to complete infrastructure studies for this portion of the city.

### *General Plan December 2024*



There were concerns that the infrastructure in the area was not adequate to serve the Ivy Meadows development. The Council directed staff to move forward with infrastructure studies for the newly annexed property. Staff suggested the studies would take 6-12 months to complete. The studies have been completed and were presented to the City Council on February 3, 2026.

The item went before the Planning Commission on February 12, 2026, to review the completed infrastructure studies and consider the rezone request within the context of the City’s current planning framework. The Planning Commission recommended approval of the rezone to R-1.



## **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. A rezone must have a public hearing and recommendation from the Planning Commission. The City Council will then hold a public hearing and make the final decision.

A public hearing was held by the Planning Commission on January 23, 2025. At the applicant’s request, the Planning Commission tabled any action on the rezone request to allow time for completion of an infrastructure study. That study has since been completed, and the request came back before the Planning Commission for consideration on February 12, 2026. The Planning Commission recommended approval of the rezone to R-1. The City Council must now hold a public hearing and can approve, deny, or modify the request.

## **Analysis**

This application was submitted in December, 2024, and is therefore vested under the general plan in place at that time. The applicant is requesting a rezone to R-1, which is consistent with the vested general plan.

The R-1 Residential zone allows for a maximum density of 2.2 dwelling units per acre. Based on the approximately 38-acre site, the zoning would allow for up to 84 single-family dwelling units. A concept plan with 84 lots has been submitted with the rezone request to illustrate how the property could be developed under the proposed zoning. The concept plan is provided for reference only and is intended to demonstrate general feasibility, access, and density. Specific lot sizes, lot lines, and subdivision design

are not reviewed or approved as part of the rezone process and would be evaluated through a separate subdivision application.

R-1 Zone	Required	Proposed
Maximum Density	Up to 2.2 units/acre	2.2 units/acre
Minimum Lot size	12,000 sq/ft	13,334 sq/ft

### Applicants Proposal



### 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-1.

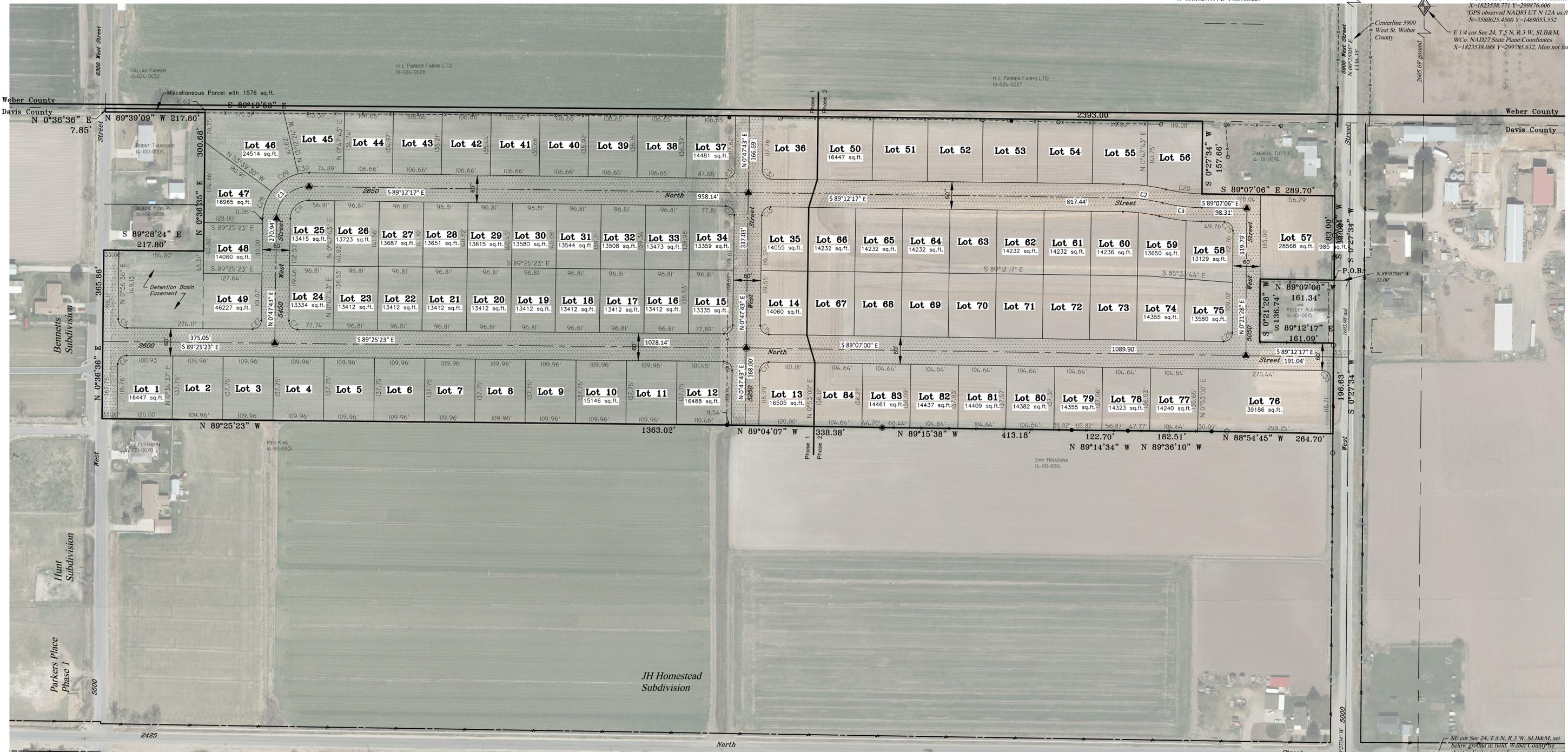
### Attachments

Concept Plan

Part of S 1/2 of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M  
WEST POINT CITY, DAVIS COUNTY, UTAH

Find St. Mon. #95006 intersection of 5900 W and 5900 S  
WCo. NAD83 State Plane Coordinates N=3581324.6744  
E=1468900.6790  
GPS Observed NAD83 UT N 12A us.ft.  
N=3581327.494 E=1468900.227

Ref. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find WCo. Brass cap set in concrete in a fence line. Record offset is North 91'.  
WCo. NAD27 State Plane Coordinates  
X=1823538.771 Y=299876.606  
GPS observed NAD83 UT N 12A us.ft.  
N=3580625.4500 Y=1469053.552  
E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, WCo. NAD27 State Plane Coordinates  
X=1823538.088 Y=299785.632, Mon not found.



**BOUNDARY DESCRIPTION**

A tract of land located in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 89°38'24" West between the monumented locations of the Southeast corner and the South Quarter corner, of said Section 24 described as follows:  
COMMENCING at a point located 156.32 feet North 89°38'24" West, along section line, and 1693.90 feet North 00°27'34" West, along the center line of 5000 West Street being Utah State Highway 37, and North 89°07'06" West 33.00 feet, to the west right of way of said 5000 West Street, FROM the Southeast corner of said Section 24;  
RUNNING thence North 89°07'06" West 161.34 feet;  
Thence South 00°21'28" West 136.74 feet, along an existing fence line, to a fence corner;  
Thence South 89°12'17" East 161.09 feet, along an existing fence line and fence line extended, to said west right of way;  
Thence South 00°27'34" West 196.63 feet, along said west right of way;  
Thence the following Six (6) courses along or near an existing fence line,  
1) North 88°54'45" West 264.70 feet;  
2) North 89°36'10" West 182.51 feet;  
3) North 89°14'34" West 122.70 feet;  
4) North 89°15'38" West 413.18 feet;  
5) North 89°04'07" West 338.38 feet;  
6) North 89°25'23" West 1363.02 feet, to the center line of 5500 West Street;  
Thence North 00°36'36" East 365.86 feet, along said center line;  
Thence South 89°28'24" East 217.80 feet;  
Thence North 00°36'35" East 300.68 feet;  
Thence North 89°39'09" West 217.80 feet;  
Thence North 00°36'36" East 7.85 feet;  
Thence South 89°19'53" East 2393.00 feet,  
Thence South 00°27'34" West 157.66 feet,  
Thence South 89°07'06" East 289.70 feet, to said west right of way;  
Thence South 00°27'34" West 183.00 feet, along said west right of way, to the point of beginning.  
Containing 38.3965 acres, more or less.

N 89°38'24" W  
N 89°58'26" W  
Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System = N 89°38'24" W  
Davis County Coordinate System  
S 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find Davis Co. Brass cap set in concrete near a fence post.  
WCo. NAD27 State Plane Coordinates X=1826168.228 Y=29730.912  
GPS observed NAD83 UT N 12A us.ft.  
N=3577949.7900 E=1466373.7260

SE cor Sec 24, T 5 N, R 3 W, SLB&M, set below ground in field. Weber County sheet indicates two reference monuments set a WCo BC in conc 152.0" West and a DCo BC in conc 26.5" south. Mon not found.  
WCo NAD27 State Plane Coordinates  
X=1828819.867 Y=297114.253  
Find DCo WC mon for SE cor Sec 24, T 5 N, R 3 W, SLB&M, set near fire post 26.5" south of corner. No record coordinates. GPS observed NAD83 UT N 12A us.ft.  
N=3577906.4300 E=1469025.5070

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 5300 West - #A-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Rick Scadden**  
Address: \_\_\_\_\_

SE 1/4 of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. **Record of Survey**

Revisions: DRAWN BY: EDR  
CHECKED BY: ...  
DATE: January 16, 2025  
PROJ: 4374

1 of 1

Project Name: 4374 Scadden-MY Meadows Prelim v2.dwg Save Date: January 16, 2025 1:47 PM Sheet: 4374.Ros Print Date: 1/16/2025  
This plot and associated documents are PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL and subject to change without a valid signature and date across the Licensed Professional's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. Therefore, if this document is unsigned it is a Preliminary document(s) and is not intended for use in Construction, nor to be Recorded or used as a Final Product by the client or public agency or local entity. Some Local Entities require signed and dated drawings by the Licensed Professional in charge of Final and/or remain a review document subject to change or modification.

# CITY COUNCIL STAFF REPORT



**Subject:** Rezone Request –  
Appx. 4750 W 700 S  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** March 3, 2026

---

## **Background**

The applicant, Rulon Gardner, representing Gardner Sunset Ridge, LLC, is requesting a rezone of 17.04 acres located at approximately 4750 West 700 South from A-40 Agricultural (1 unit/acre) to R-1 Residential (2.2 units/acre). The property is designated R-1 Residential in the West Point City General Plan.

## **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 had a public hearing on February 12, 2026. There were three comments received at the public hearing regarding the proposed development. There were questions about future improvements on 700 South, where the storm water would drain to, and if culinary water was available. The City Council must now hold a public hearing and make the final decision.

## **Analysis**

The application is to rezone 17.04 acres to R-1 (Residential/2.2 units per acre). The property is identified in the General Plan as R-1 (Residential). The applicant is proposing a single-family subdivision of 37 lots that aligns with the requirements of the R-1 zone.

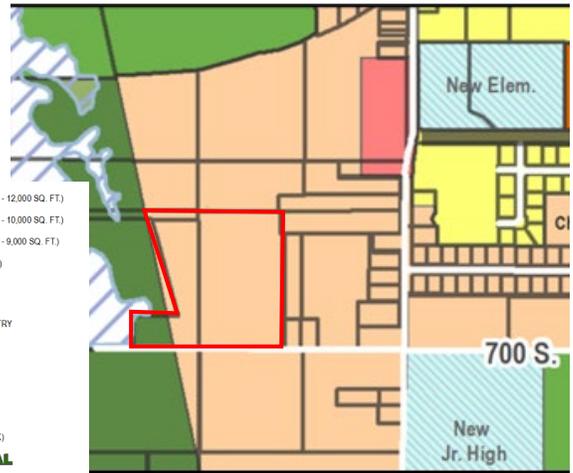
This property was previously under consideration for a rezone in 2022. A key issue during the earlier review was the question of whether 700 South was a public or private road. Subdivisions must have access onto a public road. Since then, a court decision has established that 700 South is a 66-foot wide public street, which allows the applicant to rely on it for access. As part of the subdivision, 700 South will need to be improved to City public-street standards. The City Engineer is reviewing the required roadway cross-section and improvements needed to bring the road up to code.

City Code allows up to 30 lots to be served by a single access. Since the concept plan includes 37 lots, a second access will be required for the entire project to move forward. That second access is anticipated to be provided through the Carlisi property to the east, which is expected to develop in the near future. The North Davis Fire District has reviewed the proposed access layout and has indicated that with both access points in place the development would meet Fire Code requirements for emergency response.

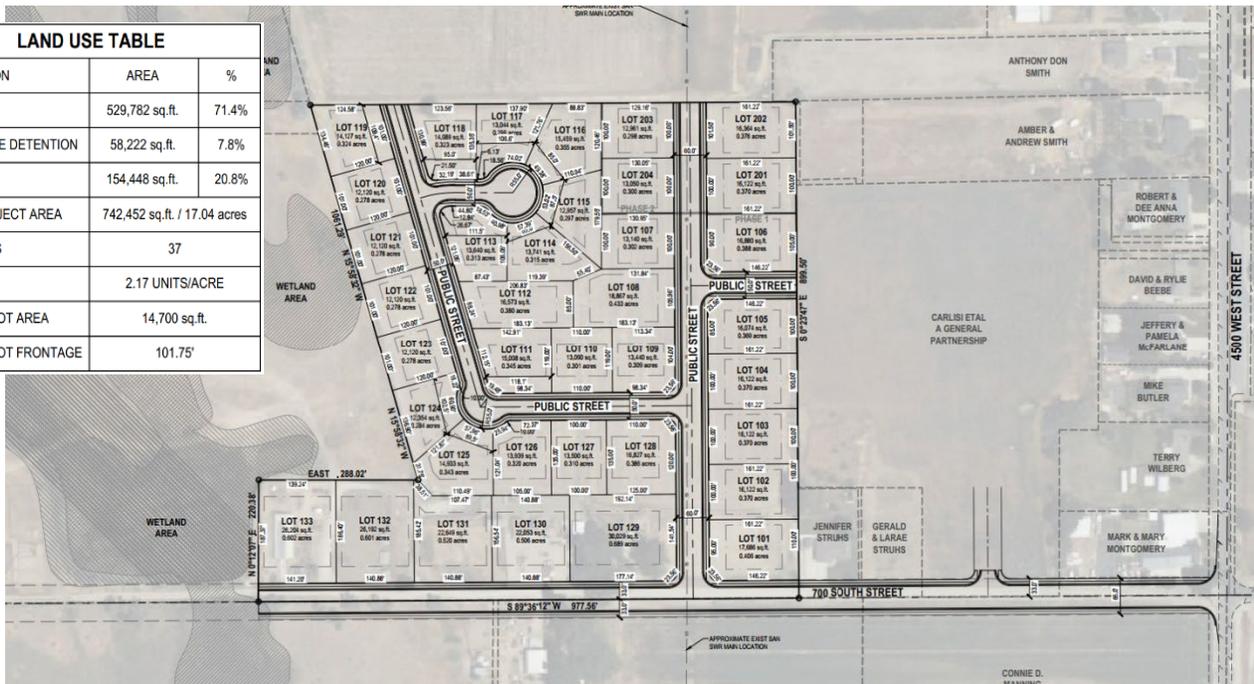
**CURRENT ZONING**



**GENERAL PLAN**



LAND USE TABLE		
DESCRIPTION	AREA	%
LOT AREA	529,782 sq.ft.	71.4%
OPEN SPACE DETENTION	58,222 sq.ft.	7.8%
ROADWAY	154,448 sq.ft.	20.8%
TOTAL PROJECT AREA	742,452 sq.ft. / 17.04 acres	
TOTAL LOTS	37	
DENSITY	2.17 UNITS/ACRE	
AVERAGE LOT AREA	14,700 sq.ft.	
AVERAGE LOT FRONTAGE	101.75'	



**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-1. Staff recommends the City Council hold a public hearing, consider public comment, and determine whether the request is appropriate based on General Plan consistency, compatibility with surrounding land uses, and the information presented.

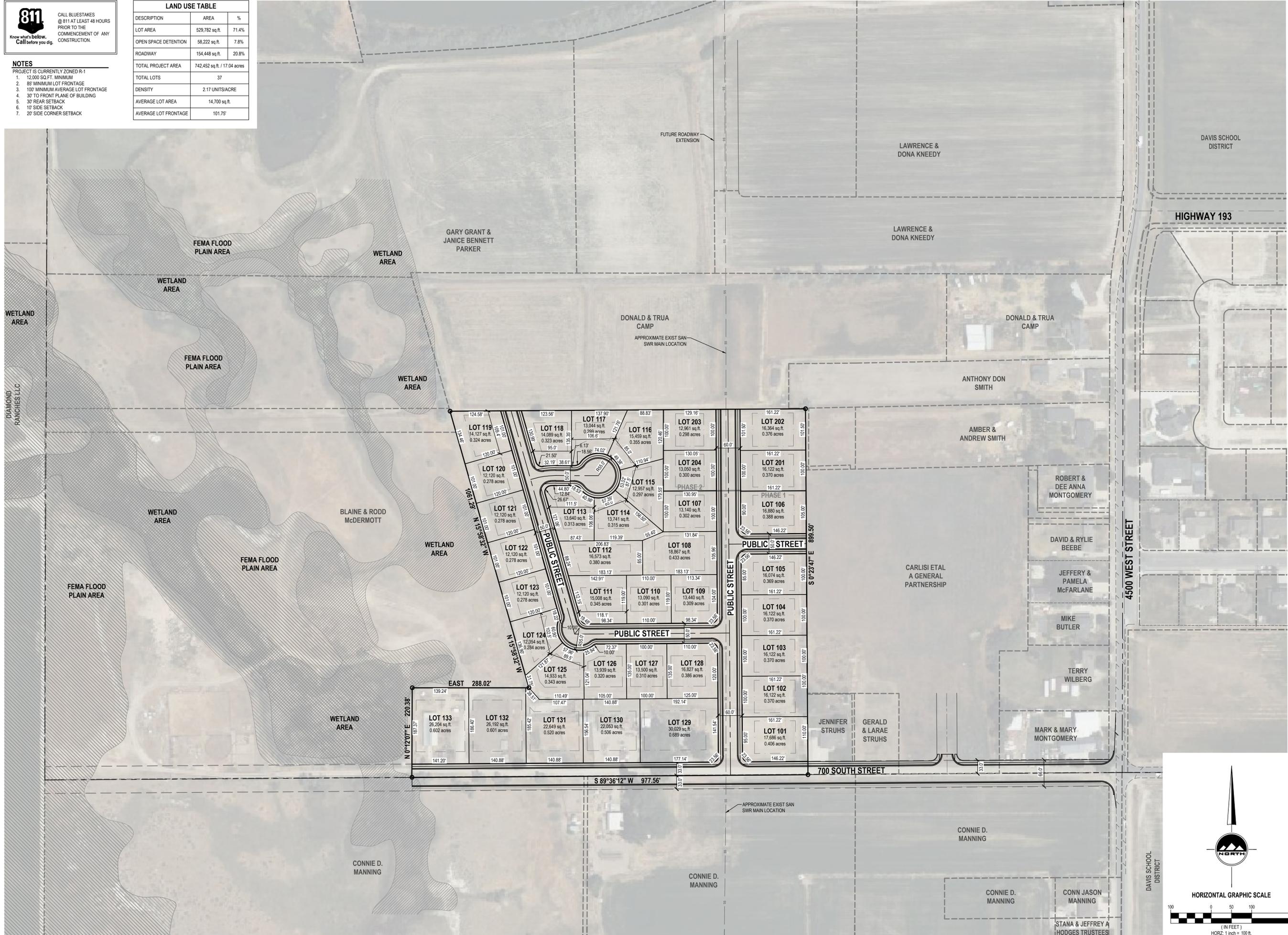
**Attachments**

- Concept Plan
- Engineering Comments

**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
 Know what's below.  
 Call before you dig.

LAND USE TABLE		
DESCRIPTION	AREA	%
LOT AREA	529,782 sq.ft.	71.4%
OPEN SPACE DETENTION	58,222 sq.ft.	7.8%
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TOTAL LOTS	37	
DENSITY	2.17 UNITS/ACRE	
AVERAGE LOT AREA	14,700 sq.ft.	
AVERAGE LOT FRONTAGE	101.75'	

- NOTES**  
 PROJECT IS CURRENTLY ZONED R-1
- 12,000 SQ.FT. MINIMUM
  - 85' MINIMUM LOT FRONTAGE
  - 100' MINIMUM AVERAGE LOT FRONTAGE
  - 30' TO FRONT PLANE OF BUILDING
  - 30' REAR SETBACK
  - 10' SIDE SETBACK
  - 20' SIDE CORNER SETBACK



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

**SALT LAKE CITY**  
 Phone: 801.255.0529

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.866.1453

**RICHFIELD**  
 Phone: 435.896.2983

[www.ensigneng.com](http://www.ensigneng.com)

FOR:  
 CLIENT  
 CLIENT'S ADDRESS  
 CLIENT CITY STATE ZIP

CONTACT:  
 CLIENT CONTACT  
 PHONE: 801-000-0000

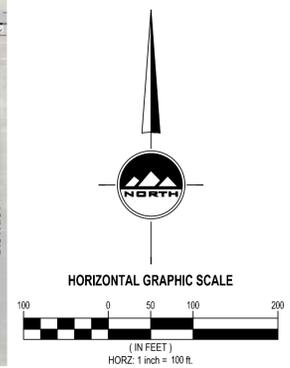
**SUNSET RIDGE**  
 696 SOUTH 4500 WEST  
 WEST POINT, UTAH



**CONCEPT PLAN**  
 R-1-10 ZONE

PROJECT NUMBER: 11199  
 PRINT DATE: 1/5/26  
 DRAWN BY: M.ELMER  
 CHECKED BY: C.PRESTON  
 PROJECT MANAGER: C.PRESTON

**1 OF 1**





West Point City  
3200 West 300 North  
West Point, UT 84015  
PH: 801-776-0970  
FAX: 801-525-9150  
[www.westpointutah.gov](http://www.westpointutah.gov)

MEMORANDUM

To: West Point Planning Commission

From: Boyd Davis, P.E. *Boyd R. Davis*

**RE: Suset Ridge - Concept Plan Review**

Date Received: November 11, 2025

Date Reviewed: December 5, 2025

---

Recommendation: There are no engineering concerns with the concept plan.

1. Plat
  - a. No comments
2. Streets
  - a. 700 South has been deemed a public road. It will need to be improved as part of the development plans.
3. Culinary Water
  - a. Culinary water is available in this area and is supplied by the Hooper Water Improvement District.
4. Secondary Water
  - a. Secondary water is available in this area and is supplied by the Davis & Weber Canal Co.
5. Sanitary Sewer
  - a. Sewer service is available. There is an existing sewer line running north/south on the first road in the subdivision. The sewer line is owned by the North Davis Sewer District.
6. Storm Drainage
  - a. There is an existing drain on the west boundary of the subdivision that the development can connect to.
7. Land Drainage
  - a. This property is in Land Drain Zone C which allows basements. A land drain is not required.

# CITY COUNCIL STAFF REPORT

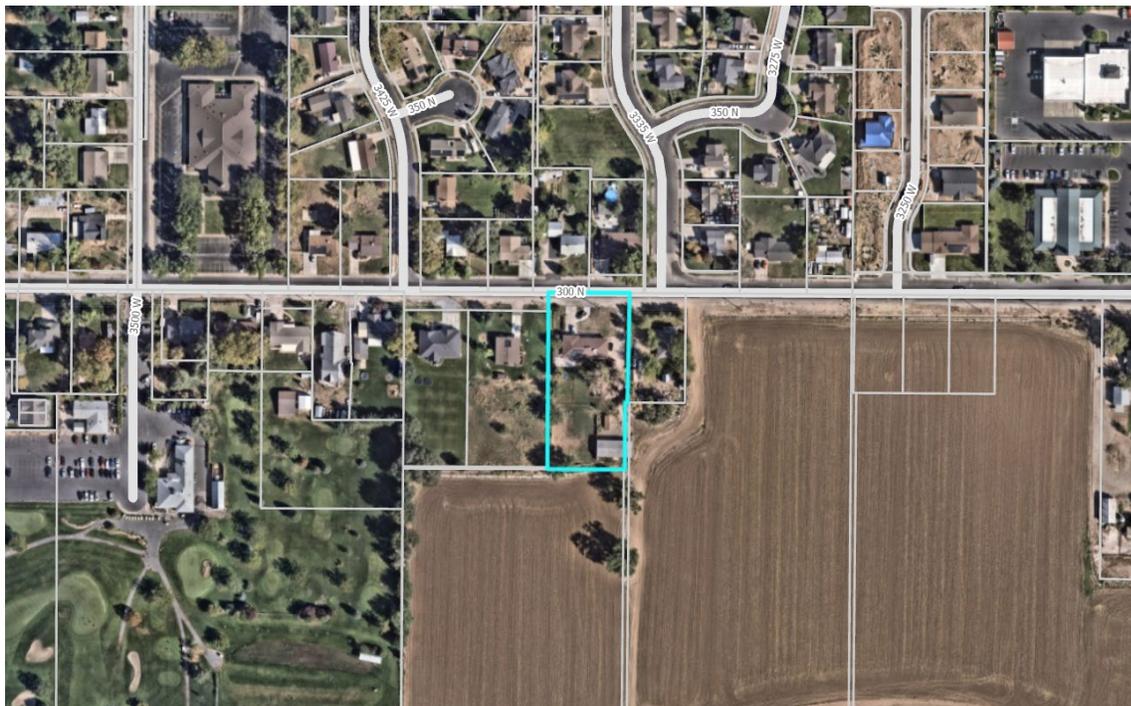


**Subject:** Rezone – 3381 W 300 N  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** March 3, 2026

## **Background**

The applicant, Kyle Norton, is requesting a rezone of the back of the property located at 3381 West 300 North from A-40 Agricultural to R-2 Residential (2.7 units per acre). The front of the property is already zoned R-2. The purpose of the request is to allow for the future creation of a flag lot on the 1.11-acre subject property.

The West Point City General Plan designates the property within the Main Street Overlay District.



## **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 held a public hearing on February 12, 2026, and recommended approval of the rezone. There were no public comments received at the hearing. The City Council must now hold a public hearing and make a final decision.

**Analysis**

The applicant is requesting a rezone of the subject property from A-40 (Agricultural) to R-2 (Residential) in order to pursue a future flag lot application. The property is approximately 1.11 acres in size and is located within the Main Street Overlay District as identified in the West Point City General Plan.



No flag lot or subdivision plans have been submitted with this rezone request. Approval of the rezone would not approve a flag lot or any specific development at this time. If the rezone is approved, the applicant would be required to submit a separate flag lot application, which would be reviewed and acted upon by the Planning Commission and would need to meet all applicable City Code requirements. Any site-specific design, access, or lot configuration issues would be addressed during the flag lot review process.

**Recommendation**

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

The Planning Commission recommended approval of the rezone to R-2. The City Council needs to determine whether the requested rezone is consistent with the General Plan, including the intent and objectives of the Main Street Overlay District.

# CITY COUNCIL STAFF REPORT

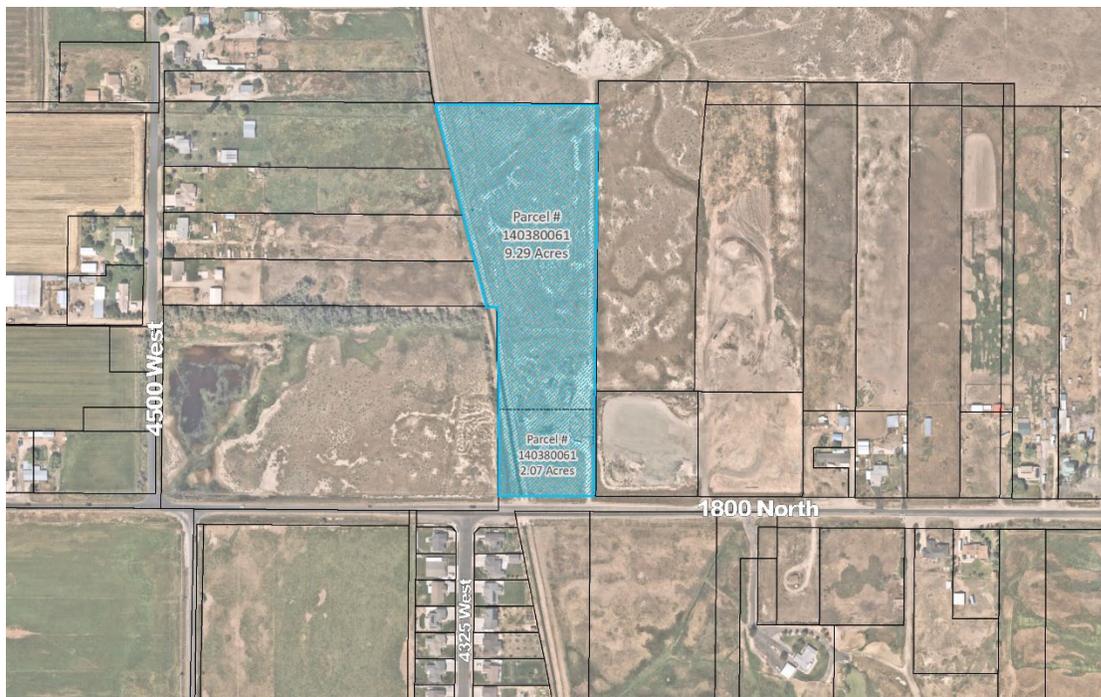


**Subject:** Rezone Request - A-40 to R-4 & C-C  
1800 N 4300 W  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** March 3, 2026

## **Background**

Foothill Ditch LLC is seeking to rezone 11.36 acres of 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 residential 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. A new concept plan was presented to the City Council on February 17, 2026.



## **Process**

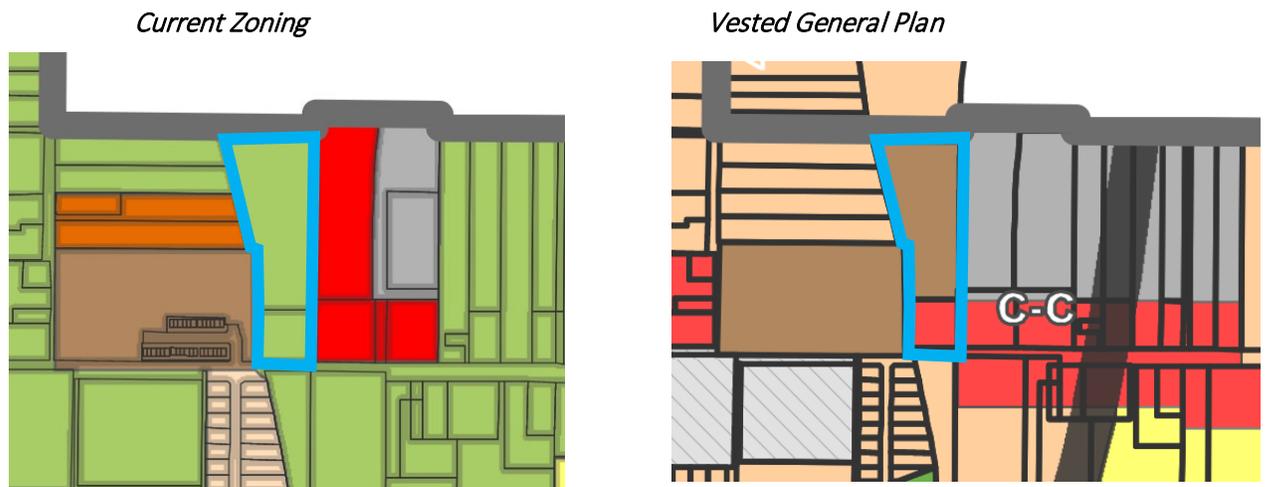
A rezone is a legislative decision. A public hearing must be held by the Planning Commission and a recommendation made to the City Council. The City Council then holds a public hearing and can approve, modify, or deny the request.

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.



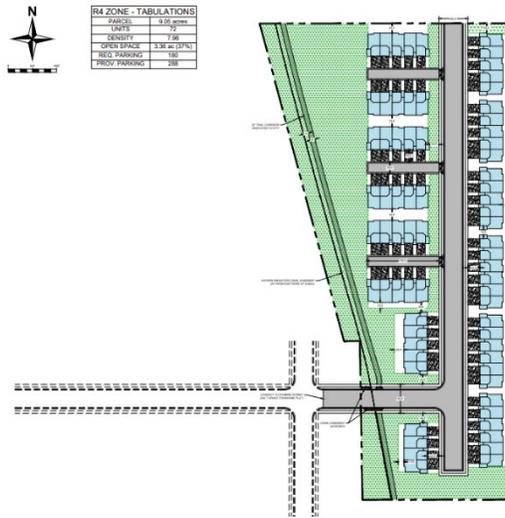
The applicant stated that they “feel that the rezone is consistent with the goals and objectives of the city, especially because of the property’s proximity to the future West Davis Corridor.” The applicant has submitted a conceptual design showing access onto 1800 North through the Salt Grass development. 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 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. The applicant will be submitting a development agreement to limit the development to 6 units per acre, provide architectural standards, and place a deed restriction for own-occupancy on a percentage of the units.

*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 public hearing. 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:** Bid Award – 4000 West Storm Drain  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** March 3, 2026



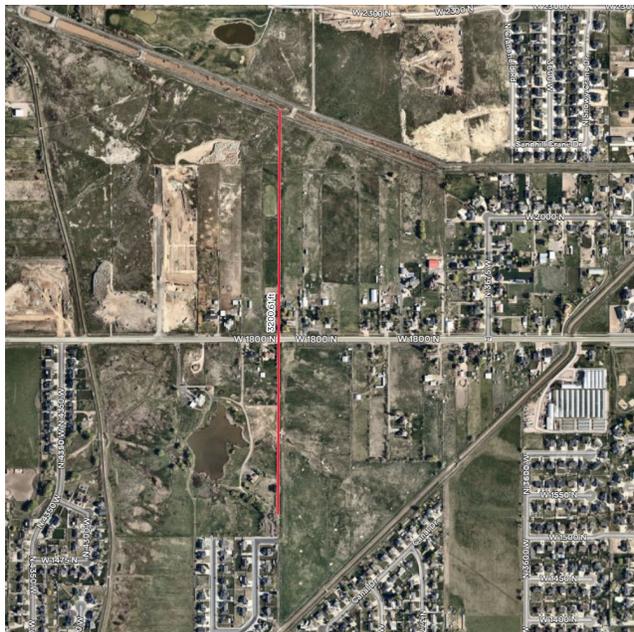
## **Background**

As part of the West Davis Highway Project, UDOT would like to discharge runoff water near 1800 N, but there is no storm drain system there currently. They have asked if the city could construct the master planned storm-drain pipe at that location now and in return UDOT would help pay for the construction of it and provide the right-of-way to install the pipe. Back in October, the City Council approved an agreement with UDOT stating that they will contribute \$500K to the project.

The project design is complete and was advertised for bids a couple of weeks ago. The bids will be opened on March 2<sup>nd</sup> and will be shared at the City Council meeting on March 3<sup>rd</sup>

## **Analysis**

The proposed storm-drain pipe will run through open fields near 4000 W from 1500 N to the Clinton Drain, which is owned by Davis County. This new pipe is intended to serve a large area of West Point east of 4000 West. It is a master-planned project and is partially impact fee eligible. The full budget for the project is \$2.5M, of which UDOT will pay \$500K. The City's portion of the funding will come from impact fees and storm drain construction and maintenance fees.



The bids for a contractor to install the storm drain were opened on March 2<sup>nd</sup> but were not available at the time this report was written. The bid results will be shared at the Council Meeting.

<i>Contractor</i>	<i>Bid</i>
**	**

**Recommendation**

Staff will come prepared with a recommendation at the Council Meeting.

**Significant Impacts**

The costs of the project will be funded through impact fees and the storm water construction and maintenance fund.

**Attachments**

None

# CITY COUNCIL STAFF REPORT

**Subject:** Warranty –Preserve at Willow Bluff Ph. 1&2  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** March 3, 2026



---

## **Background**

The Preserve and Willow Bluffs Subdivision is located at 3750 W 800 N. The developer has completed all the required improvements and is now asking that the subdivision be placed on a one-year warranty.

## **Analysis**

The subdivision was inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

## **Recommendation**

It is recommended that the City Council place the Preserve at Willow Bluff Subdivision Phases 1&2 on a one-year warranty.

## **Significant Impacts**

None

## **Attachments**

None

# CITY COUNCIL STAFF REPORT



**Subject:** Warranty –Bennett Century Farms Ph. 3  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** March 3, 2026

---

## **Background**

The Bennett Century Farms Subdivision Phase 3 is located at 3775 W 1300 N. The developer has completed all the required improvements and is now asking that the subdivision be placed on a one-year warranty.

## **Analysis**

The subdivision was inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

## **Recommendation**

It is recommended that the City Council place the Bennett Century Farms Subdivision Phase 3 on a one-year warranty.

## **Significant Impacts**

None

## **Attachments**

None