



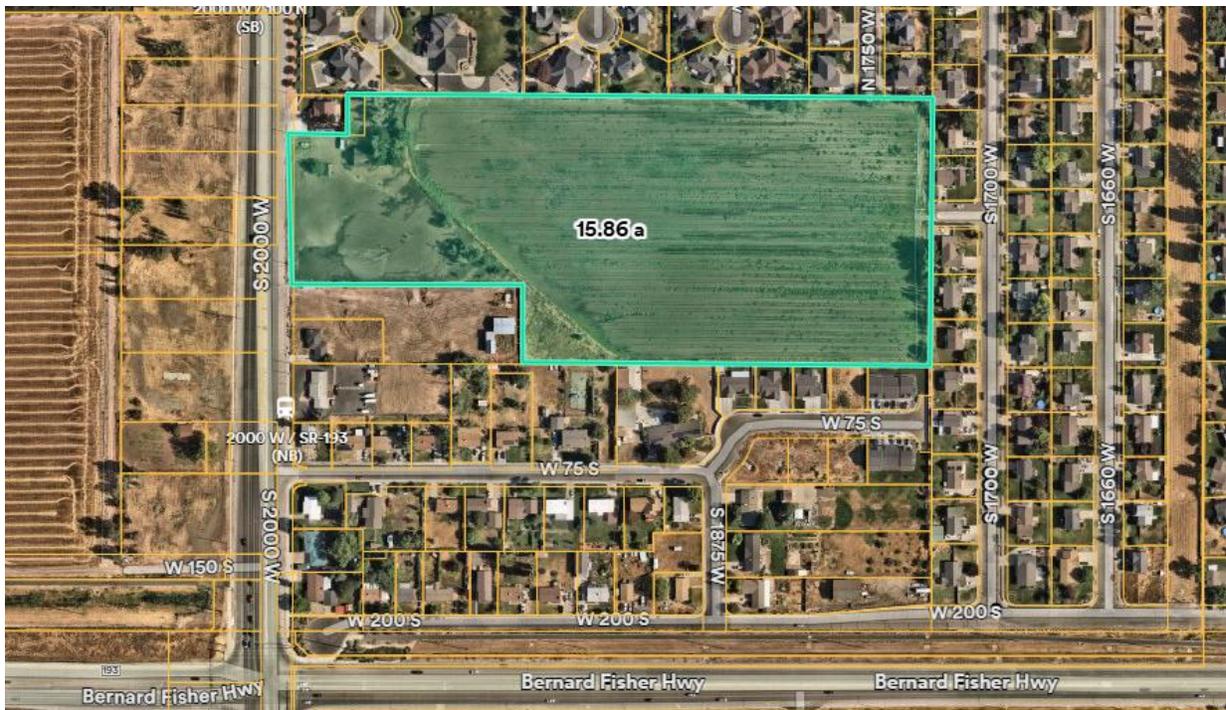
3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointutah.gov

WEST POINT CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, April 10, 2025, the West Point City Planning Commission will hold a public hearing at 3200 W 300 N, West Point City, UT, beginning at 7:00 PM. The public hearing will be for a proposed rezone regarding property located at approximately 12 N 2000 W. The request made is to change the zoning on 13.61 acres of land from A-40 (Agricultural) to R-4 (Medium Density residential/maximum of 6 units per acre). The concept plan shows 72 single family lots at approximately 5.3 units per acre. The request is also to rezone 2.26 acres on the west side of the property from R-2 and A-40 to C-C (Community Commercial).

All interested parties are encouraged to attend and express their opinion on the matter. To review documentation related to the above hearing, contact West Point City Hall at 801-776-0970. If you need special accommodations to participate in the meeting, please call West Point City at least twenty-four (24) hours prior to the meeting at 801-776-0970.

Rezone 12 N 2000 W



Katie Hansen

Katie Hansen, Deputy City Recorder
Posted this 28th day of March, 2025

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice was posted on the date indicated in the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>



HUNT & DAY
2442 ARNOLD DR. #1 200
Syracuse, UT 84075
PH: 801.864.2724
EM: 78000@HuntDay.co

NIELSEN CROSSING
12 NORTH 2000 WEST
WEST POINT, DAVIS COUNTY, UT
LOCATED IN SECTION 3,
TOWNSHIP 4N, RANGE 09E, 3L, 35E AND 36E AND 36E AND 37E

PROJECT TITLE

SCALE

REV. DATE

DATE



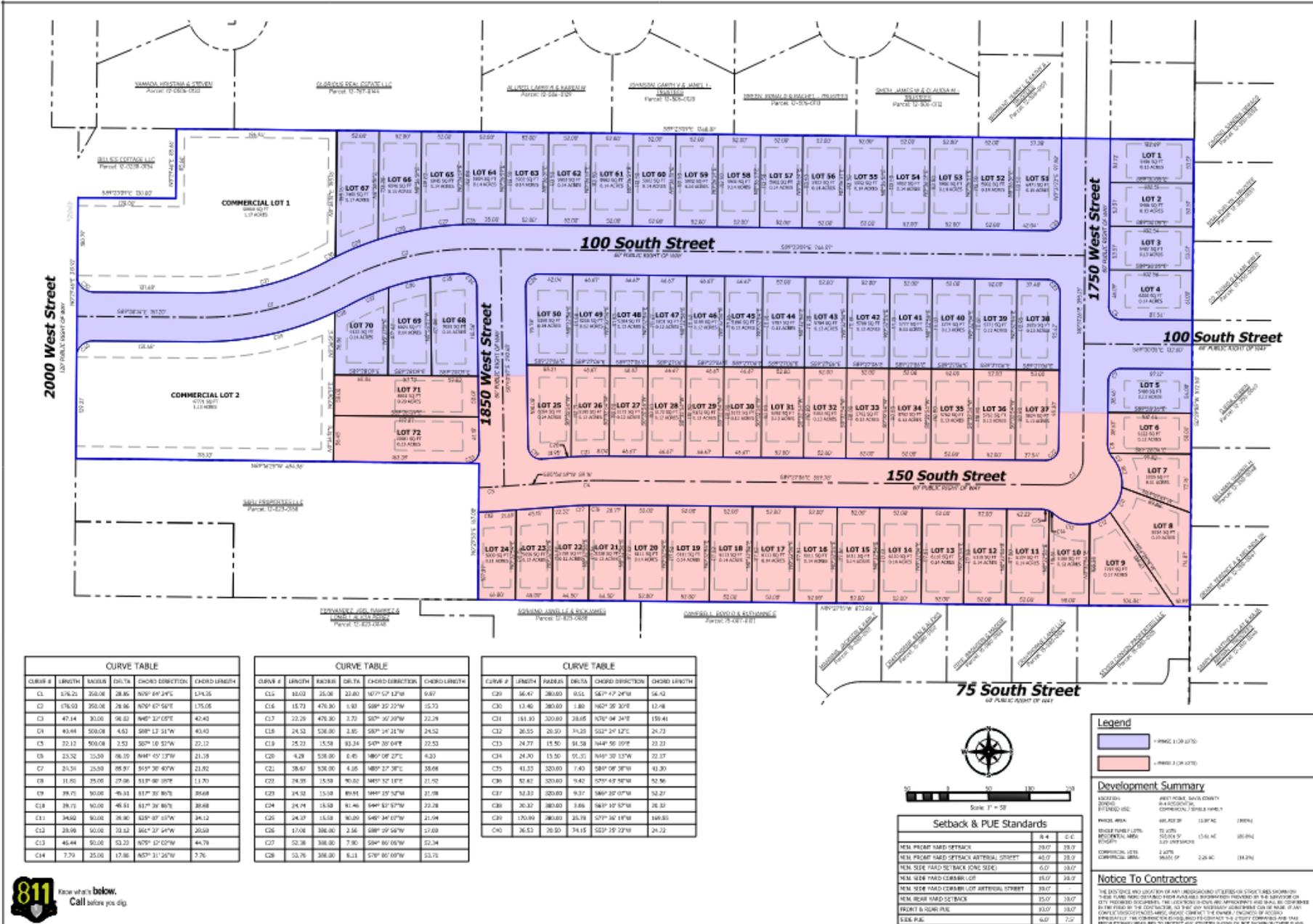
VERIFY SCALES

SEE COLOR BOOK OR DIGITAL DRAWING
FOR SCALES AND DIMENSIONS
IF PLOT OR PRINT IS NOT TO SCALE
SCALE ACCURACY

PROJECT INFO
Engineer: T. Hunt
Checker: R. Hill
Date: 02/24/2025
Proj. No.: 184-07

OVERALL LAYOUT / PHASING PLAN

Sheet No. **C1.00**



CURVE TABLE					
CURVE #	LENGTH	ADIUS	DELTA	CHORD DISTANCE	CHORD LENGTH
C1	576.25	350.00	28.80	N07°04'24"E	174.25
C2	176.00	350.00	28.80	N07°04'24"E	175.00
C3	47.14	30.00	38.07	N46°32'05"E	42.43
C4	43.64	500.00	4.63	S08°13'31"W	43.43
C5	32.12	500.00	2.53	S08°10'51"W	32.12
C6	23.52	100.00	16.10	N44°15'17"W	21.18
C7	25.34	25.00	88.97	S43°30'40"W	21.82
C8	11.80	25.00	27.98	S17°00'00"E	11.70
C9	38.71	50.00	46.31	S17°30'00"E	38.68
C10	38.71	50.00	46.31	S17°30'00"E	38.68
C11	34.80	50.00	38.80	S23°07'07"W	34.12
C12	28.98	50.00	33.12	S64°32'44"W	28.59
C13	46.44	50.00	53.27	N07°10'07"W	44.79
C14	7.79	25.00	17.88	N07°31'20"W	7.76

CURVE TABLE					
CURVE #	LENGTH	ADIUS	DELTA	CHORD DISTANCE	CHORD LENGTH
C15	85.03	25.00	11.80	N07°10'12"W	81.87
C16	15.73	470.00	1.80	S08°32'22"W	15.55
C17	22.25	470.00	2.72	S07°30'20"W	22.28
C18	24.52	530.00	2.85	S07°24'21"W	24.52
C19	25.33	15.58	83.24	S40°30'04"E	22.53
C20	4.28	530.00	0.45	N06°30'27"E	4.23
C21	28.67	530.00	4.05	S08°12'38"E	28.68
C22	24.35	15.58	80.52	S40°42'18"E	21.92
C23	24.52	15.58	80.11	S40°17'52"W	21.88
C24	24.74	15.58	81.46	S40°57'07"W	22.28
C25	24.57	15.58	80.80	S40°34'07"W	21.94
C26	17.04	386.00	2.16	S08°29'58"W	16.89
C27	52.38	386.00	7.80	S04°00'09"W	52.34
C28	52.76	386.00	8.11	S10°00'00"W	52.74

CURVE TABLE					
CURVE #	LENGTH	ADIUS	DELTA	CHORD DISTANCE	CHORD LENGTH
C29	36.47	380.00	8.51	S47°47'24"W	34.12
C30	12.40	380.00	1.80	N02°26'30"E	12.48
C31	181.83	300.00	38.05	N07°04'24"E	190.41
C32	26.55	26.50	74.28	S52°24'12"E	24.73
C33	24.77	15.50	81.58	N44°30'09"E	23.37
C34	24.20	15.50	81.31	N40°30'13"W	22.37
C35	41.23	320.00	7.40	S04°00'38"W	41.30
C36	51.87	320.00	9.42	S10°42'58"W	52.36
C37	52.23	320.00	9.37	S04°30'07"W	52.27
C38	30.37	380.00	3.86	N40°10'57"W	30.32
C39	170.89	380.00	35.78	S10°30'18"W	180.83
C40	36.53	30.00	74.15	S27°19'22"W	24.22

Setback & PUE Standards		
MIN. FRONT YARD SETBACK	8.4	0.0
MIN. FRONT YARD SETBACK (ARTEFICIAL STREET)	20.0	20.0
MIN. SIDE YARD SETBACK (ARTEFICIAL STREET)	4.0	20.0
MIN. SIDE YARD SETBACK (ON SIDE)	6.0	18.0
MIN. SIDE YARD SETBACK (OFF)	10.0	18.0
MIN. SIDE YARD SETBACK (OFF ARTEFICIAL STREET)	10.0	18.0
MIN. REAR YARD SETBACK	10.0	18.0
FRONT & REAR PUE	10.0	18.0
SIDE PUE	4.0	7.0



Scale 1" = 20'

Legend

- Lot 1-10 (PUE 20%)
- Lot 11-20 (PUE 10%)

Development Summary

LOCATION: WEST POINT, DAVIS COUNTY
ZONING: R-4 (RESIDENTIAL)
FITTED USE: COMMERCIAL/TOWNSHIP

ACRES: 46.82 SF (1.07 AC) (100%)
TOTAL PUE: 75.20 AC (1.51 AC) (80.84%)
TOTAL PUE: 2.00 AC (0.04%)
COMMERCIAL: 2.00 SF (0.00 AC)
COMMERCIAL: 9600 SF (0.22 AC) (18.84%)

Notice To Contractors

THE BEST TIME AND LOCATION FOR ANY UNDERGROUND UTILITIES OR STRUCTURE WORK SHOULD BE DETERMINED PRIOR TO ANY CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHALL BE DETERMINED BY THE CITY ENGINEER. THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHALL BE DETERMINED BY THE CITY ENGINEER. THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHALL BE DETERMINED BY THE CITY ENGINEER.

