



3200 W 300 N, West Point, UT 84015  
801.776.0970

**West Point City  
Planning Commission Agenda  
April 25, 2024  
WEST POINT CITY HALL**

**IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO [khansen@westpointcity.org](mailto:khansen@westpointcity.org):**

- **Subject Line:** Public Comment – April 25, 2024, Planning Commission Meeting
- **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.

**WORK SESSION – 6:00 PM**  
*Open to the public*

1. Discussion of the draft General Plan land use map
2. Discussion of a proposed amendment to the General Plan for property located at 3942 W 1800 N
3. Discussion of a text change regarding accessory buildings
4. Staff update
5. Planning Commission comments
6. Adjournment

*Posted this 19<sup>th</sup> day of April, 2024*

Katie Hansen

Katie Hansen, Deputy City Recorder

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If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

**Certificate of Posting**

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 19<sup>th</sup> day of April, 2024, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointcity.org/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder

# Planning Commission Staff Report

**Subject:** Discussion – General Plan Map Amendment  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** April 25, 2024



## Background

In the winter of 2022, West Point City was granted a TLC grant by the Wasatch Front Regional Council to aid in the comprehensive update of the city's General Plan. This crucial document serves as a roadmap for future development and ensures a unified vision for the city's expansion. On March 7, 2023, the City Council enlisted the help of Downtown Redevelopment Services to assist in facilitating and providing additional insight as the revised plan takes shape. Since then, city staff and selected committee members have been working closely with the consultant to make significant strides. The upcoming changes include a new general plan map, document and small area plans for the property behind Smith's Marketplace and a main street concept south of city hall.

The first task of many with the Planning Commission involves discussing modifications to the General Plan land use map, with several suggestions already on the table. Feedback and discussions with the Planning Commission are scheduled for upcoming meetings to further refine the proposals on the map. The Planning Commission was informed of the proposed changes and had a discussion regarding the map during the work session held on April 11, 2024.

## Process

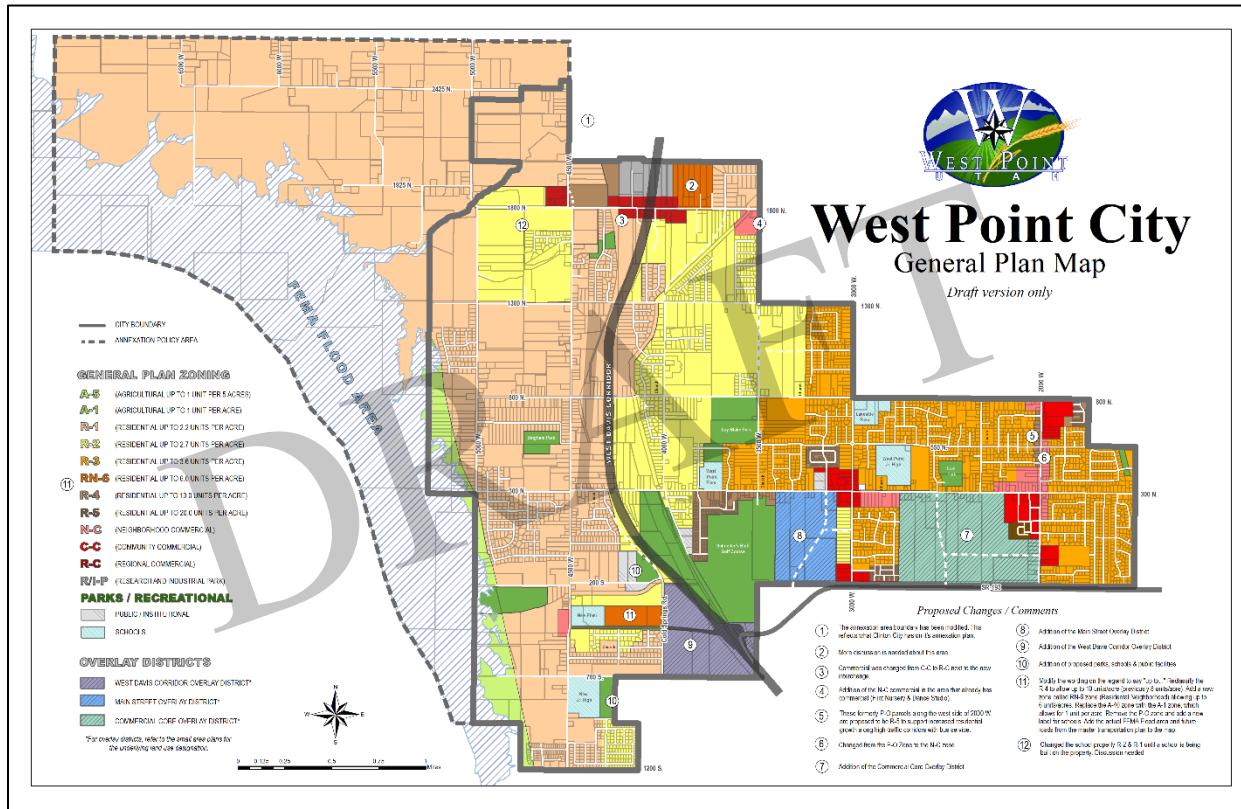
The General Plan changes are a legislative decision. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. General Plan updates require a public hearing and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

## Analysis

The map was presented and discussed during the work session with the Planning Commission on April 11, 2024. Some areas that were discussed during the meeting need further discussion. All the proposed changes are in areas identified on the map. These are the items that had the most discussion:

- Area 2 – The suggestion was put forward to potentially enlarge the Research and Industrial Park in this vicinity to facilitate the creation of more job opportunities. A concern was raised regarding the inclusion of "storage units/yards" within this designated area.

- Area 5 – The proposed changes have given rise to concerns regarding the impact on existing homes and parking issues for future townhomes in this area. The current general plan map designates this area as future Professional Office.
- Area 7, 8 & 9 – The map will indicate these regions as overlay districts, with the purpose of referencing appendixes that outline specific small area plans for each of the three areas. There have been queries regarding the functionality of this approach. It is anticipated that further discussion and explanation will be presented at the next meeting.

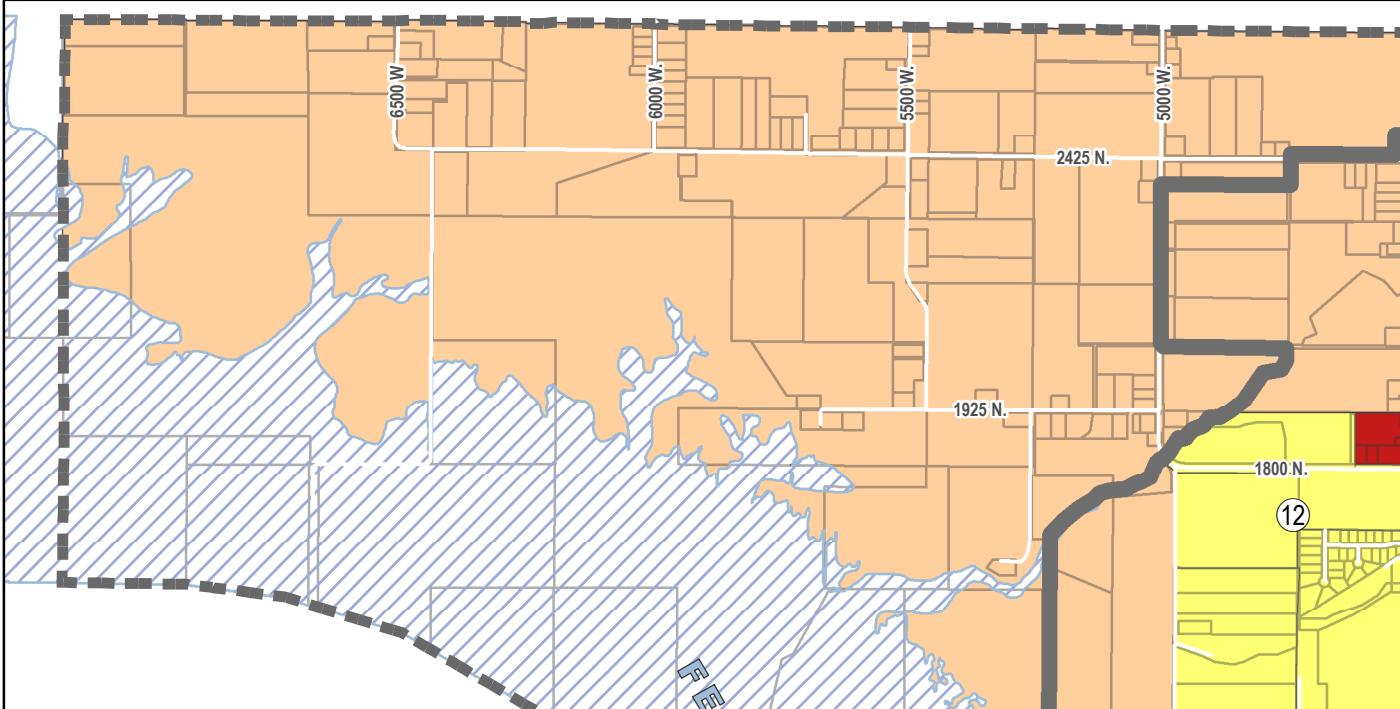


## **Recommendation**

No action is required. This item is on for discussion only

## Attachments

## Draft General Plan land use map



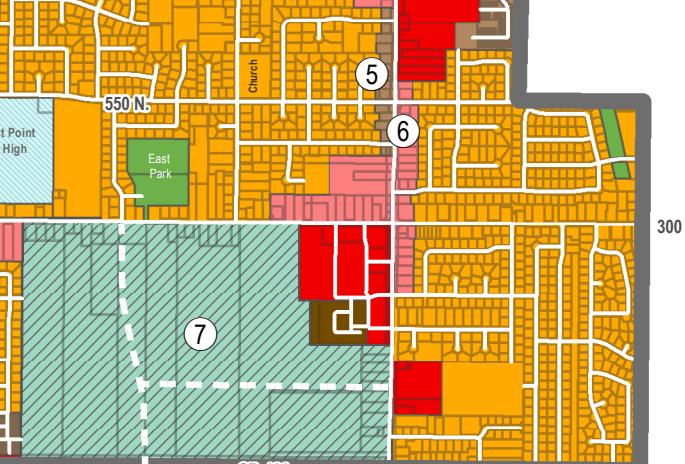
①



②

③

④



### Proposed Changes / Comments

- ① The annexation area boundary has been modified. This reflects what Clinton City has on its annexation plan.
- ② More discussion is needed about this area
- ③ Commercial was changed from C-C to R-C next to the new interchange.
- ④ Addition of the N-C commercial in the area that already has commercial (Flint Nursery & Dance Studio).
- ⑤ These formerly P-O parcels along the west side of 2000 W. are proposed to be R-5 to support increased residential growth along high-traffic corridors with bus service.
- ⑥ Changed from the P-O Zone to the N-C zone
- ⑦ Addition of the Commercial Core Overlay District
- ⑧ Addition of the Main Street Overlay District
- ⑨ Addition of the West Davis Corridor Overlay District
- ⑩ Addition of proposed parks, schools & public facilities
- ⑪ Modify the wording on the legend to say "up to..." Reclassify the R-4 to allow up to 10 units/acre (previously 8 units/acre). Add a new zone called RN-6 zone (Residential Neighborhood) allowing up to 6 units/acs. Replace the A-4 zone with the A-1 zone, which allows for 1 unit per acre. Remove the P-O zone and add a new label for schools. Add the actual FEMA Flood area and future roads from the master transportation plan to the map.
- ⑫ Changed the school property R-2 & R-1 until a school is being built on the property. Discussion needed



# West Point City

## General Plan Map

*Draft version only*

CITY BOUNDARY

ANNEXATION POLICY AREA

### GENERAL PLAN ZONING

- A-5** (AGRICULTURAL UP TO 1 UNIT PER 5 ACRES)
- A-1** (AGRICULTURAL UP TO 1 UNIT PER ACRE)
- R-1** (RESIDENTIAL UP TO 2.2 UNITS PER ACRE)
- R-2** (RESIDENTIAL UP TO 2.7 UNITS PER ACRE)
- R-3** (RESIDENTIAL UP TO 3.6 UNITS PER ACRE)
- RN-6** (RESIDENTIAL UP TO 6.0 UNITS PER ACRE)
- R-4** (RESIDENTIAL UP TO 10.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL UP TO 20.0 UNITS PER ACRE)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- R/I-P** (RESEARCH AND INDUSTRIAL PARK)

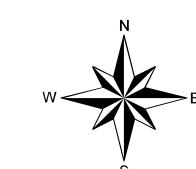
### PARKS / RECREATIONAL

- PUBLIC / INSTITUTIONAL
- SCHOOLS

### OVERLAY DISTRICTS

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

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



0 0.125 0.25 0.5 0.75 1 Miles

# Planning Commission Staff Report

**Subject:** Discussion – General Plan Amendment-  
3942 W 1800 N (Layman)

**Author:** Bryn MacDonald

**Department:** Community Development

**Date:** April 25, 2024



## Background

Bradley and Debra Layman are petitioning the city to consider amending West Point City's General Plan Map for 4.38 acres of land located at 3942 W 1800 N. The request is to change the general plan from R-1 Residential (2.2 units per acre) to commercial and industrial.

## Process

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

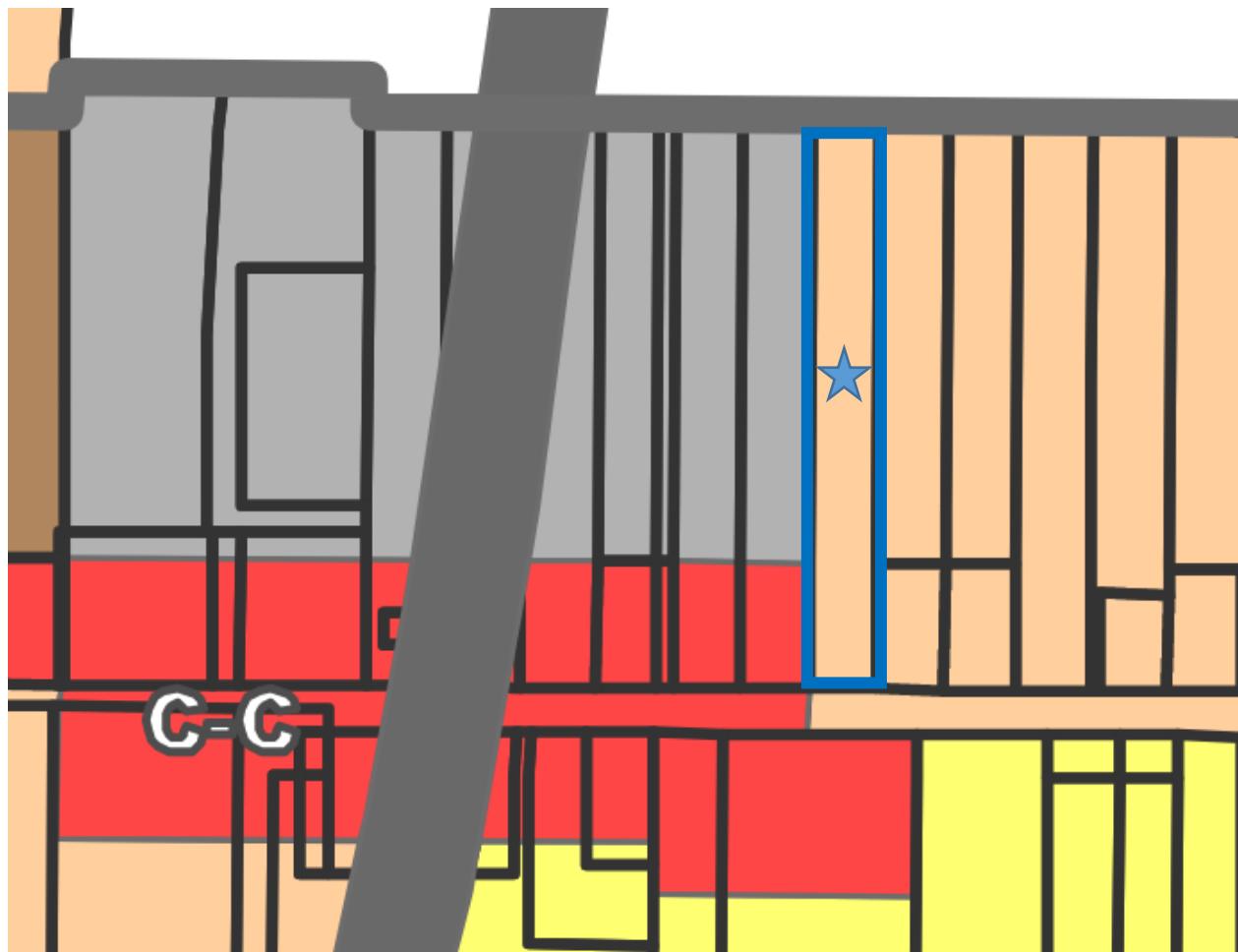
General plan amendments are the first of many steps required by the West Point City code before a project is approved. The other approvals required include legislative action to rezone property (public hearing required and development agreement), and administrative action for subdivision plat, site plan (which requires elevations, landscaping, amenities, parking, lighting, fencing, and other requirements found in city code), and conditional use (if required).

## Analysis

The property being considered is parcel number 141660029 (4.38 acres). The current designation on the general plan has this area as a future R-1 Residential. The applicant's proposal is for commercial and industrial, similar to the property to the west. They have indicated they would like to develop storage units on the property.

The applicant has been asked to present their request to the Planning Commission during the upcoming Planning Commission meeting.

## General Plan



### **Recommendation**

No action is required. This item is on for discussion only. General plan amendments are legislative decisions that are subject to broad discretion by the Planning Commission to promote or protect the community's overall well-being.

### **Attachments**

Application



# General Plan Amendment Application

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

This type of application is considered legislative. The City Council shall only accept applications to amend the General Plan twice a year, during the months of March and September. All applications submitted must be made in accordance with Title 17 of the West Point City Code.

**Note:** If the application for a change of General Plan amendment is denied by the City Council a new application for the same request affecting the same property shall not be eligible for reconsideration for one year subsequent to such denial.

**For Office Use Only**		
Received Payment		
\$		
AMOUNT PAID	DATE RECEIVED	INITIAL
\$550.00	General Plan Amendment	

Subject Property Information			
Approximate Address: <i>3942 W. 1800 No.</i>	Total Acreage: <i>4.38</i>	Parcel ID Number: <i>Land Serial 14-166-0029</i>	Current Zoning: <i>residential</i>
Owner/Agent Information			
Applicant Name: <i>Bradley James &amp; Debra Lee Layman</i>	Phone Number: <i>801 695 7015</i>	Owner of Property?	
Mailing Address: <i>3942 W. 1800 No.</i>	City: <i>West Point</i>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Email Address: <i>debs.mail2@yahoo.com</i>		State: <i>UT</i>	Zip: <i>84015</i>
General Plan Amendment Information / Checklist			

Below is a list of information that is required to be submitted with the application in order for West Point City to process the request. If any of the required information is not submitted, the application will be considered incomplete and will not be accepted.

## Written Proposal

- Description of the proposed amendment request.
- Written statement specifying the potential use of property within the area of the proposed amendment.
- Written statement explaining why the existing General Plan Designation for the area is no longer appropriate or feasible.
- Analysis of the potential impacts of the proposed amendment on existing infrastructure and public services (traffic, streets, intersections, water, sewer, storm drains, electrical power, fire and police protection, garbage collections, etc.)

## Text Amendments (if applicable)

- Written statement showing the desired language change.
- Map showing affected areas if the text change will affect specific geographic areas.

## Map Amendments (if applicable)

- A complete and accurate legal description of the area to be changed.
- Map showing the area of the proposed amendment.
- Current copies of the Davis County parcel Map showing the area of the proposed amendment.
- Mapped inventory of existing land uses within the area of the proposed amendment and extending  $\frac{1}{2}$  mile beyond such area.
- Correct property addresses of parcels included within the area of the proposed amendment
- Signatures of the majority of the property owners within the area proposed for a General Plan Map or Policy amendments.

I have read the West Point City Land Use Ordinances and understand that submitting this Application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of West Point City's Municipal Code.

*Bradley James Layman Debra Lee Layman*  
Owner/Agent Signature

*2-18-2024*

Date

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

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

As the undersigned legal owners of the property described on a short plat map, we designate \_\_\_\_\_ to act as the agent with respect to this application.

Property Owner Signature

Print Name

Date

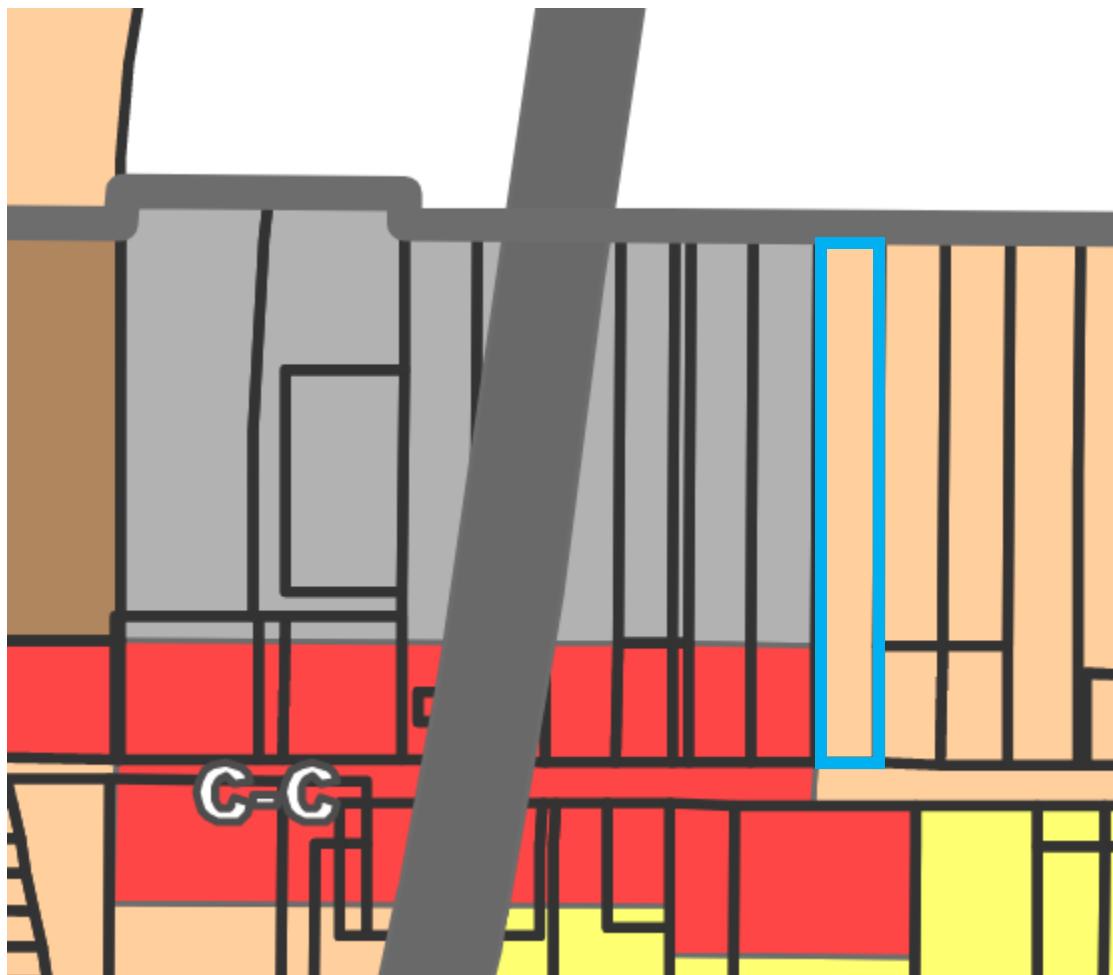
We propose land parcel 14-166-0029 be rezoned commercial/residential.

Potential use of property: Storage units or any other commercial business.

The General Plan Designation is no longer feasible because the parcels west are commercially zoned & the highway 177 is to be extended through that property.

The potential impacts of the proposed amendment should be no greater than the potential impact of the western parcels already zoned commercial.

Bradley James Layman  
Debra Lee Layman  
3942 W 1800 N  
West Point UT 84015  
801-695-7015  
debs.mail2@yahoo.com



- R-1** (RESIDENTIAL 2.2 UNITS PER ACRE - 12,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.7 UNITS PER ACRE - 10,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.6 UNITS PER ACRE - 9,000 SQ. FT.)
- R-4** (RESIDENTIAL 8.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL 20 UNITS PER ACRE)
- A-5** (AGRICULTURAL AND FARM INDUSTRY  
1 UNIT PER 5 ACRES)
- A-40** (AGRICULTURAL 1 UNIT PER 5 ACRES)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- R/I-P** (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**

# Planning Commission Staff Report

**Subject:** Discussion regarding Accessory Buildings  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** April 25, 2024

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## Background

Staff has been looking at several amendments to the accessory building ordinance. There have been concerns that the size and height of some structures are too large in relation to the lot size. On April 11, 2024, the Planning Commission discussed the proposed changes and asked to have further conversation about the changes.

## Analysis

The proposed text amendment has been provided for review. Some of the proposed changes include:

- ◆ Increased setbacks
- ◆ Decreased size, in relation to the size of the lot
- ◆ Changing the maximum height
- ◆ Creating different standards for lots greater than 20,000 square feet

## Recommendation

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

## Attachments

Draft Ordinance

**17.70.030 Accessory buildings and other structures on residential lots.****A. Accessory Building Standards.**

1. All accessory buildings shall not be located in the front yard.

2. Accessory buildings located in the rear yard shall be located at least ~~five feet from any on-site dwelling structure and at least~~ 15 feet from any dwelling structure on an adjacent lot.

1. Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of all ordinances applicable to the main building. If an accessory building is attached to the main building, it is no longer an accessory building. It is a portion of the main building and all setbacks for the structure must be maintained.

2. Accessory buildings in any zone shall occupy no more than ~~10 20~~ percent of the total lot area ~~less the area of the footprint of the main building~~ and shall be separated from the main building by not less than ~~five~~ feet. If there is more than one accessory building on a lot, the combined area of all accessory buildings shall occupy no more than ~~10 20~~ percent of the total lot ~~less the area of the footprint of the main building~~.

3. Accessory buildings on a lot of 20,000 square feet or less shall have a maximum height of 18 feet or roofline equal to or less than the residential dwelling on the same lot, whichever is less.

4. The maximum height for accessory buildings on lots greater than 20,000 square feet is 25 feet.

~~4. Accessory buildings that are more than 1,200 square feet or occupy more than 15 percent of the lot area and are located on lots that are less than 15,000 square feet shall require a conditional use permit.~~

5. All accessory buildings that are more than 1,500 square feet no matter the size of the lot shall require a conditional use permit.

6. The side yard setback for all accessory buildings in the rear yard shall be five feet. The following setbacks from the rear property lines shall apply for all accessory buildings. See

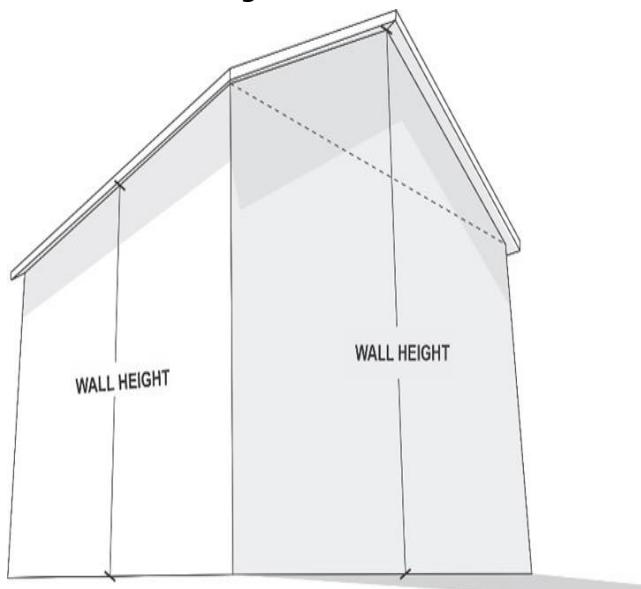
subsection (A)(7) of this section for minimum setbacks of accessory buildings located in the side yard.

### Accessory Building Rear Setbacks

<b>Wall Height (Feet)</b>	<b>0 to 102</b>	<b>102+ to 156</b>	<b>156+ to 2019</b>	<b>2019+ to 2522</b>	<b>22+ to 25</b>	<b>25+ to 28</b>	<b>28+ to 30</b>
<b>Minimum setback (feet) as measured from the drip line of the structure</b>	<b>3 1/2</b>	<b>5 3/4</b>	<b>10 4/5</b>	<b>15 5/8</b>	<b>6</b>	<b>7</b>	<b>8</b>

a. Wall heights for accessory buildings are measured from the ground level to the highest point of the wall including the gables as shown in Figure 17.70.030-1.

**Figure 17.70.030-1.**



7. An accessory building may protrude into the side yard of the residential dwelling but shall ~~require a conditional use permit and must also fulfill the following commitments:~~

a. ~~The accessory building shall maintain the side yard setback of the residential dwelling and maintain a similar appearance of the house in color and materials~~

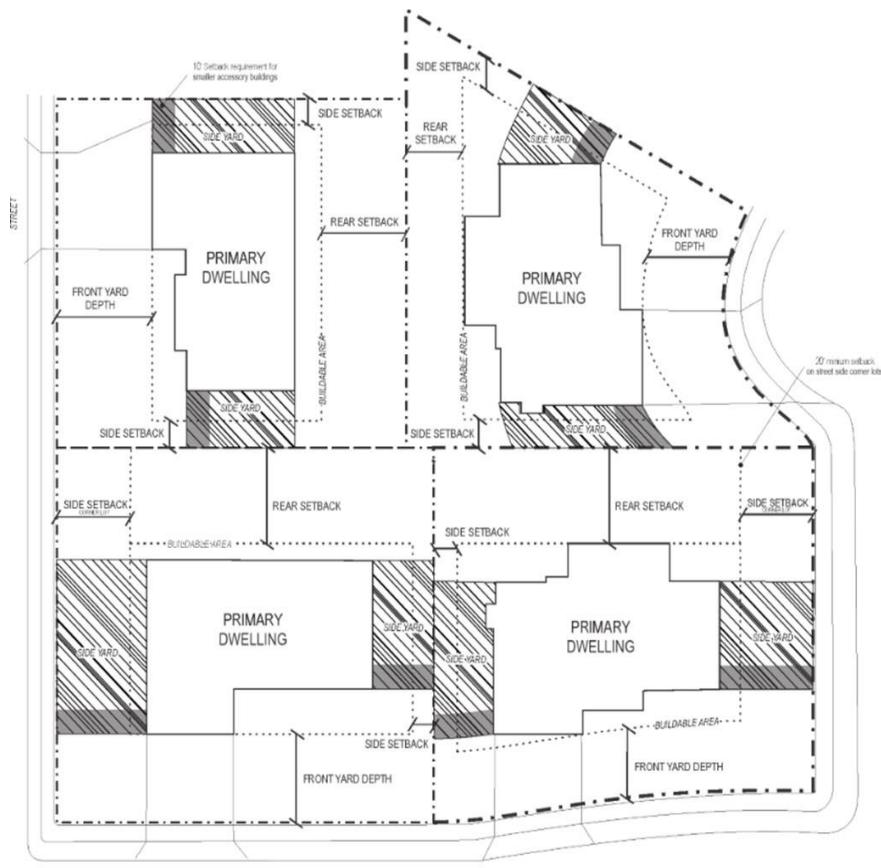
b. *Exterior Material and Design.*

i. Accessory buildings that are less than 200 square feet and are located 10 feet behind the defined front yard depth (see Figure 17.70.030-2) are exempt from design standards as outlined in WPCC 17.70.020(B).

ii. ~~Accessory buildings that are less than 200 square feet and are located closer than 10 feet to the defined front yard depth (see Figure 17.70.030-2) must follow the design standards as listed in WPCC 17.70.020(B).~~

iii. ~~All accessory buildings that are greater than 200 square feet and located in any portion of the side yard must adhere to building material standards, as it pertains to the front facade, outlined in WPCC 17.70.020(B).~~

**Figure 17.70.030-2.**



8. Living space in any accessory building may be permitted as regulated in WPCC [17.70.060](#).

9. Accessory buildings on a vacant lot shall not be allowed except in agricultural zones.

B. *Other Structures.* Additional structures such as pergolas, green houses, awnings, carport, tents, arbors, and trellises occur to provide outdoor spaces for relaxation and storage. The following apply to each structure type:

1. Temporary carports, tents or similar items are often made out of metal, canvas, or other fabric material with pole support structures. All temporary enclosures of this nature shall:

- a. Be securely tethered to the ground at all times.
- b. Not be allowed in the front yard setback or between the front facade and the street.
- c. Can be located in a side yard but not closer than ten feet to the defined front yard, and must adhere to the setbacks as required for accessory buildings.
- d. Be repaired, replaced or removed immediately if they fall into disrepair.
- e. Not direct water onto neighboring properties.

2. Carports, shed roof, or similar structures which are attached to a residence are additions to the principal structure and must meet all required side, front, and rear setbacks established by the zone. Additions require a building permit.
3. Shipping containers, semitrailers, boxcars, portable on-demand storage (PODS) or similar structures are not allowed in any residential zones other than for the temporary purposes of moving, construction and remodeling.
4. *Swimming Pools or Tanks, Private.* No swimming pool or tank shall be allowed in any R zone except as an accessory use and unless it complies with the following conditions and requirements:
  - a. The pool or tank is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located.
  - b. It may not be located closer than five feet to any property line.
  - c. The swimming pool or tank shall be walled or fenced to at least six feet in height, to prevent uncontrolled access. [Ord. 12-21-2021A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

## 17.60.050 Table of land use regulations.

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

LAND USE ZONES	A-5	A-40	R-1	R-2	R-3	R-4	R-5	P-O	L-C	N-C	C-C	R-C	R/I-P
<b>Agricultural Uses</b>													
3. Farm Animals	P	P	P	P	AC								
4. Accessory Building (small) up to 1,5200 sq. ft.	P	P	P	P	P	P	P	P	P	P	P	P	P
5. Accessory Building— (medium) 1,201 – 1,499 sq. ft. on a lot under 15,000 sq. ft.	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
6. Accessory Building (large) <u>greater than</u> 1,500 sq. ft. +	PC	PC	PC	PC	PC	PC	PC						
7. Accessory Building (side— yard)	AC	AC	AC	AC	AC	AC	AC						
8. Animal Enclosures	P	P	AC	AC	AC								
<b>Residential Uses</b>													
1. Dwelling, Single-Family	P	P	P	P	P	P	P						