



**West Point City
Planning Commission Agenda
August 08, 2024
WEST POINT CITY HALL**

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointcity.org:

- **Subject Line:** Public Comment – August 08, 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 a proposed text change for Animal Clinics
2. Review of agenda items
3. Staff update

GENERAL SESSION – 7:00 PM

Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought (*Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought*)
4. Disclosures from Planning Commissioners
5. Public Comments
6. Approval of minutes from the May 9, 2024, Planning Commission meeting
7. Approval of minutes from the July 11, 2024, Planning Commission meeting

Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for review at the next available City Council meeting.

8. Discussion and consideration of the amended West Point General Plan, including a revised land use map
 - a. Public hearing
 - b. Decision
9. Planning Commission Comments
10. Adjournment

Posted this 3rd day of August, 2024

Katie Hansen

Katie Hansen, Deputy City Recorder

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 3rd day of August, 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



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

MAY 9TH, 2024

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, and Commissioner Adam King

Planning Commission Excused: Commissioner Spencer Wade

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: None

1. Discussion of the draft General Plan land use map

During the discussion, Troy Moyes addressed two areas of concern from the previous meeting, specifically map locations number two (1800 N near the future West Davis Corridor interchange) and number five (2000 W between 300 N and 800 N). Location number two was rezoned from RN-6 to R-3, and location number five was changed from R-4 to professional office. The Planning Commission sought clarification on the access location off 1800 N, which remained undetermined but was expected to be within a specified area. Rochelle Farnsworth and Bryn MacDonald discussed aligning industrial and commercial lots with the access point, emphasizing the need for job opportunities while maintaining minimal traffic and maximizing property tax revenues. Commissioner Wolford and others debated the benefits of industrial development, considering its impact on residential areas and potential tax revenue. They concluded that flexibility in zoning would be advantageous, allowing for adjustments based on future development needs.

2. Discussion of a proposed amendment to the General Plan for property located at 3942 W 1800 N

A General Plan Amendment has been submitted for 4.38 acres of land at 3942 W 1800 N, requesting a change in the General Plan Map from R-1 Residential to Commercial/Industrial. The Planning Commission briefly discussed the item, noting that this lot is adjacent to other Commercial/Industrial zones and could serve as an access point to those areas. It was decided to extend the Commercial/Industrial zone to include this lot. Bryn MacDonald stated she would inform the applicant of the ongoing General Plan updates, confirming that this lot would be included in the update, eliminating the need for a separate request.

3. Discussion of a text change regarding accessory building

Bryn MacDonald explained that no changes had occurred since the discussion at the last meeting on April 25, 2024, as the Planning Commission request photographic examples. The proposed modifications included reducing lot coverage from 20% to 10%, lowering maximum height limits based on lot size, and adjusting setbacks. Specifically, the maximum height was proposed to be 25 ft for lots greater than half an acre and 18 ft for smaller lots. Setbacks were suggested to be 5 ft for all side yards, with an increased rear yard setback.

Troy Moyes mentioned that accessory buildings on large lots typically are positioned near the center of the property rather than the corners. Bryn MacDonald presented examples to the Planning Commission to illustrate the proposed changes. Commissioner Roubinet expressed concern about the potential of a neighborhood changing its density shape, looking more like everyone has a townhome in their yard versus having open space. Commissioner Farnsworth supported capping the height at 18 feet, noting that neighbors generally discuss and agree on such matters.

Commissioner Turner emphasized that well-constructed buildings could enhance neighborhood value. There was a discussion about whether reducing building height was more about aesthetics or minimizing shadows. Commissioner Taylor and Bryn MacDonald highlighted the current code, which states accessory buildings cannot be taller than the house.

The group considered setting a height limit between 12-16 feet with 5 ft setbacks. Commissioner Wolford noted that excessively tall structures could cause frustration among long-time residents. The meeting concluded with a consensus to refine the proposal, keep the height limit at 25 feet, and hold a public hearing for further discussion before making a final decision.

4. Discussion of site plan/preliminary plat review process

Bryn MacDonald addressed the need for approvals and well-serve letters for site plans and preliminary plats, noting that the Planning Commission should review these before site plans are submitted. She explained that while most districts require full plan sets before issuing will-serve letters, this has caused issues with projects like Hall Haven, where districts refused to provide letters, making it challenging to proceed. Staff inquired if the Planning Commission would be amenable to removing the requirement for will-serve letters to be included with the site plan submission.

Commissioner Roubinet mentioned discussions with the Mayor about the sewer district's reluctance to issue letters without seeing preliminary plat approval first, creating a circular problem. Commissioner Roubinet suggested including conditional approval in the motion, stating that final approval would be contingent on receiving the necessary letters. Bryn MacDonald explained the current process, where staff reviews final plans and ensures all approval letters are obtained before issuing building permits. She noted that commercial site plans differ slightly as they require City Council approval after the Planning Commission's recommendation.

The discussion emphasized the importance of consistency in the process, with Staff assuring that no recording would occur without full approvals. Commissioner Turner raised concerns about potential

issues arising if plans were not thoroughly vetted, while Bryn MacDonald highlighted that most concerns revolved around fire access, which had been efficiently managed.

Bryn MacDonald and Commissioner Roubinet emphasized the significance of UDOT and fire approvals, as access points could significantly impact plans. Bryn MacDonald shared an example of Big-O Tires, which was delayed due to waiting for an official UDOT approval letter despite informal approval being granted. The consensus was that requiring UDOT and fire letters was necessary, with flexibility in other areas to avoid project delays.

Commissioner Wolford expressed discomfort with granting any form of approval without the necessary documentation, fearing it could be misused. Bryn MacDonald reiterated the importance of UDOT and fire approvals for subdivisions and noted that commercial projects might need more flexibility. The discussion concluded with a consensus to prioritize UDOT and fire letters while remaining adaptable for commercial developments to avoid unnecessary delays.

5. Discussion of a rezone, site plan, and conditional use for a tire shop located at 25 S 2000 W

Bryn MacDonald briefly asked if there were any questions regarding the Big-O Tires project, which was planned for discussion at the next meeting. She noted that the project had been reviewed multiple times and met all code requirements, including landscaping and building standards, with the only pending item being UDOT approval.

Commissioner Turner shared an experience of navigating a parking lot with numerous islands and trees, finding it difficult for cars to maneuver. He suggested that the topic of trees in parking lot islands might need further discussion in the future.

6. Review of agenda items

This item was not discussed due to time expiring in the work session.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

MAY 9TH, 2024

GENERAL SESSION

7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, and Commissioner Adam King

Planning Commission Excused: Commissioner Spencer Wade

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Lee Wells, McKenna Christensen

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Jeff Turner
4. **Disclosures from Planning Commissioners**

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

There were no public comments.

6. **Discussion and consideration of the preliminary plat for the 13-lot PRUD subdivision known as The Cottages at Hall Haven, located at 3240 W 300 N; Capital Reef Management, LLC, applicant**
Troy Moyes stated Capital Reef Management is requesting a preliminary plat approval from the Planning Commission for the Hall Haven PRUD Subdivision located at approximately 3230 W 300 N. The City Council approved the rezone that consisted of the PRUD (Planned Residential Unit Development) overlay zone and accompanying development agreement on February 20, 2024.

The approval of preliminary plans is an administrative decision and is subject to all the requirements found in West Point City Code. It is to be noted that with recent changes to the subdivision code all final plans will be approved by staff to determine if all the requirements have been met.

The applicant is requesting a preliminary plat approval that consists of 13 lots ranging from 6,771 sq ft to 7,715 sq ft. The plans show the removal of the existing home located at 3250 W 300 N and keeping the existing home at 3230 W 300 N located on an 18,941 sq ft lot. The development agreement outlines the following:

- New road (3250 W) will be a private street
- Street trees are located within the development
- Fully landscaped front yards
- The removal of the sidewalk on the west side of 3250 W
- Fully landscaped detention area.

The setbacks for each lot have changed as followed:

| | R-3 PRUD | Request |
|--|------------|------------|
| Front Setback (Minimum distance to garage) | 25' | 20' |
| Rear Setback | 25' | 20' |
| Minimum Lot Depth | 100' | 90' |
| Side yard- lot 6 | 20' | 13.5' |
| Minimum Lot Size (lots 11, 12, and 13) | 7,000sq ft | 6,781sq ft |

Staff has received all approval letters except one from UDOT.

Commissioner Farnsworth stated she agreed with Boyd Davis, City Engineer, comments found on the memorandum regarding a walkway to connect to a walking path and feels it really should be considered. Commissioner Roubinet asked if the neighborhood where the walking path is located contains an HOA and Bryn MacDonald stated it does. Commissioner Roubinet agreed it would be nice if this subdivision could connect to the subdivision to the north but he is worried with the HOA, potential conflicts arising.

Lee Wells, 520 N Kays Dr, Kaysville: Mr. Wells stated creating a path would increase foot traffic through the subdivision, leading to concerns about people cutting through yards and potentially stealing items. He has personally experienced similar issues and opposed the path as it would encourage more cut-through traffic, negatively affecting residents. If the walking path was absolutely necessary, placing it on lot seven would be preferred to minimize impact by keeping it closer to the city parking lot and affecting only one lot's setback. This change would not affect the house size.

Commissioner Turner and Commissioner King commented the path would not lead to stores and the privacy would be an added addition for this community. Commissioner Roubinet stated if there was more land space available, it could be possible, but it does create an opportunity for more graffiti and other issues to take place.

Commissioner Taylor motioned to approve the preliminary plat for the Hall Haven PRUD Subdivision located at approximately 3230 W 300 N. Commissioner Turner seconded the motion. All voted aye.

7. Discussion and consideration for a site plan for commercial property, located at 2048 W 300 N; CW Urban, applicant

McKenna Christensen, representing CW Urban, is seeking a recommendation from the Planning Commission to rezone their property located at 2048 W 300 N from R-2 and R-3 Residential to C-C Commercial. This property is part of a future project that consists of three separate parcels. Two

existing parcels have already been designated as C-C Commercial. It is desired that the remaining parcel be rezoned to match the others for a future commercial project. The Planning Commission conducted a public hearing on December 14, 2023, to review the proposal. It was decided to postpone the decision to allow the applicant to submit a site plan in order to consider the rezone and site plan together.

Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, if it can be demonstrated that their action will promote or protect the overall welfare of the community. The rezone requires a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.

Preliminary plats, site plans and conditional use requests are administrative decisions and are subject to all the requirements found in the West Point City Code (Site Plan 17.30 & Conditional Uses 17.40).

The applicant had been working with UDOT to secure access on 2000 W, but faced difficulties with the property owner to the north to align it with 350 N. Consequently, the applicant submitted a plan showing only one access. The fire department reviewed the proposal and had no concerns. Additionally, the plan met all requirements related to landscaping, elevations, and parking.

Commissioner Taylor asked if work will still continue with UDOT to secure that access.

McKenna Christensen, 610 N 800 W Centerville: Ms. Christensen stated they are pursuing two alternate routes with UDOT. Ideally, they would like to stub into the property to the north for permanent access aligning with 350 N, but cooperation from the neighboring property owner is challenging. The other route involved a temporary access at the northeastern corner of the plan, to be replaced by permanent access once the northern property developed. They will continue to work with UDOT for better tenant access, but currently comfortable with one access off of 300 N.

Commissioner Roubinet asked in regards to the median on 300 N and Ms. Christensen answered in communications with Staff, it was recommended to remove the median for the time being and to have funds set aside if it proves needed. Bryn MacDonald did reference the applicant will have a development agreement; however, the Planning Commission will not see it as the applicant is asking for no exceptions. She also informed the Planning Commission if a second access if achieved on 2000 W with UDOT, the site plan will not change and to motioned not to have the site plan reviewed again. Ms. Christensen stated an alternate site plan has been drawn for the possibility of the second access and it does not change the building set up or parking and minimal changes with landscaping.

Commissioner Farnsworth motioned to approve the site plan for the North Point Retail Center located at approximately 305 N 2000 W with the current site plan or the temporary access in the northeast corner for future permanent access for UDOT and forward this item to City Council. Commissioner King seconded the motion. All voted aye.

8. Discussion and consideration of a rezone from R-2 (Residential) to C-C (Commercial) for property located at 2048 W 300 N: CW Urban, applicant (public hearing was held on December 14, 2023)
Commissioner King motioned to approve the rezone request for the property located at 2048 W 300 N from R-2 and R-3 Residential to C-C Commercial (Community Commercial) and forward this item to the City Council for consideration. Commissioner Taylor seconded the motion. All voted aye.

9. Staff update

Bryn MacDonald mentioned the City Council approved the text changes for the Land Use Code. The City Council discussed the General Plan. They also discussed the rezone for the Craythorne Property. Public hearings for those items will be held soon. Bennett Century Phase 3 held a pre-construction meeting and will begin construction soon. In the upcoming Planning Commission meetings will be public hearings for the accessory building text change as well as a rezone for Big-O Tires.

10. Planning Commission Comments

Commissioner Farnsworth had no comment.

Commissioner King had no comment.

Commissioner Turner had no comment.

Commissioner Taylor had no comment.

Commissioner Wolford had no comment.

Commissioner Roubinet stated for those who would like to experience a public hearing at the City Council level to attend the next meeting on May 21, 2024. There are a few public hearings that evening and it would be an educational experience. He appreciated Staffs efforts in placing the packet together and likes having the different motions placed at the end of the staff report.

11. Adjournment

Commissioner King motioned to adjourn the meeting at 7:52 pm. Commissioner Taylor seconded the motion. All voted aye.

Chairperson – Commissioner Roubinet

Deputy City Recorder– Katie Hansen



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JULY 11, 2024

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, and Commissioner Adam King

Planning Commission Excused: None

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Michelle Day

1. Discussion of General Plan document

Bryn MacDonald emphasized that the General Plan is a visionary, non-binding guide rather than a policy or ordinance. Its purpose is to offer guidance for future development, rezones, and code changes, suggesting the desired types of housing and land use. She stressed that while it's important, it's not mandatory to follow every strategy within it.

Troy Moyes echoed this, noting that the General Plan Map serves as a guide during rezoning but isn't obligatory. Discussions clarified that zoning decisions are legislative and can be denied by the Council, unlike administrative decisions like subdivisions which must be approved if they meet code. Bryn MacDonald added that the General Plan should ideally align with desired uses, but it isn't enforceable. Commissioner Turner noted there's no agricultural (A-40) designation on the General Plan, reflecting no commitment to preserving agricultural land long-term.

Bryn MacDonald highlighted that property rights must be respected, and the city can't indefinitely designate private land as farmland without allowing development, likening it to the Parks Master Plan, which suggests areas for parks but can't prevent development. Discussion ensued about potential development regulations, such as half-acre lot sizes, to balance agricultural heritage with development needs.

The Commission discussed the impact of these decisions on farmers' retirement plans and development rights. Commissioner Turner suggested adding half-acre lot zoning to provide development options without mandating high-density projects. Commissioner King agreed that a variety of lot sizes should be available to preserve some agricultural character.

Bryn MacDonald stated the General Plan should be flexible, noting zoning decisions hold the real power. She emphasized that the General Plan should reflect the city's desired build-out for planning infrastructure, while zoning should be used to negotiate specific developments.

The conversation also touched on increasing the minimum lot size in R-1 zones and introducing a new RN-6 zone for smaller lots. Bryn MacDonald reviewed changes in residential density zones and the need to adopt corresponding zoning regulations. Mixed-use development was also suggested for retail areas, without mandating commercial-residential combinations. Enhancing commercial architectural styles was suggested to reflect historical aesthetics. Bryn MacDonald summarized key chapters of the General Plan Draft, covering strategies for land use, housing, economic development, transportation, infrastructure, parks, risks, and implementation.

Finally, the Commission agreed to hold a public hearing on the General Plan, allowing for community input and further discussion on the proposed changes, including new zoning designations.

2. Review of Agenda Items

Commissioner Roubinet asked if Bryn MacDonald could provide an overview of the Salt Grass project, which had been discussed at the last meeting and in City Council.

Bryn MacDonald explained that the process had been somewhat confusing. The Planning Commission had approved Salt Grass's site plan about a year ago, followed by the preliminary plat approval. However, the site plan was held up at the City Council, which is now in the process of approving it. Meanwhile, the Planning Commission is handling an amended plat, meaning both entities are discussing different applications for the same project simultaneously to avoid delays.

Commissioner Turner inquired about the difference between a site plan and a plat. Troy Moyes clarified that a site plan addresses specific site details, such as building elevations, landscaping, and fencing, while the preliminary plat focuses on broader aspects like road configuration, unit density, and the actual lots and land use, without delving into specifics.

On March 23, 2023, the Planning Commission adopted both the preliminary plan and the site plan. Since then, the applicant has been working with the Army Corps on wetland designations on their property. They have now submitted a new plan, which reduces the total number of units from 132 to 116. The landscape plan reflects the required preservation of the wetlands, which must remain natural and cannot be landscaped. The configuration of some lots has been adjusted, the play area with grass remains central, and a private lane has been extended to meet width standards. The revised plan has been reviewed, and all comments have been addressed by the applicant.

Commissioner Roubinet noted that wetlands are not always wet and can sometimes be dry. Commissioner Wolford mentioned that the Army Corps authority is currently in flux due to court decisions, which adds uncertainty to the process. Bryn MacDonald explained that the project moved forward last year following a Supreme Court decision, but the Army Corps later reasserted their role, causing delays.

Commissioner Farnsworth suggested a stipulation that if the wetlands are ever reclassified, they must be landscaped. Commissioner Wolford noted that reclassification would require an application to the Army Corps and the Army Corps would not reclassify it on their own. He inquired about the possibility of creating a walking loop around the wetland area. Bryn MacDonald mentioned that this idea was being discussed by the City Council.

Commissioner Roubinet asked if the development will have an HOA, and Troy Moyes confirmed that it will. Troy Moyes also explained that while the 4500 W alignment will be dedicated to the city, it will remain undeveloped until the city reconstructs the road.

Commissioner King supported Commissioner Wolford's comment, emphasizing the benefit of an easier neighborhood walking loop around the wetlands, noting it would provide a pleasant and convenient walking area. Troy Moyes explained that fencing will be installed along 1800 N as well as a landscape buffer and the north side will be fenced along the canal.

Commissioner Turner asked about the possibility of additional parking, but Bryn MacDonald clarified that parking requirements have been met according to the code. Troy Moyes added that the applicant will dedicate the bend of the road on 4500 W to the city to adjust the alignment. The city will maintain the property, including mowing and weed control.

Commissioner Turner inquired about the specific aspects the Planning Commission needs to review. Bryn MacDonald explained that the Commission should focus on density, lot size, lot widths, roads, and access requirements, ensuring all code requirements are met. The Commission serves as a double check.

Commissioner Taylor asked if any exceptions were requested when the project was first approved. Troy Moyes responded that a development agreement was in place, but no significant exceptions were requested. The project meets all public street, setback, and open space requirements for an R-4 zone with lower density.

Commissioner Wolford noted that the road layout on the east side of the property had been a concern, but has since been addressed, resulting in a well-connected plan. Troy Moyes added that a stub road will connect to a cul-de-sac on the adjacent property.

Commissioner Roubinet recalled that public streets are designed to accommodate parking on both sides. Bryn MacDonald confirmed that the streets have a 60-ft width with a 5-ft sidewalk and park strip. Commissioner Turner questioned the necessity of park strips, but Troy Moyes stated they are required by code and Bryn MacDonald noted they cannot contain grass.

In conclusion, Commissioner Turner expressed reservations about the project, but acknowledged that, given the circumstances and the benefits gained, it is a good outcome.

3. Staff update

This item was discussed in the General Session as time had expired in the Work Session.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JULY 11, 2024

GENERAL SESSION

7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, and Commissioner Adam King

Planning Commission Excused: None

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Michelle Day, Leslie Clifton, Ryan Wilde

1. Call to Order

2. Pledge of Allegiance

3. Prayer – Commissioner Roubinet

4. Disclosures from Planning Commissioners

There were no disclosures from the Planning Commissioners.

5. Public Comments

There were no public comments made.

6. Approval of minutes from the April 25, 2024 Planning Commission meeting

Commissioner King motioned to approve the minutes from the April 25, 2024 Planning Commission meeting as written. Commissioner Taylor seconded the motion. All voted aye.

7. Approval of minutes from the June 27, 2024 Planning Commission meeting

Commissioner Taylor motioned to approve the minutes from the June 27, 2024 Planning Commission meeting as written. Commissioner King seconded the motion. All voted aye.

8. Discussion and Consideration of a preliminary plat amendment for the Salt Grass Development, consisting of 116 townhomes located at approximately 1800 N 4500 W

Troy Moyes stated The applicant, 317 Capital Group is seeking approval from the Planning Commission to amend the preliminary plat of the Salt Grass Townhome Subdivision (located

approximately 1800 N 4500 W) that was approved by the Planning Commission on March 23, 2023. This item was discussed in the work session. It was noted that the site plan is at the decision level with the City Council. The applicant is requesting an amendment from the preliminary plat due to the original plan changing due to the wetlands on the property. Staff has reviewed the plans and it meets all requirements.

Commissioner Wolford asked about placing a sidewalk at the south end of the wetland nature preserve to create a walking loop around the preserve.

Ryan Wilde, 360 Autumn Cherry Way, Kaysville, UT: Mr. Wilde stated he would be willing to do that.

A question was raised about parking and Mr. Wilde stated more parking will be added on 4550 W, if it does not interfere with the wetlands.

Commissioner Roubinet questioned if the applicant was waiting on the Army Corps engineer for final answer and Mr. Wilde stated the plan was changed so the wetlands were not affected during the first phase. Discussions will continue with them; however, the Army Corps stated it would possibly take 4 years if the applicant wanted to dispute the matter. The applicant decided to acquiesce and follow the recommendations. The applicant is working with the Army Corps to show where the wetlands will be disturbed. The applicant will not come back and develop a portion that might be deemed buildable later. They will landscape it though.

Commissioner Farnsworth motioned to approved the preliminary plat amendment for the Salt Grass Townhome Subdivision located at approximately 1800 N 4500 W. Commissioner Taylor seconded the motion. All voted aye.

9. Staff Update

Bryn MacDonald noted the accessory building text change was approved by the City Council. Oil Changers is under construction and almost completed. Big-O Tires is now under construction. Staff received an application for a 2-lot subdivision for Bennett Legacy and Planning Commission will see that at the next meeting. A public hearing will be scheduled for the next meeting to hear comments on the General Plan. Hall Haven is under review for final plat. Westfield Estates plat on 800 N was recorded and has been issued 2 building permits. Whitesides is close to being recorded and issuing building permits. The Smith property on 1800 N and the Wade property on 800 N will be discussed at City Council. Commissioner Roubinet asked if the City Council will have more discussion about the J Fisher Project and Bryn MacDonald stated it will be talked about at the City Council meeting on August 6, 2024. Commissioner Roubinet highly suggested the Planning Commission attend and listen to the discussion.

10. Planning Commission Comments

Commissioner Wolford had no comment.

Commissioner Wade had no comment.

Commissioner Turner had no comment.

Commissioner King had no comment.

Commissioner Farnsworth had no comment.

Commissioner Taylor had no comment.

Commissioner Roubinet stated riding in the parade was enjoyable. He enjoyed the Party at the Point and the firework show. He commented on the large number of people who attended the festivities.

11. Adjournment

Commissioner Wade motioned to adjourn the meeting at 7:30 p.m. Commissioner King seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen

Planning Commission Staff Report

Subject: Public Hearing – General Plan Document
Author: Troy Moyes
Department: Community Development
Date: August 8, 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 proposed 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. Since that time the Planning Commission had meetings on April 11th, April 25th, May 9th, May 20th, and June 11th to discuss the document and map. The most recent discussion involved the creation of the new agricultural zone that allows for half acre lots. Those changes are reflected on the attached map.

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 West Point General Plan 2024 Document outlines several important elements regarding the city's growth and future plans, organized into essential sections.

- **Introduction:** Provides a historical and geographical overview of West Point City.
- **Community Profile:** Includes demographic data, population growth, age distribution, education levels, and racial/ethnic makeup.
- **Housing:** Discusses housing types, ownership vs. rental statistics, housing affordability, and future needs.
- **Economic Development:** Addresses strategies for economic growth.
- **Land Use:** Outlines land use planning and zoning.
- **Transportation:** Focuses on transportation infrastructure and planning.
- **Public Engagement:** Summarizes community involvement in the planning process.
- **Implementation Framework:** Details steps for executing the plan's strategies.

The proposal highlights the importance of sustainable growth, developing infrastructure, engaging with the community, and making housing more affordable to accommodate the needs of a growing population.

Recommendation

The Planning Commission should hold a public hearing and receive comments regarding the new plan and land use map. A General Plan amendment is a legislative decision. The Planning Commission should review the proposed document and maps and determine if it promotes the general welfare of the community and the vision of the City.

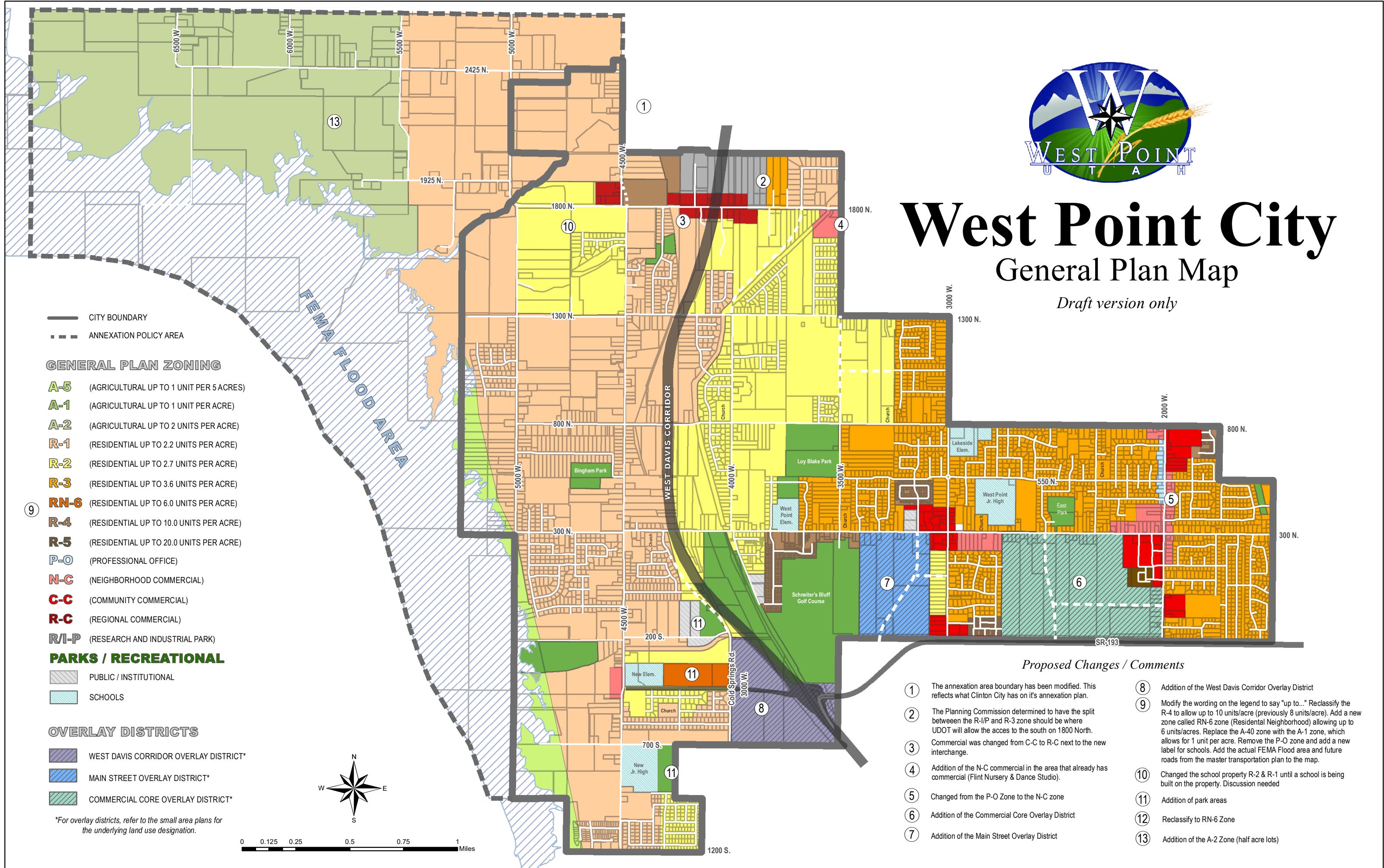
Attachments

Draft General Document and Map



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)
- A-2** (AGRICULTURAL UP TO 2 UNITS 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)
- 9** **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)
- P-O** (PROFESSIONAL OFFICE)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- RI-P** (RESEARCH AND INDUSTRIAL PARK)

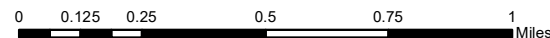
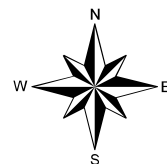
PARKS / RECREATIONAL

- 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.



Proposed Changes / Comments

- | | |
|---|---|
| <ul style="list-style-type: none"> ① The annexation area boundary has been modified. This reflects what Clinton City has on its annexation plan. ② The Planning Commission determined to have the split between the R-I/P and R-3 zone should be where UDOT will allow the access to the south on 1800 North. 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 Changed from the P-O Zone to the N-C zone ⑥ Addition of the Commercial Core Overlay District ⑦ Addition of the Main Street Overlay District | <ul style="list-style-type: none"> ⑧ Addition of the West Davis Corridor Overlay District ⑨ 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/acre. Replace the A-40 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. ⑩ Changed the school property R-2 & R-1 until a school is being built on the property. Discussion needed ⑪ Addition of park areas ⑫ Reclassify to RN-6 Zone ⑬ Addition of the A-2 Zone (half acre lots) |
|---|---|



west point.

g e n e r a l
p l a n

UPDATE 2024

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Introduction.

01



Community Context

West Point City is located in northwest Davis County, situated between Salt Lake City and Ogden, Utah. West Point is nestled on the eastern shore of the Great Salt Lake and as a result, features a network of wetland areas that are heavily used by migrating birds.

As of 2023, the City covers approximately 7.3 square miles of land, and is landlocked by Clinton City (north), Clearfield City (east) and Syracuse City (south).

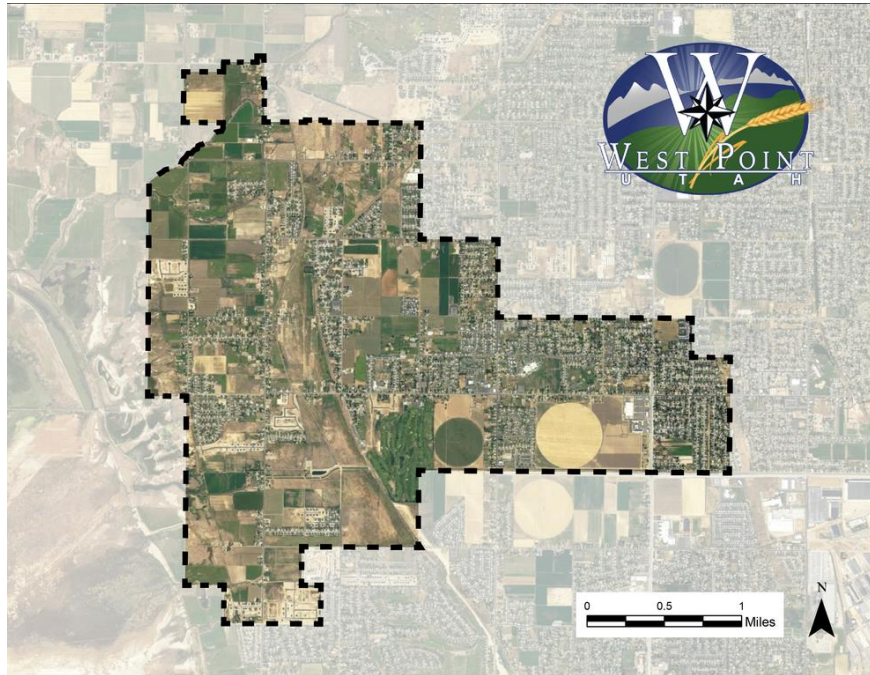


Figure 1 – West Point, UT Geographic Area Map

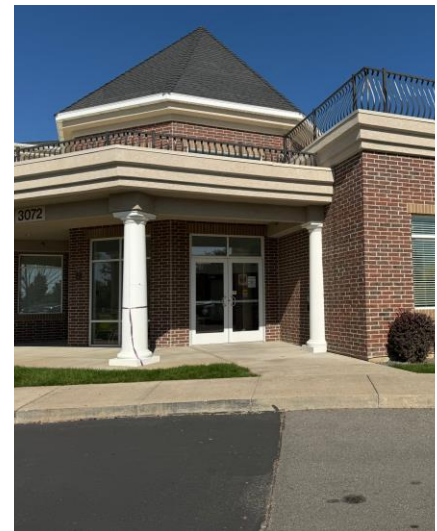
History

The City was first settled in March of 1867 by James Hale. This community established by Mormon pioneers were primarily farmers with agriculture being one of the most important industries for much of the early years of West Point. Originally the area was known unofficially as South Hooper and later as Muskrat Springs before the municipality was renamed to West Point in 1910.

Some say the City was named after the military academy in New York, while others say it was named after its location as being one of the more western portions of land within Davis County, before reaching the Great Salt Lake. In 1935, the City grew to enough population density to be considered for incorporation within the State of Utah.

West Point Today

There are various cultural and recreational opportunities within a short distance from West Point. The opportunities include the Hill Aerospace Museum (7 miles), Ogden Union Station Museums (11 miles), Fort Douglas (37 miles), and Pioneer Village (16 miles) to name a few. There are also several recreational parks within close proximity. These include Antelope Island (18 miles), Lagoon Amusement Park (15 miles) and Thurston Peak (32 miles) to name a few. Additionally, the City hosts numerous events, programs and celebrations throughout the year. Some of these include youth sport leagues, the annual Easter Egg Hunt, Miss West Point Pageant, July 4th Party at the Point, Movies at the park, Day of Service, Lighting Ceremony and monthly Senior Lunches.





Community Profile.

02



Population

The population of West Point increased by 15.27% from 9,511 in 2010 to 10,963 in 2020. In contrast, Davis County experienced an 18.34% increase, Utah experienced an 18.3% increase, and the U.S. experienced a 7.53% increase. If the City's historical growth rate, the average growth rate over the last four censuses, continues to increase at a similar rate, the estimated population will reach 39,036 by 2050.

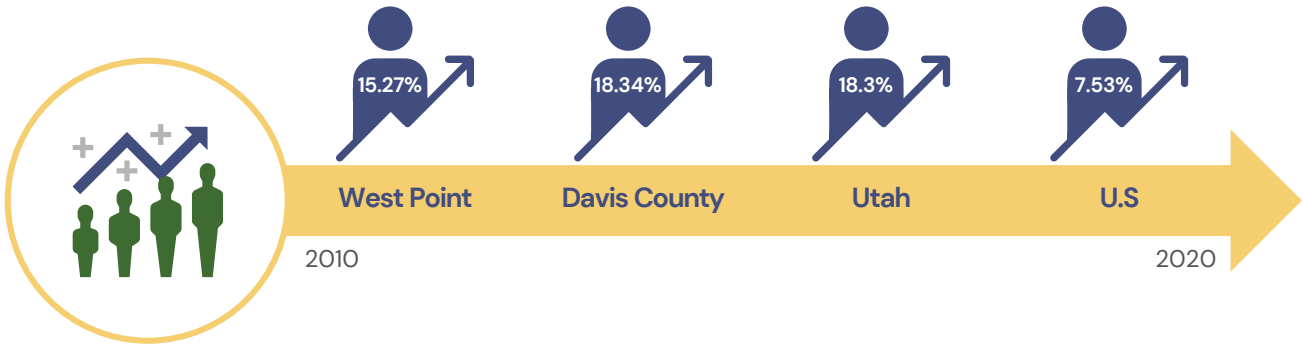


Fig. 02 - Population Comparison Graphic

The City's population is 51.5% male and 48.5% female. The sex distribution features a slight majority of men, but this distribution is still considered typical as it closely matches the county and state ratios.



Fig. 03 - Gender Distribution Infographic

The median age in West Point is 33.3 years old. This is slightly higher than the county and state which have median ages of 32.3 and 31.8, respectively but is lower than the national median age of 38.8 years.

Median Age (ACS 2021)

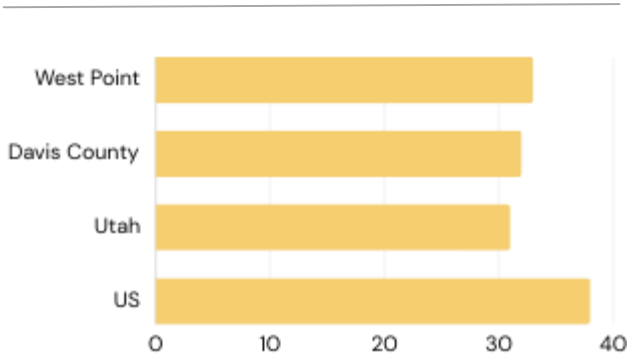


Fig. 04 - Median Age Comparison Chart

The 2021 age distribution shows the largest cohort of residents are between the ages of 35 and 44 years old, constituting 15.28% of the population.

The second largest cohort falls between 45 and 54 years, constituting 13.02%, and the third largest cohort are residents between 15 and 19 years old with 11.88%.

Residents 25 to 34 years old follow closely behind with 11.12%. The current percentages are reflected historically within the community.

The 25 to 44 year old age cohort has been the largest cohort each of the previous 5 years and the 45 to 54 year old age cohort has been in the top three largest cohorts in each of the previous five years.

Only 20% of the population is older than 54 years. If this trend continues, the City is likely to see continued population growth into the future.



The age distribution of the ACS 2021 population estimate is as follows:

| AGE DISTRIBUTION (ACS 2021) | | |
|-----------------------------|--------|---------|
| Age Group | Amount | Percent |
| Under 5 Years | 572 | 5.22 % |
| 5 to 9 Years | 687 | 6.27 % |
| 10 to 14 Years | 1,022 | 9.32 % |
| 15 to 19 Years | 1,302 | 11.88 % |
| 20 to 24 Years | 811 | 7.40 % |
| 25 to 34 Years | 1,219 | 11.12 % |
| 35 to 44 Years | 1,675 | 15.28 % |
| 45 to 54 Years | 1,427 | 13.02 % |
| 55 to 59 Years | 787 | 7.18 % |
| 60 to 64 Years | 664 | 6.06 % |
| 65 to 74 Years | 509 | 4.64 % |
| 75 to 84 Years | 163 | 1.49 % |
| 85 Years and Over | 125 | 1.14 % |

Figure 5 – Age Distribution Table

Age Distribution (ACS 2021)

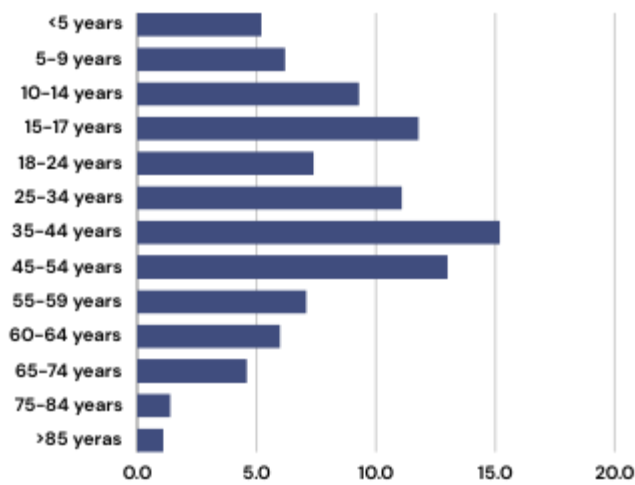


Fig. 6 – Age Distribution or Pyramid Table





Education

Data below characterize the population by the highest level of education that has been attained, except for the final two rows which show the population having attained that degree or higher.

Residents of West Point who have attained a high school degree or higher constitute 96.4% of the population over the age of 25 years. This is higher than the county, state, and nation, which have 95.9%, 93.2%, and 89.4%, respectively. Only 28% of West Point Residents have attained a Bachelor’s degree or higher, which is lower than the county, state, and nation with 37.9%, 36.8% and 35%, respectively.

Educational Attainment (ACS 2021)

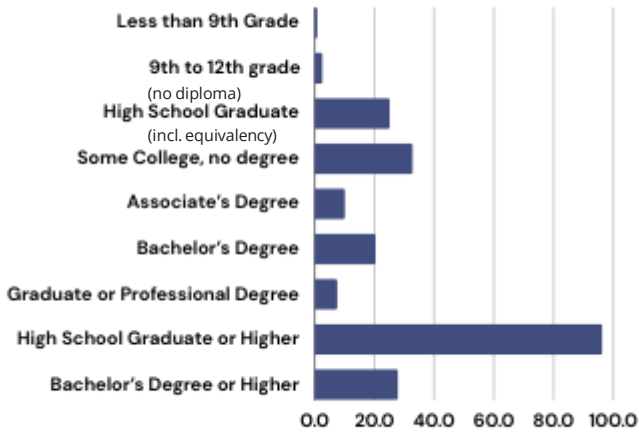


Fig 7 - Educational Attainment Chart

The figures below represent the educational attainment within West Point (as also seen in the table above) and offers a comparison between West Point and the county, state and nation regarding individuals who have attained a high school degree or higher and those that attained a bachelor’s degree or higher.

| EDUCATIONAL ATTAINMENT (ACS 2021) | | | | |
|---|------------|--------------|--------|--------|
| | West Point | Davis County | Utah | U.S. |
| Less than 9th Grade | 0.9 % | 1.3 % | 2.7 % | 4.8 % |
| 9th to 12th grade (no diploma) | 2.7 % | 2.8 % | 4.1 % | 5.9 % |
| High School Graduate (includes equivalency) | 25.2 % | 20.9 % | 22.1 % | 26.3 % |
| Some College, no degree | 32.9 % | 26.8 % | 24.7 % | 19.3 % |
| Associate’s Degree | 10.2 % | 10.3% | 9.5 % | 8.8 % |
| Bachelor’s Degree | 20.4 % | 24.4 % | 24.1 % | 21.2 % |
| Graduate or Professional Degree | 7.6 % | 13.5 % | 12.7 % | 13.8 % |
| High School Graduate or Higher | 96.4 % | 95.9 % | 93.2 % | 89.4 % |
| Bachelor’s Degree or Higher | 28.0 % | 37.9 % | 36.8 % | 35.0 % |

Fig 9 - Educational Attainment Table

Educational Attainment (ACS 2021)

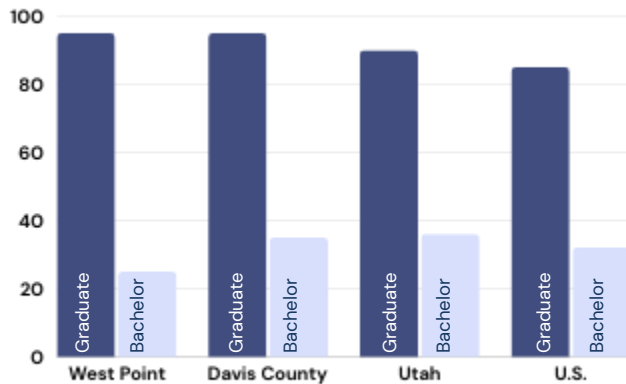


Fig. 8 - Education Attainment Breakdown





Racial and Ethnic Make-Up Distribution

West Point’s population is 86.8% White, 7.0% identified as two or more races, and 2.4% identified as some other race. Individuals identified as Asian made up 1.9% of the population. These are followed by American Indian and Alaska Native with 0.8% of the population, Black or African American with 0.7% of the population, and Native Hawaiian and Other Pacific Islander with 0.4% of the population.

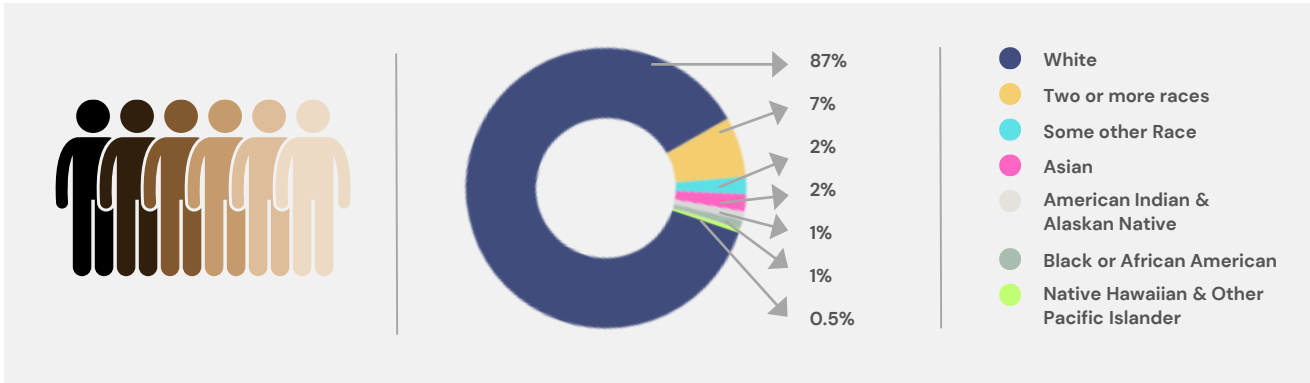


Fig. 10 – Ethnicity Characteristics Present Within West point – Source: US Census Bureau

Housing

The average household size in West Point is 3.48 individuals. This is higher than the average household size of Davis County (3.2), Utah (2.99), and the United States (2.54). The larger average household size is likely the result of younger families with children residing within West Point.

Average Household Size (ACS 2021)

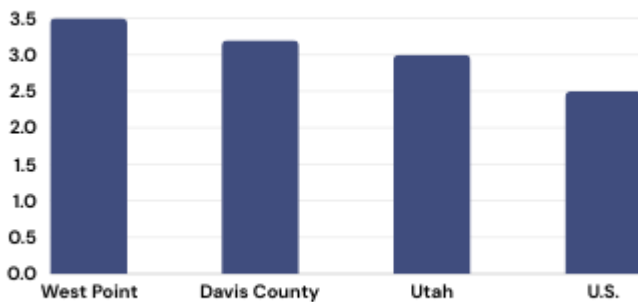


Fig. 11 – Average Household Size Comparison Chart

There are 3,153 total housing units within West Point. No residential vacancies were reported in the 2021 American Community Survey so therefore, there are 3,153 occupied units. Of the occupied units, 88.9%, or 2,802 units, are owner-occupied and 11.1%, or 351 units, are renter-occupied.

West Point has a higher percentage of owner-occupied properties than Davis County. Home ownership may be more common in the City as a result of the City having a higher median household income than the County.

West Point Housing Tenure (ACS 2021)

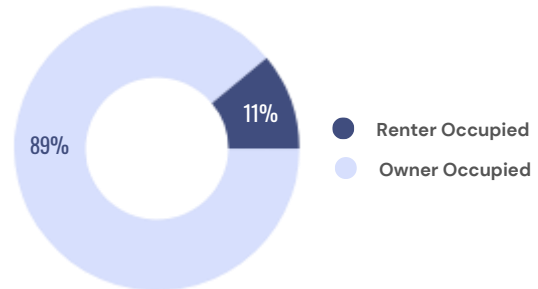


Fig. 12 – West Point Housing Tenure Graphic

Davis County Housing Tenure (ACS 2021)

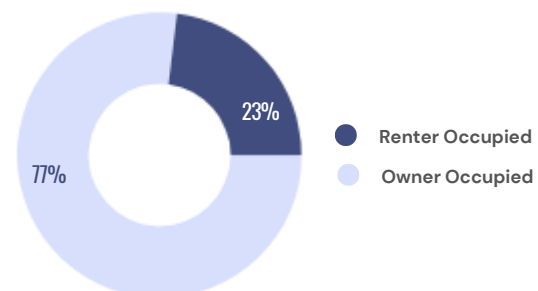


Fig. 13 – Davis County Housing Tenure Graphich



Of the total housing units, 36% contain five or more bedrooms. Three-bedroom units and four-bedroom units are the next most common house sizes with 29% and 27% of units respectively. Given the larger average household size, it is reasonable that larger housing units would be more common. There are no one-bedroom units reported within West Point, demonstrating a need for diversification in housing typologies.

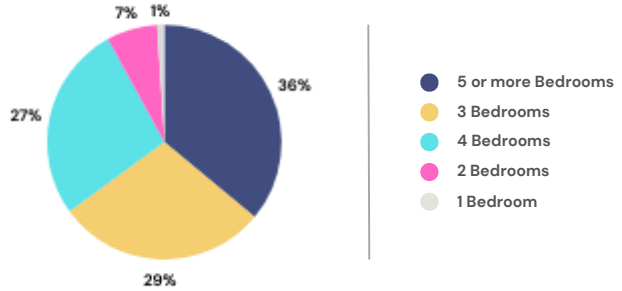


Fig. 15 - Housing Characteristics Chart

From 2011 to 2021, the ACS-reported median rent increased 20.1% from \$1,028 to \$1,235. The graph below shows rental costs for occupied units in 2021. The most common cost range for rental units was between \$1,500 and \$1,999 with 41.6% of units falling within this range. According to the Zillow Rental Manager, the median rental costs in West Point City is \$1,900. The cost of rental falls outside the standard 30% housing cost, demonstrating a burdened lifestyle or hardship for residents.

Rental Costs (ACS 2021)



Fig. 14 - Average Rental Chart

During the same timeframe, from 2011 to 2021, the median value of owner-occupied housing units increased 54% from \$217,000 to \$335,100.

The graph below shows the value of owner-occupied housing units in 2021. The average home sale price in West Point is \$600,000, well above the median value of \$335,100.

Median Value of Owner Occupied Housing Units (ACS 2021)

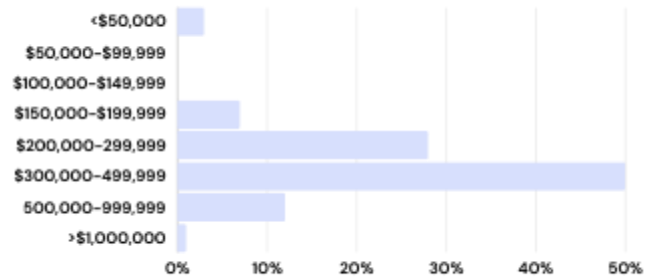


Fig. 16 - Median Value - Owner Occupied Residences - Chart





There are 2331 housing units with a mortgage within West Point and 471 units without a mortgage. For houses with a mortgage, 29.39% of owners paid between \$1,500 and \$1,999 per month in selected monthly owner costs and the median selected monthly owner costs were \$1,689. For units without a mortgage, 41.83% of owners paid between \$400 and \$599 in selected monthly owner costs and the median selected monthly owner costs were \$452.

The Selected Monthly Owner Costs for housing units, both with and without a mortgage, are shown below:

| SELECTED MONTH OWNER COSTS FOR HOUSES WITH A MORTGAGE (ACS 2021) | | |
|--|--------|---------|
| | Amount | Percent |
| Less than \$500 | 50 | 2.15 % |
| \$599 to \$999 | 275 | 11.80 % |
| \$1,000 to \$1,499 | 555 | 23.81 % |
| \$1,500 to \$1,999 | 685 | 29.39 % |
| \$2,000 to \$2,400 | 500 | 21.45 % |
| \$2,500 to \$2,9999 | 101 | 4.33 % |
| \$3,000 or More | 165 | 7.08 % |

| SELECTED MONTH OWNER COSTS FOR HOUSES WITHOUT A MORTGAGE (ACS 2021) | | |
|---|--------|---------|
| | Amount | Percent |
| Less than \$250 | 17 | 3.61 % |
| \$250 to \$399 | 151 | 32.06 % |
| \$400 to \$599 | 197 | 41.83 % |
| \$600 to \$799 | 84 | 17.83 % |
| \$800 to \$999 | 11 | 2.34 % |
| \$1,000 or More | 11 | 2.34 % |

Fig 17 –SMOC with a Mortgage Table

Fig 18 – SMOC without a Mortgage Table

Housing costs appear to be a burden for residents within West Point because the rental rates and selected monthly owner costs fall outside the standard 30% housing costs when compared to the per capita income of \$35,489, demonstrating a burdened lifestyle or hardship for residents.

Life Cycle Approach to Balanced Housing

Housing needs should be tailored to accommodate individuals at different stages of life, including singles, young couples, retirees, senior citizens, and those in need of assisted living facilities. This approach fosters a sense of community and allows families to live in proximity to one another.

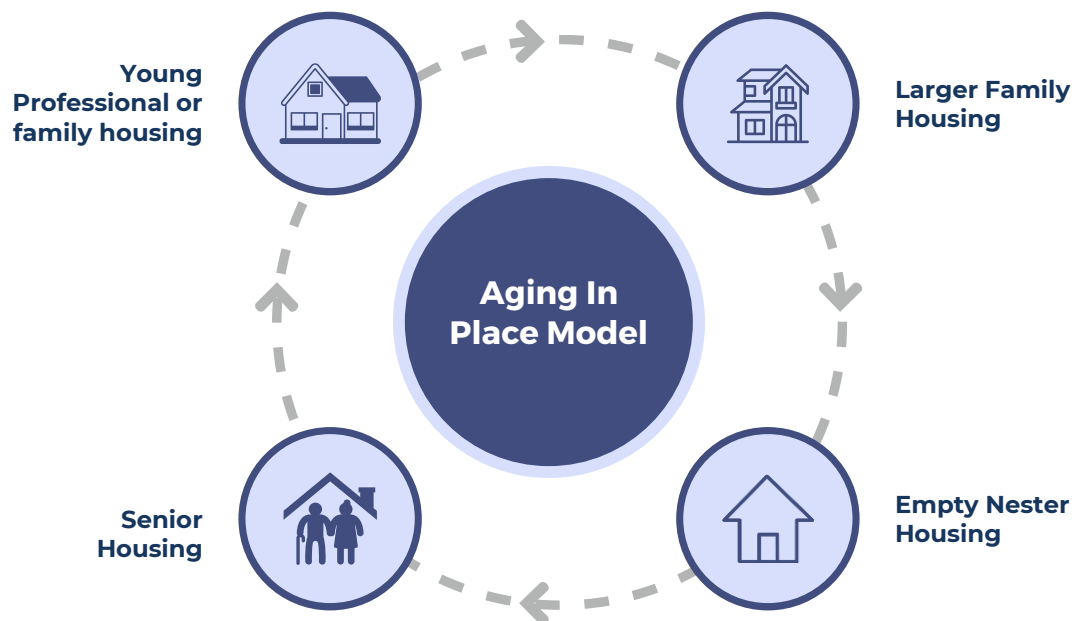


Fig 19 – Aging in Place Housing Cycle Graphic



Current Affordable Housing Availability and Needs

West Point is facing a pressing need for more affordable housing units, particularly for moderate-income households. This need is underscored by data revealing limited units available within affordability thresholds. The shortage of affordable housing units is especially pronounced for households earning less than 80% of the Area Median Income (AMI).

Multi-Family Rental Affordability

Rental affordability is a critical consideration in addressing housing affordability challenges. West Point is home to a 108-unit multi-family rental complex, offering various unit types with different rental rates. Comprehensive tables in Appendix A detail how housing units in West Point align with income categories, shedding light on a significant shortage of affordable housing options for households earning less than \$100,000 annually. Notably, multi-family rental units that are affordable to those below 50% of AMI are currently unavailable in West Point.

Tables in Appendix A provide a consolidated overview of housing units available within various affordability thresholds and the projected demand for these units in 2023. It becomes evident that there is a substantial shortage of housing units for those earning less than 80% of AMI. This emphasizes the urgent need for additional affordable housing options in West Point to address the diverse housing needs of the community effectively. These data underscore the current and future challenges and opportunities associated with housing in West Point, highlighting the critical importance of addressing affordability issues to ensure that the housing market can cater to the diverse needs of the local population.



Housing Anticipated Changes:

- The need for diverse housing options will increase as population increases
- Affordable housing will need to be integrated into the housing supply
- Utilities and other infrastructure needs will need to be taken into consideration as the need for housing increases

A full analysis of West Point’s housing conditions and forecasts can be found in Appendix A.



Economic Conditions

The median household income in West Point is \$103,975. This is above median household income in Davis County (\$93,182), Utah (\$79,449) and the United States (\$69,717).

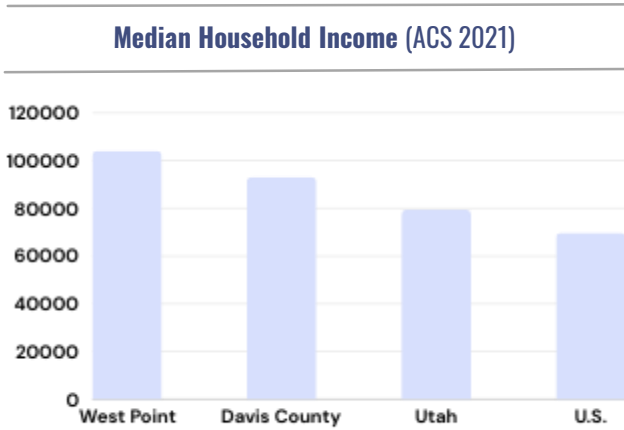


Fig. 20 – Household Income Comparison Chart

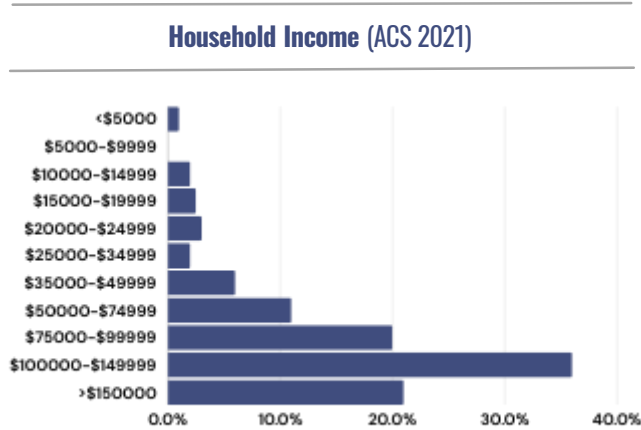


Fig. 21 – West Point Household Income Table

Of the 6,242 residents over the age of 16 in the labor force in West Point, 21.12 % work in Educational services, and healthcare and social assistance. The second most common industry is Public administration with 14.71 % of the labor force being employed within the industry, followed by Manufacturing with 11.95% of the labor force. The least common industry is Agriculture with just 0.14% of the labor force. With only 28% of the population attaining a Bachelor’s degree or higher, it is expected to see manufacturing as a top employer industry for the community.

| INDUSTRY BY OCCUPATION FOR CIVILIAN EMPLOYEES 16 YEARS AND OVER (ACS 2021) | | | | |
|--|------------|----------|--------------|----------|
| | West Point | | Davis County | |
| | Amount | % cohort | Amount | % cohort |
| Agriculture, forestry, fishing and hunting, and mining | 9 | 0.14 % | 862 | 0.48 % |
| Construction | 475 | 7.61 % | 12,652 | 7.07 % |
| Manufacturing | 746 | 11.95 % | 21,134 | 11.80 % |
| Wholesale trade | 103 | 1.6 % | 3,131 | 1.75 % |
| Retail trade | 627 | 10.04 % | 20,401 | 11.40 % |
| Transportation and warehousing, and utilities | 298 | 4.77 % | 10,586 | 5.91 % |
| Information | 42 | 0.67 % | 1,978 | 1.10 % |
| Finance and insurance, and real estate and rental and leasing | 247 | 3.96 % | 11,513 | 6.43 % |
| Professional, scientific, and management, and administrative and waste management services | 654 | 10.48 % | 22,590 | 12.62 % |
| Educational services, and health care and social assistance | 1318 | 21.12 % | 39,507 | 22.07 % |
| Arts, entertainment, and recreation, and accommodation and food services | 512 | 8.20 % | 11,654 | 6.51 % |
| Other services, except public administration | 293 | 4.69 % | 8,371 | 4.68 % |
| Public administration | 918 | 14.71 % | 14,652 | 8.18 % |

Fig 22 – West Point Occupation By Profession Table



Total annual expenditures in West Point equaled \$22,473.08 in 2021. Housing expenditures accounted for 31.4% of that total. Transportation was the next largest group of expenditures with 17.1% of the total, followed by Personal insurance and pensions with 13.1% of the total.

| CONSUMER ANNUAL EXPENDITURES SUMMARY 2021 | | |
|---|-------------|---------|
| | Amount | Percent |
| Food | \$ 2,841.40 | 12.6 % |
| Housing | \$ 7,060.51 | 31.4 % |
| Apparel and Services | \$ 652.85 | 2.9 % |
| Transportation | \$ 3,832.18 | 17.1 % |
| Healthcare | \$ 1,741.64 | 7.7 % |
| Entertainment | \$ 1,164.49 | 5.2 % |
| Personal Care Products and Services | \$ 264.69 | 1.2 % |
| Reading | \$ 29.77 | .1 % |
| Education | \$ 552.65 | 2.5 % |
| Tobacco Products and Smoking Supplies | \$ 95.02 | .4 % |
| Cash Contributions | \$ 719.59 | 3.2 % |
| Personal Insurance and Pensions | \$ 2,922.09 | 13.1 % |

| HOUSING EXPENDITURES 2021 | | |
|-------------------------------------|-----------|---------|
| | Amount | Percent |
| Household Operations | \$ 604.20 | 8.6 % |
| Housekeeping Services | \$ 54.62 | 0.8 % |
| Household Furnishings and Equipment | \$ 762.36 | 10.8 % |
| Furniture | \$ 189.87 | 2.7 % |
| Major Appliances | \$ 119.26 | 1.7 % |
| Small Appliances | \$ 15.54 | 0.2% |
| Miscellaneous Household Equipment | \$ 353.03 | 5.0 % |

Fig. 24 - Top Household Expenditures by Household
Housing expenditures accounted for \$7,060.51, or 31.4%, of the total annual expenditures in 2021.

Transportation expenditures accounted for \$3,832.18, or 17.1%, of the total annual expenditures in 2021.

| TRANSPORTATION EXPENDITURES 2021 | | |
|----------------------------------|-------------|---------|
| | Amount | Percent |
| Vehicle Purchases (net outlay) | \$ 1,612.63 | 42.1 % |
| Gasoline and Motor Oil | \$ 721.96 | 18.8 % |
| Other Vehicle Expenses | \$ 1,202.42 | 31.4 % |
| Public and Other Transportation | \$ 292.09 | 7.6 % |

Fig. 25 - Household Transportation Expenditures by Household

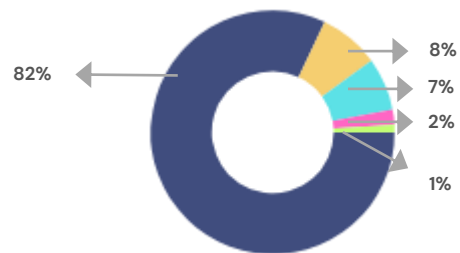
Economic Conditions Anticipated Changes

- Growth and diversification of retail or commercial employment opportunities
- Creation of new economic nodes or corridors
- Increases in household expenditures to match a transitioning community.

Transportation

The majority of employees 16 years and older within the labor force commuted to work by driving alone. Employees who drove alone make up 82% of the labor force. Carpooling was the next most common method of commuting with 8% of the labor force commuting by this method. The full distribution of commuting habits is shown in the graph below. Other means of transportation are not shown within the graph as it made up 0.2% of the commuting methods. The average commute time for employees 16 years and older is 23.4 minutes.

Commuting Habits



- Drive alone
- Carpooling
- Work from Home
- Walking
- Public Transportation

Fig. 26 - Commuting Habits for West Point

Transportation Anticipated Changes

- Expansion of the transportation network will be necessary to accommodate population growth
- Alternative transportation methods should be considered in future expansion



Existing Conditions.



03



Current Land Use

Land use within the community consists of a variety of land use types. Residential land uses include R-1, R-2, R-3, R-4 and R-5, each with differing unit densities permitted per acre. Agricultural land uses include A-40 and A-5 which allow 1 unit per acre and 1 unit per 5 acres respectively. Commercial land uses include N-C (neighborhood), C-C (Community) and R-C (Regional), with commercial uses in each serving a different geographic population type. Other land uses identified on the General Plan Map include P-O (professional office), R/I=P (Research and Industrial Park), Parks/Recreational, and Public/Institutional.

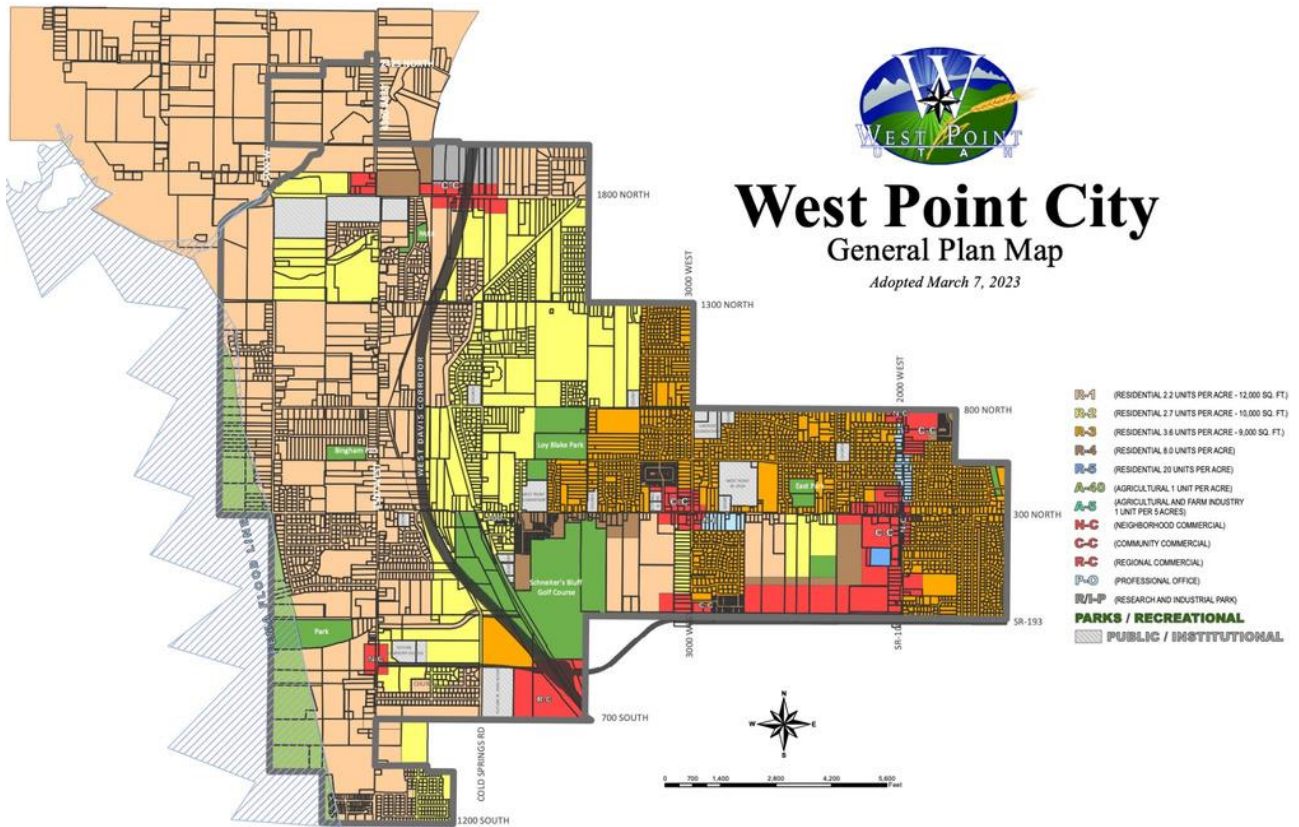


Fig. 27 - Existing General Plan Land Use Map

Land Use Anticipated Changes

- Population within the City is going to grow both in terms of numbers, as well as different varieties of individuals or groups.
- Growth is expected to be exponential due to pressures from surrounding communities.
- Commercial diversification is occurring throughout the City
- The Land Use map will need to be updated to accommodate the above-mentioned growth.





Development Patterns

Although the City was founded in the mid-1800s, the overall community does not possess a centralized historic district or overall historic architectural feel.

Much of the community is zoned for agricultural uses and therefore a large portion of the land within the West Point City boundary is open space with few to no buildings.

There are clusters of commercial structures at the intersections of 3000 W and 300 N, SR 108 and 300 N, and 3000 W and SR 193. Commercial buildings found at these intersections all look to be of modern construction materials. Many are made of brick and other materials.

Development is commonly laid out in a strip development or shopping plazas. Common tenants found at these locations include a church, pharmacy, physical therapy office, bank, shopping plaza, restaurants, and medical professional facilities.

There are also a variety of housing types currently found within the community. There are several locations of multi-family apartments and townhomes within the City. These developments have a modern aesthetic and provide residents with different amenities. Single-family detached housing development is the dominant housing typology throughout West Point. Other traditional single- and two-family residences are found in neighborhoods throughout the City.

Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” (Utah Code §10-9a-403(2)(c)). The statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas.

These protected areas are a section of land that has a protected, vested use of agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community legislative body acts as an advisory board that reviews requests from private property owners that want to establish a protected area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20-year period, the land and use are protected from rezoning, eminent domain, nuisance claims, and state development.

At the time of the development of this plan, West Point City is not aware of any parcels that have been designated with special protections within the City. However, should annexation occur, these areas will need to be addressed.





Public Lands

The majority of lands within West Point City are held privately with the exception of municipal facilities, roadway ROW, or recreational facilities.

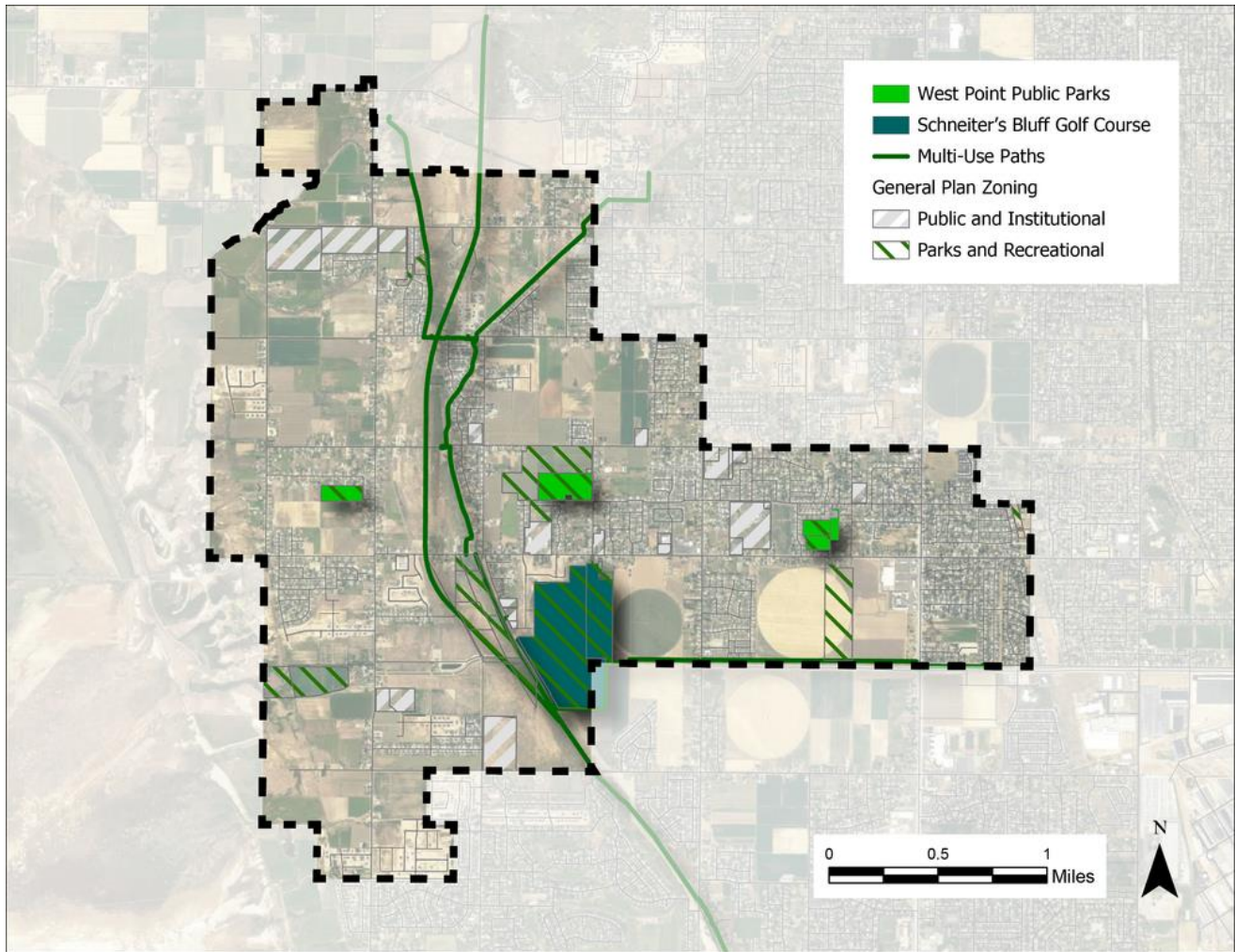


Fig. 28 - Public Lands Map

Annexation

Development and expansion have been a major part of the City over the last decade as the community has grown. Much of the development has been within residential subdivisions in the eastern portion of the City. As the City continues to grow, future development may include commercial and business park areas as well as residential, likely extending into annexation areas on the Western end of the City. As the City nears build-out in the existing incorporated areas, land to the west and north of the current boundaries provide opportunities for annexation and continued growth.

Annexed areas may also include open space and natural resource areas which should be preserved. To account for this growth, an annexation policy has been created.

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. New annexation areas should be areas where municipal services can efficiently be provided and should not be in geographically isolated areas where providing services would be costly or difficult. Areas identified on the annexation map meet this criteria where services and/or facilities could be constructed if/when development occurs within the annexed area.



When the proposal is related to a specific development or an undeveloped land area, the City and developer enter into agreements where the development is required to provide supporting site-specific infrastructure and services unrelated to citywide systems, but which solely serve the development.

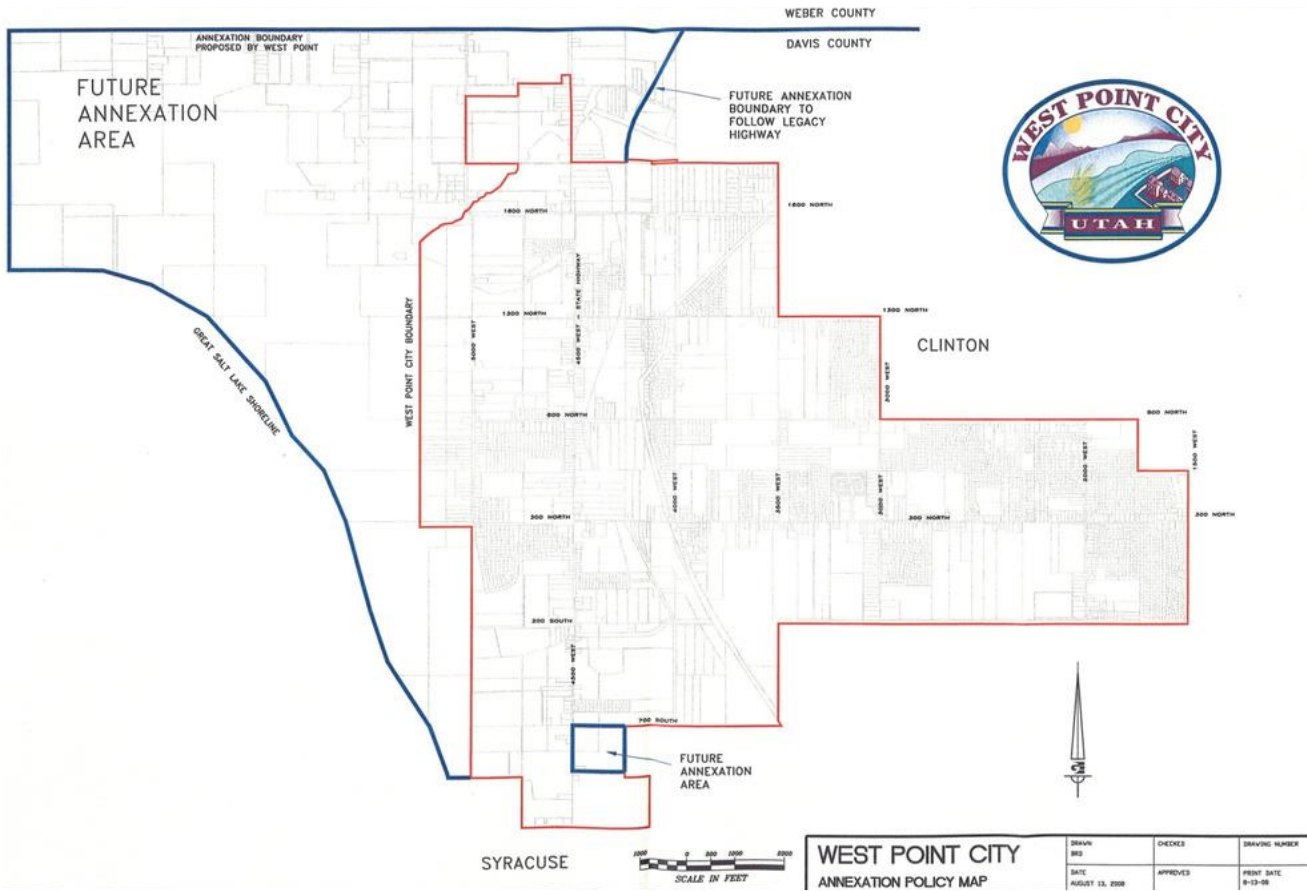


Fig. 29 – Annexation Map

Annexation Criteria

Annexation petitions to the city should meet the following criteria before being considered by the City.

- Meet the criteria outlined in Utah State Code 10-2-401(1)(a).
- The land to be annexed must be located within the areas identified on the West Point Annexation Policy Map.
- Meets the character of the community related to residential, commercial, industrial, or civic land uses of the community.
- Considers future needs of the community related to residential and economic growth, as well as other resources.



Future Land Use Type Designations

Land use designations are intended to promote sound land use decisions throughout the community. The pattern of land uses—location, mix, and density—are critical components of any area.

Land use designations help promote sound planning by:

- Planning enough land for residential, commercial, industrial, and civic uses;
- Locating uses appropriately to enhance community character;
- Preserving important natural resources, and
- Enabling West Point to efficiently ensure adequate public services are provided for residents.

Future Land Use Map

The General Plan’s Land Use Map illustrates the community’s preferences for the future distribution of land uses within the City. The land use designation for a property, as shown on the map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the master plan. The map lays the foundation for making changes to zoning in the future, but it is not a mandatory zoning change or amendment to the zoning map.

A degree of flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezoning requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the General Plan Land Use Map.

The Land Use Map is to be interpreted such that each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated.

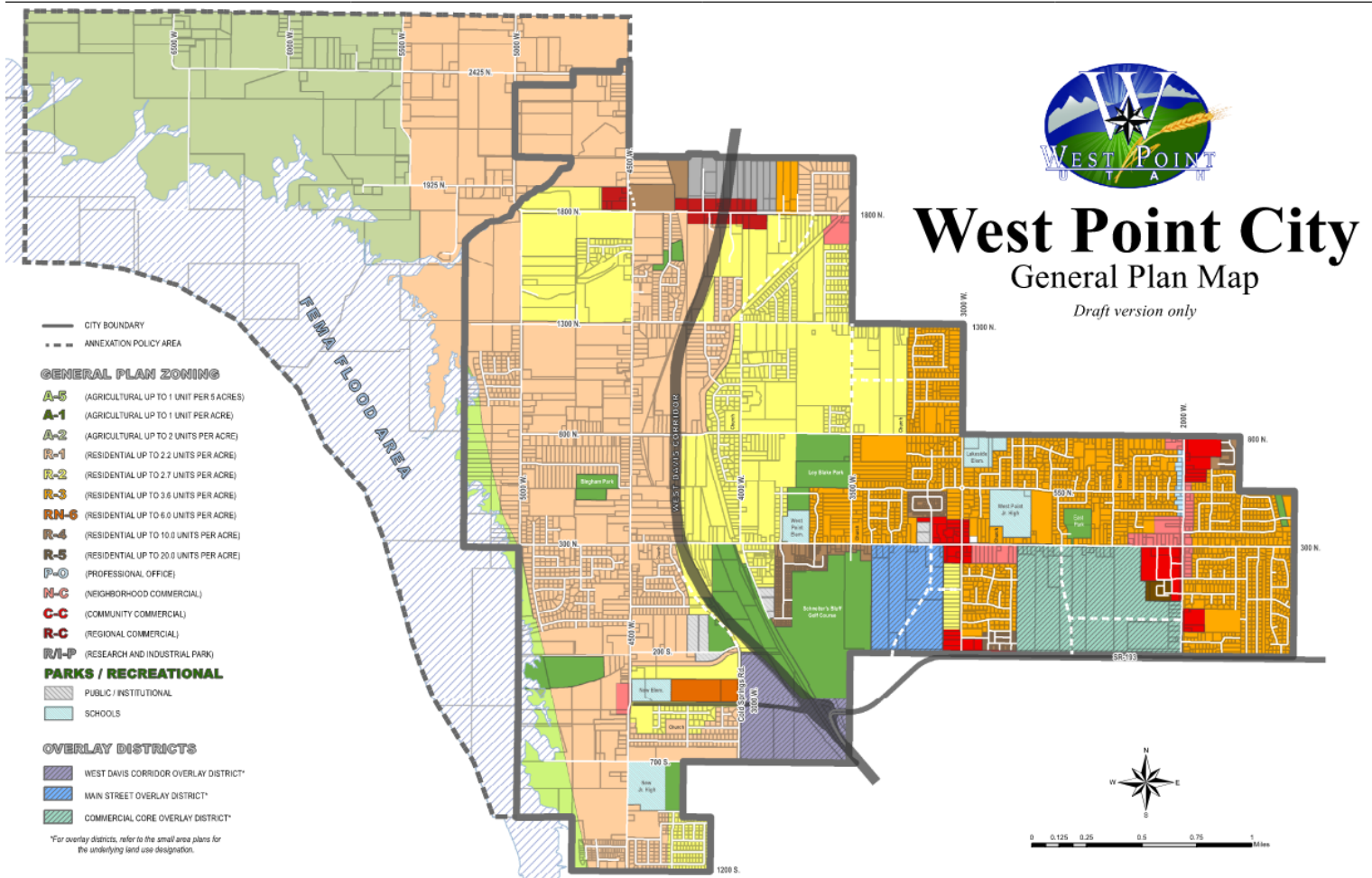


Fig 30 – New General Plan Land Use Map



The following table details the purpose of each district listed in the 2024 General Plan land use map.

| Zoning District | Allowable Uses / Density | Purpose of the Zoning District |
|-----------------|------------------------------|---|
| A-5 | Up to 1 DU per 5 acres | To promote and preserve agriculture and farming, to maintain and preserve large areas of open space, and keep greater numbers of farm animals. |
| A-1 | Up to 1 DU per acre | To provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping. |
| A-2 | Up to 2 DU per acre | To provide large single family lots to promote agriculture and farm animal keeping. |
| R-1 | Up to 2.2 DU per acre | To provide low density single-family neighborhoods. |
| R-2 | Up to 2.7 DU per acre | To provide medium density single-family neighborhoods. |
| R-3 | Up to 3.6 DU per acre | To provide medium density single-family neighborhoods on smaller lot sizes. |
| RN-6 | Up to 6.0 DU per acre | To provide medium density detached or attached dwelling units (i.e., townhomes, patio homes, condos, etc.) while providing usable and accessible open space. |
| R-4 | Up to 10.0 DU per acre | To provide high density detached or attached dwelling units (i.e., townhomes, patio homes, condos, etc.) while providing usable and accessible open space. |
| R-5 | Up to 20.0 DU per acre | To provide medium to high density detached or attached dwelling units (i.e., townhomes, patio homes, condos, multifamily buildings, etc.) while providing on-site amenities, and usable/accessible open space. |
| P-O | Professional Office | To provide an area for offices and institutions in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zone. The P-O zone also provides for the conversion of single-family homes to office uses in certain locations on major streets. |
| N-C | Neighborhood commercial | To provide commercial services to neighborhoods with basic trade and personal services which occur regularly or frequently. |
| C-C | Community commercial | To provide a range of commercial uses greater than that of the neighborhood commercial but at a lower intensity than a regional commercial zone. |
| R-C | Regional Commercial | To provide an area in which a full range of commercial and professional uses may locate that attract customers from a larger service area. |
| R/I-P | Research and industrial park | To create an attractive environment for offices, research facilities, and an environmentally appropriate assembly of uses to include appropriate amenities supporting employee activity. This is to be accomplished with a number of design components including attractive buildings, meandering walks, and landscaping. |

Fig. 31 – General Plan Land Use Classifications



Transportation

Transportation Overview

The current West Point street system consists of state, city and privately owned roads. State Routes 193, 110, 108 and 37 and the West Davis Corridor (currently under construction) all run through the city boundaries. West Point City is located west of I-15, a major freeway facility. The residents of West Point use their vehicles as their main method of transportation. The average commuting time for residents is 23.4 minutes. When commuting to work, the majority of residents drive alone (82%). Carpooling is the next most common method of commuting (8%), followed by working from home (7%), walking (2%), and transit (0.6%).

Existing Roadway Network Conditions

It is essential to analyze the existing roadway network to identify and implement changes that create a safer and more efficient transportation system. Crucial to understanding existing roadway conditions is understanding their roadway functional classification and anticipated uses.

The functional classification of a roadway indicates the road's role within the transportation system, which in turn helps determine when increased travel demand or change in the road's use could lead to negative impacts on its intended function in terms of speed, capacity, and relationship to existing and future land use (FHWA, 2013).

The four major classifications of West Point roadways are arterials, major collectors, minor collectors, and local streets:



Fig. 32 - Land Use Classification Explanation Graphic



WFRC Roadway Projects

The Wasatch Front Regional Council (WFRC) outlines the following roadway improvements in their 2023 WFRC regional transportation plan for West Point City:

- **West Davis Corridor Extension** – A new construction project of a UDOT expressway from 1800 North in West Point to the County Line is expected to be constructed between 2033 and 2042

- **5000 West** – An operational improvement project from 1800 North to the Weber County line.

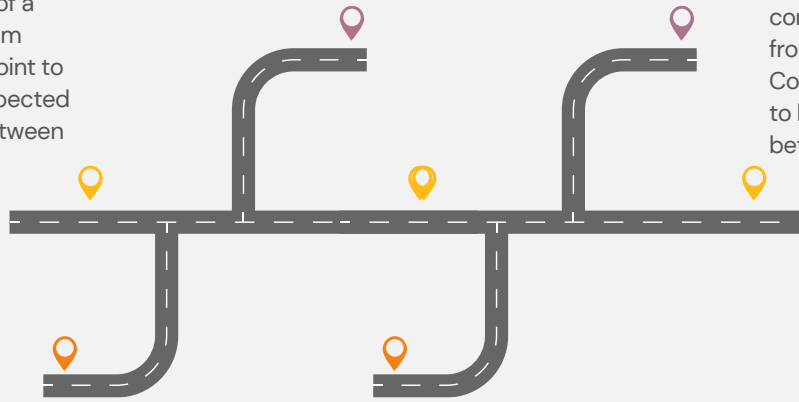
- **300 North** – An operational improvement project from 4500 West to 2000 West to be constructed between 2041 and 2050. (Although this is on the WFRC long range plan as a Phase 3 project, WFRC and Davis County recently funded an improvement project for this corridor that will happen in the next couple of years. Therefore – this project may be removed or reclassified to a Phase 1 project).

- **West Point Main Street** – 300 North to SR-193 is currently unfunded.

- **SR-193 4500 W Extension (Recently Constructed)** – A new construction project from the West Davis Corridor to 4500 West, to be constructed between 2033 and 2042.

- **4500 West** – An operational improvement project from the Weber County line to Antelope Drive / 1700 South, to be constructed between 2041 and 2050.

- **1800 North** – A widening project (2 lanes to 5 lanes) from the West Davis Corridor to 2000 West to be constructed between 2041 and 2050.



The Figure below shows the WFRC roadway projects planned in West Point city boundaries.

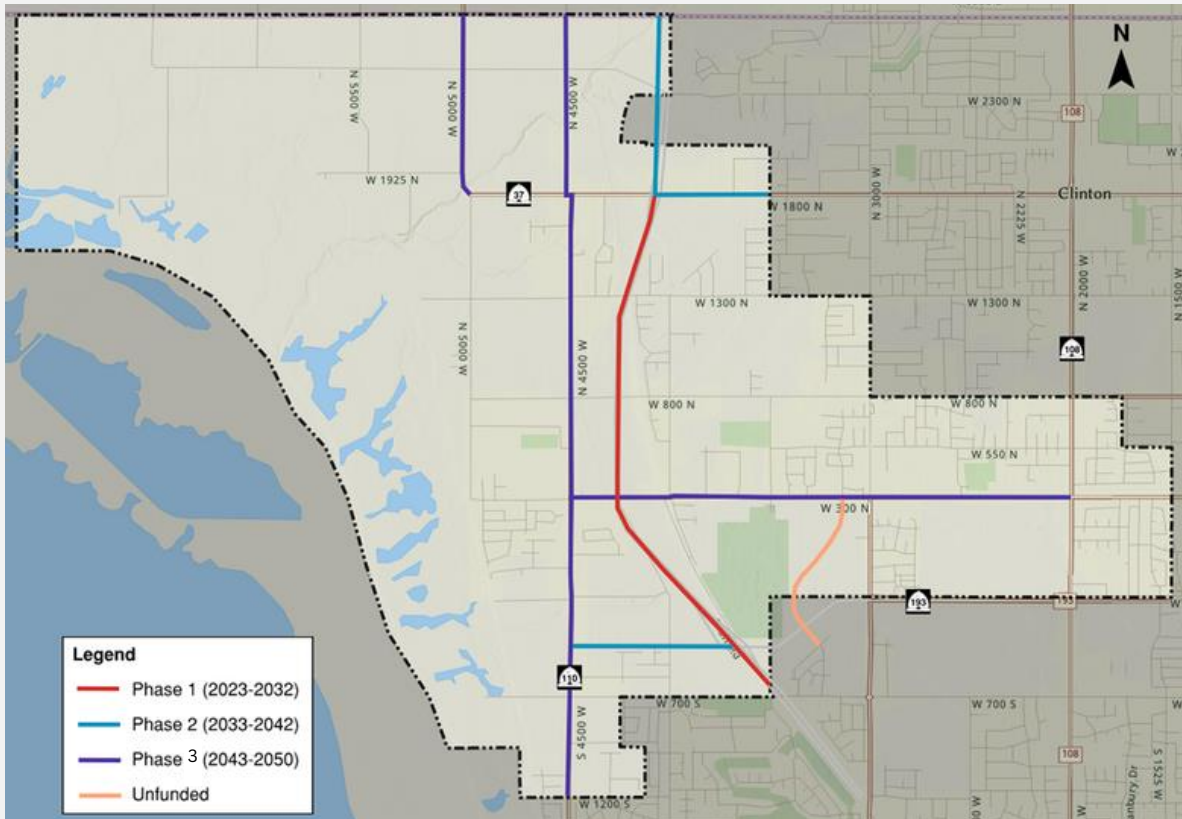


Fig. 34 - WFRC Roadway Improvement Phasing map



The figure below shows the future functional classification map of West Point, which takes into account the WFRC planned projects as well as improvements identified in the City's transportation master plan.

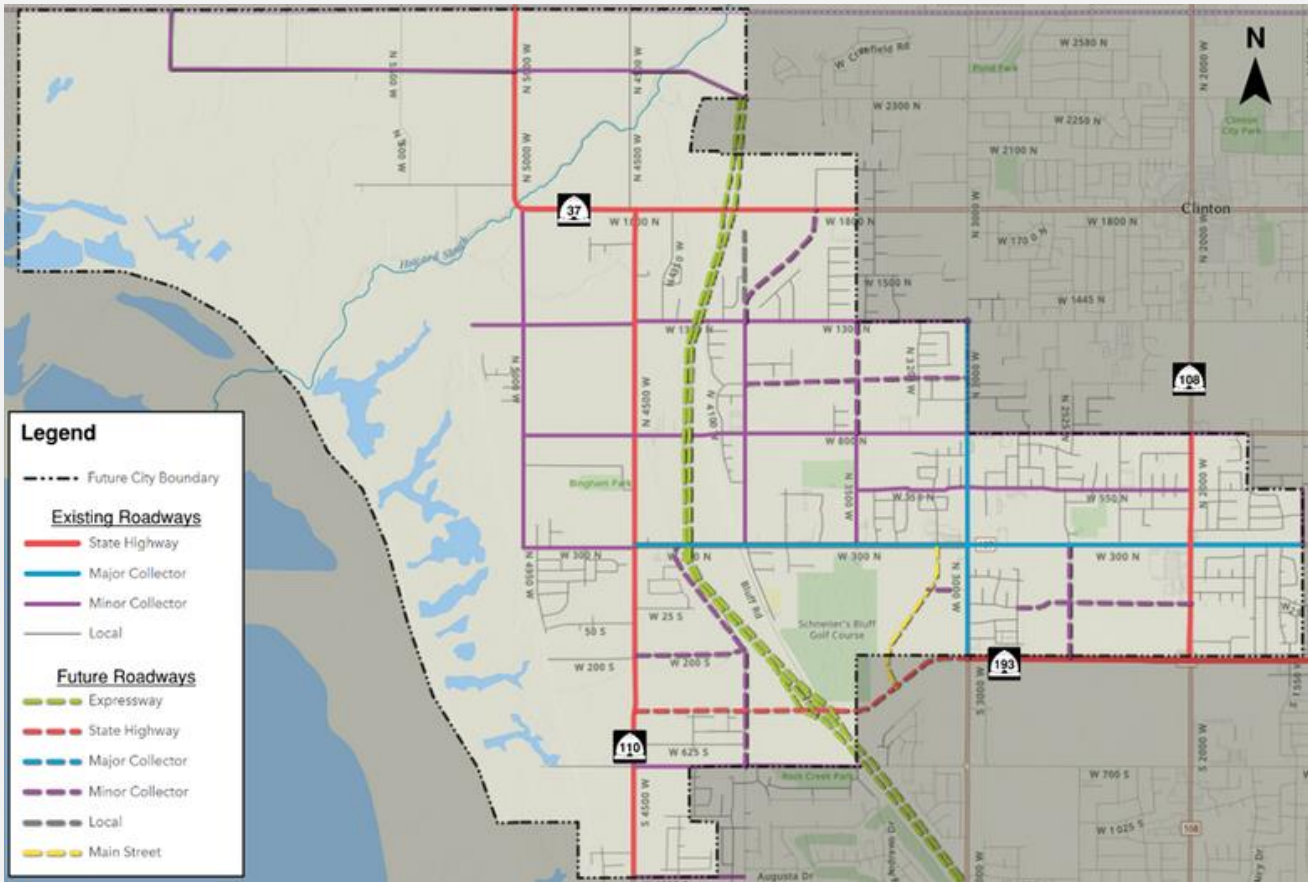


Fig. 35 - Existing and Future Roadways Map

Future traffic impacts require the following considerations:

- As new growth occurs, the need to update transportation assets will become necessary to avoid additional traffic congestion.
- New and expanding developments are required to complete a Traffic Impact Study (TIS).
- West Point may consider grants and other forms of transportation funding as they become available to maintain and construct roads within the City boundaries.
- It is recommended that West Point City adopt an ordinance or policy outlining when traffic calming is appropriate using the resources in the West Point Transportation Master Plan.
- Developments should follow best practices outlined in WFRC's Utah Street Connectivity Guide to maximize connectivity indices, minimizing block lengths, reducing cul-de-sacs, providing street, sidewalk, and path stubs for future connections, and other techniques.
- Plan an adequate internal street network with collectors spaced at intervals as required by the transportation master plan.
- Practice proper access management as found in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan.



Active Transportation

Active transportation includes any form of non-motorized transportation, such as walking or biking. An essential part of the transportation network is to provide a connected network of biking and walking options. Creating a walkable and bikeable community has multiple benefits including less pollution, less traffic and has many health benefits to the residents. A complete active transportation network consists of fully connected sidewalks, shared-use paths and bike lanes. Special attention should be given to ensure connections to transit hubs, schools, high-density housing, and city gathering places.

The intent of the trail system is to connect neighborhoods and give residents the option of walking to activity centers, thus providing a walkable community and adequate exercise opportunities. A trail system should be established based upon the natural drainages and canals when possible. Providing an east to west shared-use path would improve network connectivity.

The City is to update and maintain a plan to install sidewalks at locations missing throughout the city, with an emphasis on locations of high pedestrian traffic, proximity to schools, public facilities, and commercial zones.

The proposed Minor Collector cross section allows for the addition of bicycle lanes. Bicycle facilities are an essential part of a connected transportation network and should be implemented when feasible.

Existing active transportation facilities include:

| Emigrant Trail | SR-193 Trail | 2000 West Bike Lane |
|--|---|--|
| <p>Emigration Trail is a north/south running shared use path that begins in Syracuse and ends at 1300 N in West Point.</p> | <p>The SR-193 trail is a shared use path that runs from the Emigration Trail to the Denver & Rio Grande Western Rail Trail.</p> | <p>The 2-mile bike lane runs along 2000 West from 300 N to Antelope Dr. in Syracuse.</p> |
|  |  |  |



The WFRC regional transportation plan lists the following active transportation projects in the long-range plan for West Point City:

• **Emigrant Trail Shared Use Path**

Improvements to the shared use pathway following the alignment of the West Davis Corridor to 1800 North, construction expected to begin between 2023 and 2032.

• **Emigrant Trail Shared Use Path**

A shared use pathway from 1800 North to the Weber County line, planned to be built between 2023 and 2032.

• **2000 West Shared Use Path**

A shared use pathway from 300 North to the Weber County line, planned to be built between 2023 and 2032.

• **3000 West Bike Lane**

A bike lane from 1700 South to the Weber County Line, planned to be built between 2043 and 2050.

• **300 North Bike Lane**

A bike lane from 2000 West to Clearfield Canal Trail, planned to be built between 2043 and 2050.

• **4000 West**

A shared lane project along 4000 West from 200 South to 920 South, is currently unfunded.

• **Great Salt Lake Shoreline Trail Shared Use Path**

A shared use path from 4000 West to St Andrews Drive, is currently unfunded.

• **Emigrant Trail Extension**

A shared use pathway from 1300 North to 5500 West, construction expected to begin between 2043 and 2050.

• **Layton Canal**

A shared use path to be built from 1300 North to Midland Drive in Roy, planned to be built between 2043 and 2050.

• **SR-37 Bike Lane**

A bike lane from 4000 South and 5100 West to 1800 North and 3000 West, is currently unfunded.

Figure 36 below shows the WFRC active transportation projects planned in West Point city boundaries.

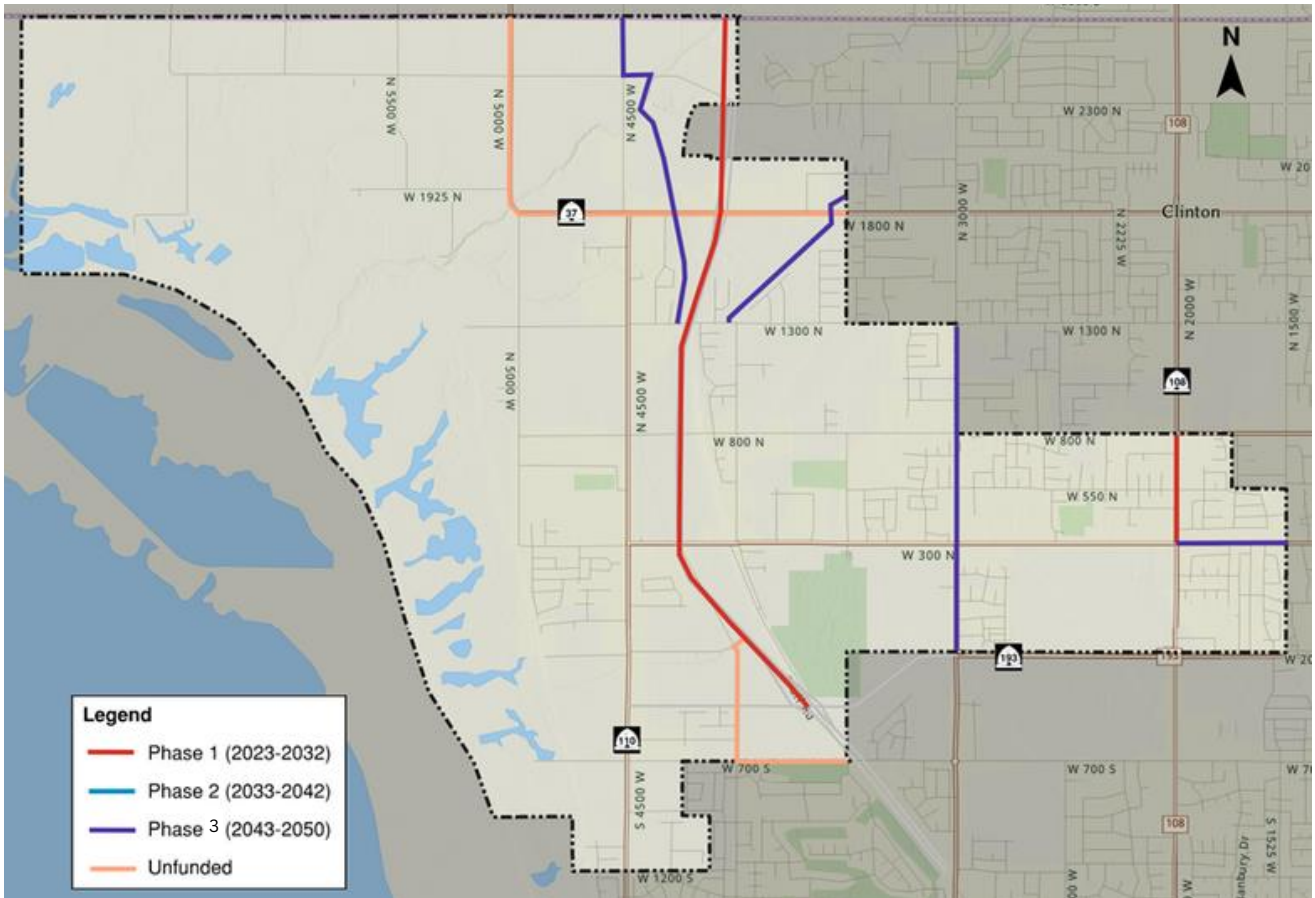


Fig 36 – Future Active Transportation Phasing Map



Transit Service

Public transit typically includes buses, light rail, and shuttle routes. Currently UTA bus Route 626 is the only bus route that services West Point City. Route 626 runs from the Clearfield FrontRunner Station, passes through West Point City on 2000 West, and ends at 5500 South and 3500 West in Hooper.

The Wasatch Front Regional Council (WFRC) 2023 regional transportation plan does not have any future transit improvements listed in their plan.

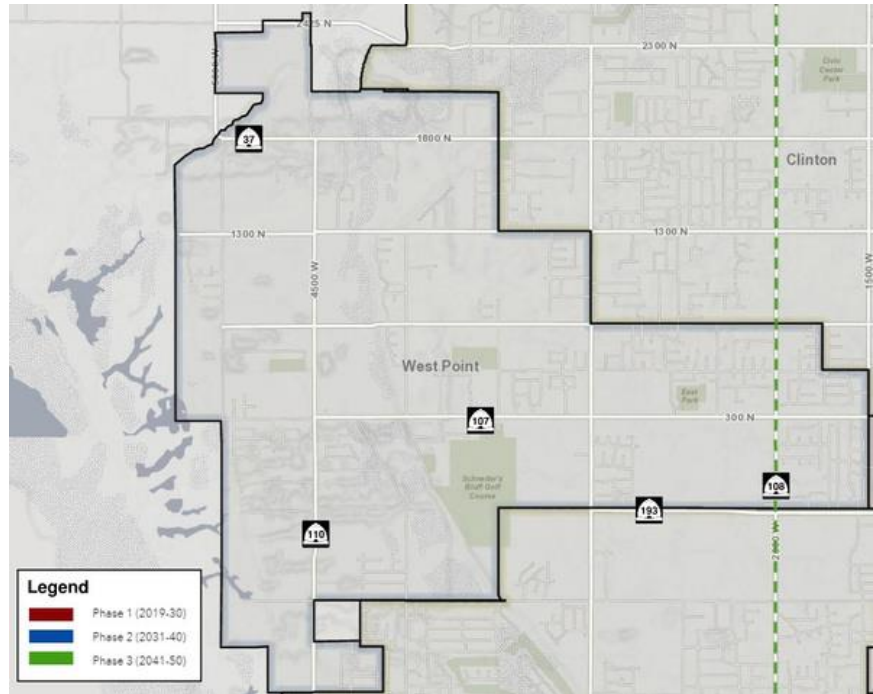


Fig. 37 – WFRC RTP Projects Map (2019–2050)

With the construction of new major transportation corridors such as the West Davis Corridor and SR-193 extension, there may be opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system. Additional transit routes may also serve the mixed-use development planned along the new city center boulevard.

On the topic of active transportation, the proposed Minor Collector cross section allows for the addition of bicycle lanes.

Bicycle facilities are an essential part of a connected transportation network and should be implemented when feasible.

Incomplete roadway segments (i.e. missing shoulders) pose a serious hazard to bicyclists, therefore roadways should be complete along the entire length of the bicycle lane. Figure 36 on the right shows the WFRC active transportation projects planned in West Point city boundaries.

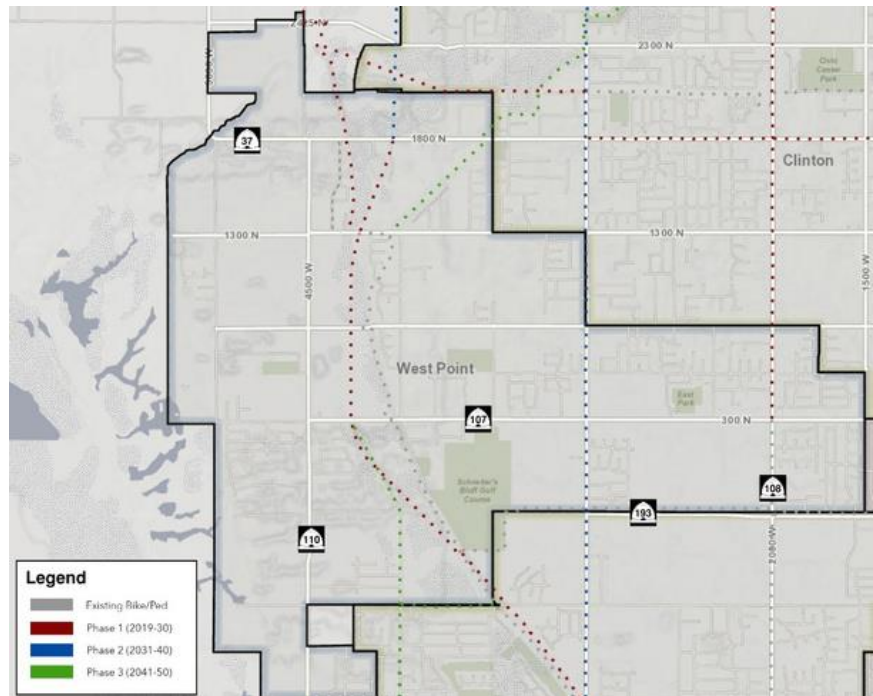


Fig. 38 – WFRC Active Transportation Projects



Access Management

Access management is the practice of coordinating the location, number, spacing, and design of access points to minimize site access conflicts and maximize the traffic capacity and safety of a roadway. Uncoordinated growth along major travel corridors often results in strip development and a proliferation of access points. Numerous access points along major travel corridors create unnecessary conflicts between turning and through traffic leading to traffic delays and accidents.

It is proven that proper access management will increase roadway capacity, reduce crashes, and create a more efficient roadway network for motorists. In areas where there is a large potential for land development, such as West Point City, it is essential for the City to balance property access and the functional integrity of the roadway facility. Access Management Standards for each roadway functional classification can be viewed in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan.



Streetscaping

Streetscaping includes the strategic planning and placement of items such as street furniture, lighting, art, trees, landscaping, and other treatments along streets and intersections to enhance functionality, aesthetics, and overall quality of the space. Streetscaping increases pedestrian safety by enhancing walkability and calming traffic. Streetscaping efforts should be emphasized in areas designated by the City as public gathering spaces such as plazas, parks, and other community gathering places. Streetscaping methods may also be incorporated into traffic-calming measures as the City deems appropriate.



Traffic Calming

Traffic calming refers to a set of measures and strategies implemented in urban areas and residential neighborhoods to slow down or reduce the speed of vehicles and make the streets safer for pedestrians and other road users. Benefits of implementing traffic calming measures include improved safety by reducing risks for vulnerable road users such as pedestrians, cyclists, and children. Quality of life is enhanced and active transportation is encouraged with slower vehicle speeds. It is recommended that the city adopt an ordinance or policy outlining when traffic calming is appropriate and to determine which traffic calming measures are acceptable.





Infrastructure & Public Facilities

Culinary Water

The City has rights to two wells within the City and water from the wells can be used as a backup to the water obtained from the Weber Basin. As a result, a Drinking Water Source Protection Plan and a Source Protection Ordinance have been established by the City to protect these wells. This well water can be pumped directly into the West Point City Water System if needed. Secondary water is also available throughout the City (approximately 95% access rate) from the Davis and Weber Counties Canal Company. Two 1 million gallon water storage tanks are also owned by the City. These tanks provide water for fire suppression, equalization storage, and emergencies.

West Point City is serviced by two water systems. The first is the West Point Water Service (east half of the City) and the second is the Hooper Water Improvement District (west half of the City). The majority of residents currently live within the West Point Water Service area. Most of this water is supplied from the Weber Basin Water Conservancy District. The map below shows the division of water system infrastructure in West Point City.

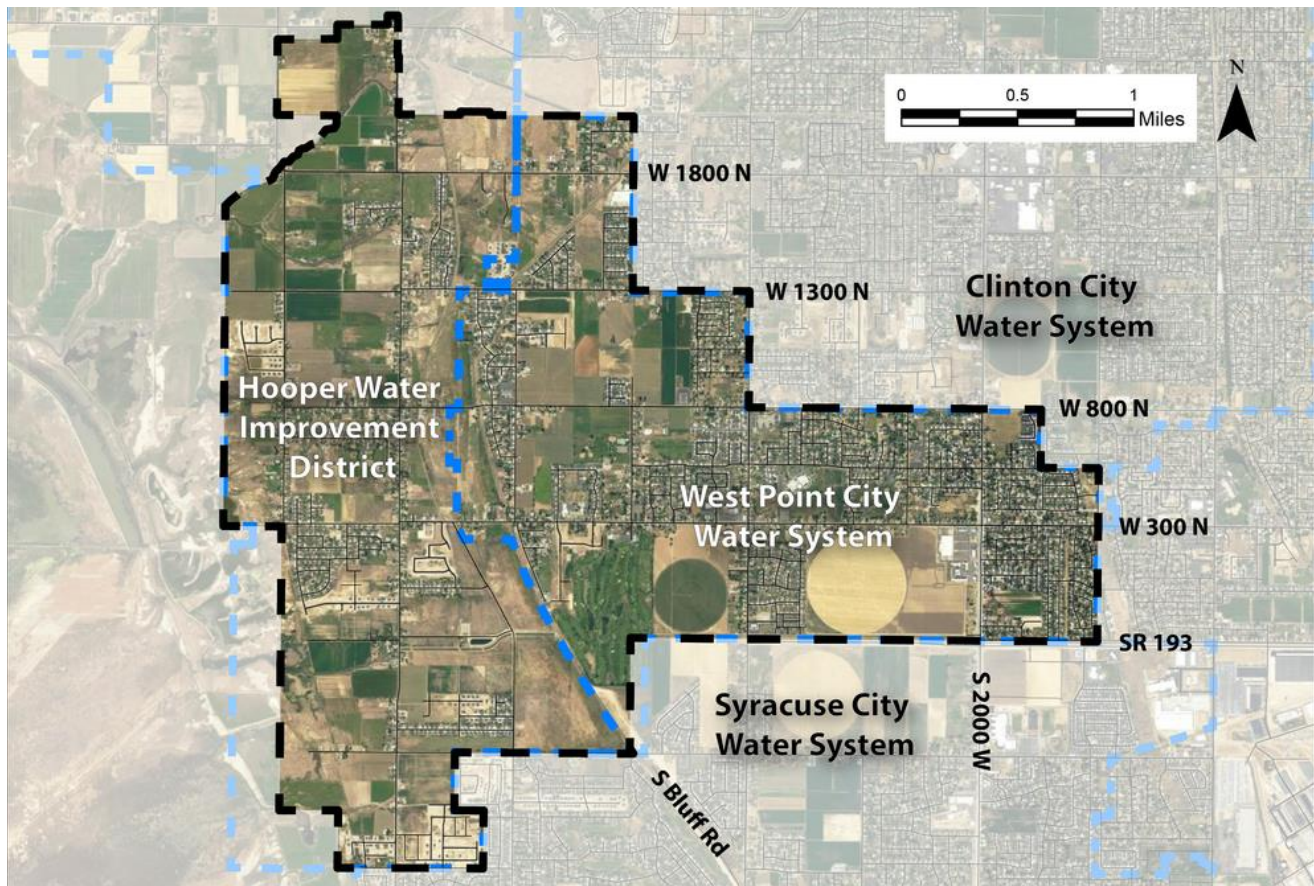


Fig. 39 – Culinary Water Access Map



The map below shows the existing culinary water line locations within the existing city limits. The map below also highlights areas of the west side of West Point inside the future annexation area that have relatively poor access to culinary water infrastructure.

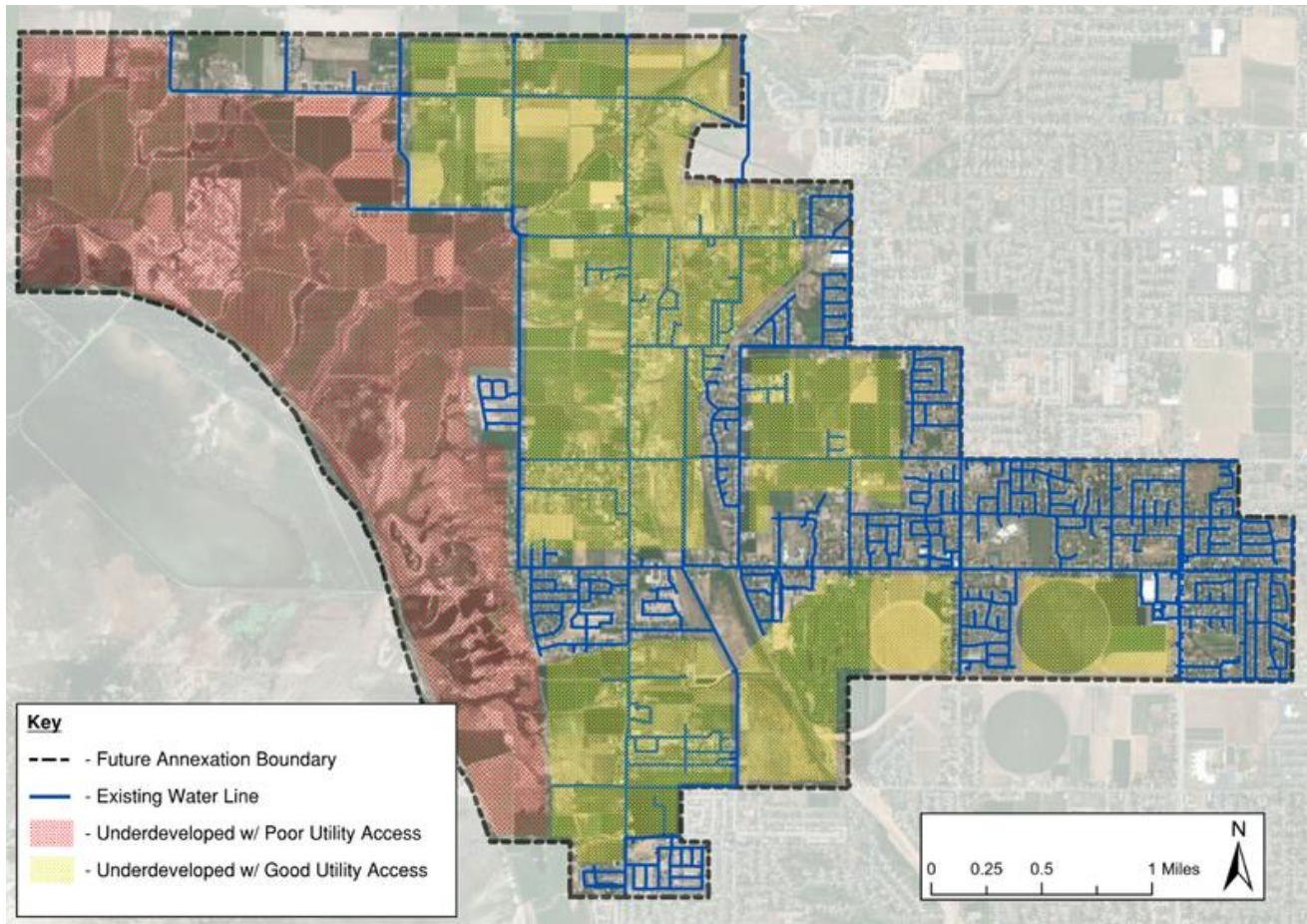


Fig. 40 – West Point Priority Development Area Map – Based on Access to Culinary Water

As the City continues to grow and expand, the amount of water consumed will increase. To account for this growth and ensure the long term water needs will be met, the City has an ordinance requiring new construction to provide water shares to the City. These shares are converted from agricultural water to municipal water as a result of an ongoing contract between the City and Weber Basin Water Conservancy District. Land without these shares will not be allowed to develop, ensuring adequate water supply into the future.

Water Use and Preservation

Senate Bill SB 110, passed in 2022, requires most municipalities to develop a water use and preservation element that is integrated with the land use planning and development (Utah Code 10-9a-403). West Point City recognizes that being a growth area located in a desert region creates the need for extreme sensitivity and long-range planning regarding the use, conservation, and protection of its limited water supply. The Division of Water Resources has a water conservation goal of a 20% reduction from the 2015 baseline by 2030, and West Point City can help achieve this goal by understanding and applying the following water conservation principles. West Point City currently requires that no new turfgrass be planted in park strips or areas with a width of eight feet or less, demonstrating a first step towards sustainability.



Effect of permitted development on water demand and infrastructure

Permitted development can lead to substantial increases in water demand and strain on existing infrastructure. Addressing these challenges requires comprehensive planning, investment in infrastructure, and the adoption of sustainable practices to ensure the long-term availability of water resources in such a sensitive environment. It can no longer be assumed there will be adequate water supply for current and future development.

Reducing water demand and per capita consumption for existing and future development



Sustainable development can be accomplished through the communal efforts of all citizens, businesses, and the city and involve a combination of technological, behavioral, and policy-driven strategies.

Technological Measures

- Using WaterSense-labeled smart irrigation controllers, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. Controllers are equipped with automatic rain delay or rain shutoff capabilities and have memory retention capability to retain preprogrammed irrigation schedules.
- Installing low-flow and water-efficient fixtures and appliances to reduce water usage without compromising functionality.

Behavioral Changes

Significant water use reductions can be achieved through basic conservation measures such as:

- Conducting public education campaigns to raise awareness about the importance of water conservation and practical steps individuals can take to reduce their water use, such as those mentioned in this document.
- Encouraging users of large amounts of water for landscaping and other exterior purposes to use “secondary” irrigation water rather than culinary water.
- Promoting xeriscaping, which involves using native and drought-tolerant plants that require minimal irrigation.
- Grouping plants with similar water needs in hydrozones.
- Planting water-conserving plants that are adapted to the West-Point area climate zone.
- Landscaping stormwater detention/retention basins without lawn unless used as part of an active recreation area



Policy and Regulatory Measures

To encourage the use of waterwise plants and landscape principles, the state is incentivizing the use of waterwise plants and landscape principles through its Landscape Conversion Incentive Program. West Point City currently does not qualify for the Landscape Conversion Incentive Program, and first must adopt qualifying water-efficient landscape ordinances for new residential developments. After qualifying, residents of the City will then become eligible for rebates. It is therefore recommended that West Point work with the State's Landscape Conversion Incentive Program to adopt the necessary ordinances to become eligible. At minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips or areas less than eight feet in width in new development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Opportunities to modify operations to eliminate or reduce conditions that waste water

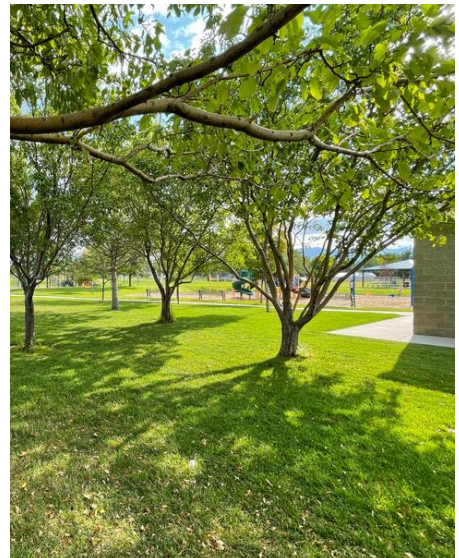
Therefore, it is recommended that the city adopt a detailed landscape standard for all new development that takes into account the water conservation strategies mentioned above and considers principles of sustainable landscaping such as:

- Reduction or limitation of the use of lawn or turf;
- Promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
- Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
- Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
- Reduction of yard waste; and
- Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated

It is also recommended that the City adopt water conservation measures for its own facilities, including:

- Xeriscape landscape design reduction in the amount of turf grass areas requiring irrigation
- Installation of water saving plumbing fixtures
- Use of secondary water for major irrigated areas
- Use of irrigation control systems responsive to weather conditions, that reduce water runoff.

The City would also need to adopt the necessary water-efficient landscape ordinances to become eligible for the State's Landscape Conversion Incentive Program. The City should continue to act on the Implementation, Monitoring and Evaluation Plan from the West Point Water Conservation Plan, which includes a public information campaign to promote a reduction in water consumption.





Wastewater

West Point City is serviced with a wastewater collection system operated jointly by North Davis Sewer District (NDSD) and West Point City. The NDSD operates the trunk lines through West Point City while West Point City operates the connecting city sewer lines. The map below shows the existing sewer line locations within the existing city limits. The map below also highlights areas of the west side of West Point inside the future annexation area that have relatively poor access to wastewater infrastructure.

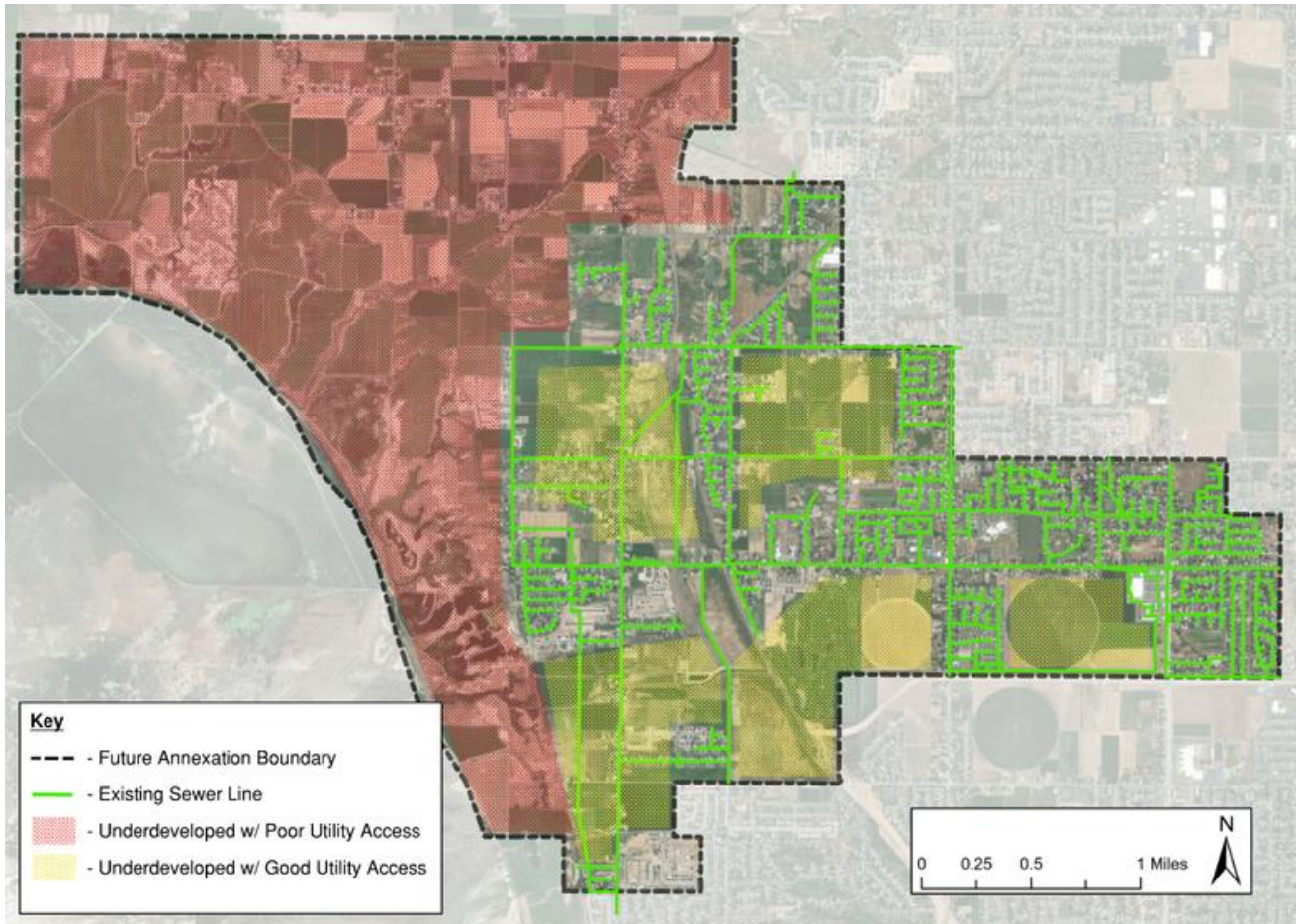


Fig. 41 – West Point Buildability Map Based on Access to Wastewater

Needed improvements have also been identified and budgeted for in a sewer Capital Improvements Plan (CIP). The City has implemented a preventative maintenance program to ensure that the system is properly maintained and that any issues are proactively addressed. The system appears to be correctly sized to handle current and future development for the near future and there have not been reports of overflows or backups occurring.

There are, however, currently areas within city limits of West Point, as well as in unincorporated areas of Davis County, that are not serviceable with the existing gravity fed sewer system (approximately 2100 acres). As the City continues to increase in population and housing units, work will need to be undertaken in order to service these areas. A West Point City sewer study was conducted in 2021. This is being further evaluated by recent design work to complete a sewer system for large portions of the unincorporated county areas.



Stormwater

West Point City is currently working on maintaining the stormwater systems and ensuring all requirements for Small Municipal Separate Storm Sewer Systems (MS4s) under the Utah Pollutant Discharge Elimination System. This means that the City must provide public education and outreach related to stormwater impacts and provide opportunities for public participation.

The map below shows the existing storm drain line locations within the future annexation area. The map below also highlights areas of the west side of West Point inside and near the future annexation boundary that have relatively poor access to storm drain infrastructure.

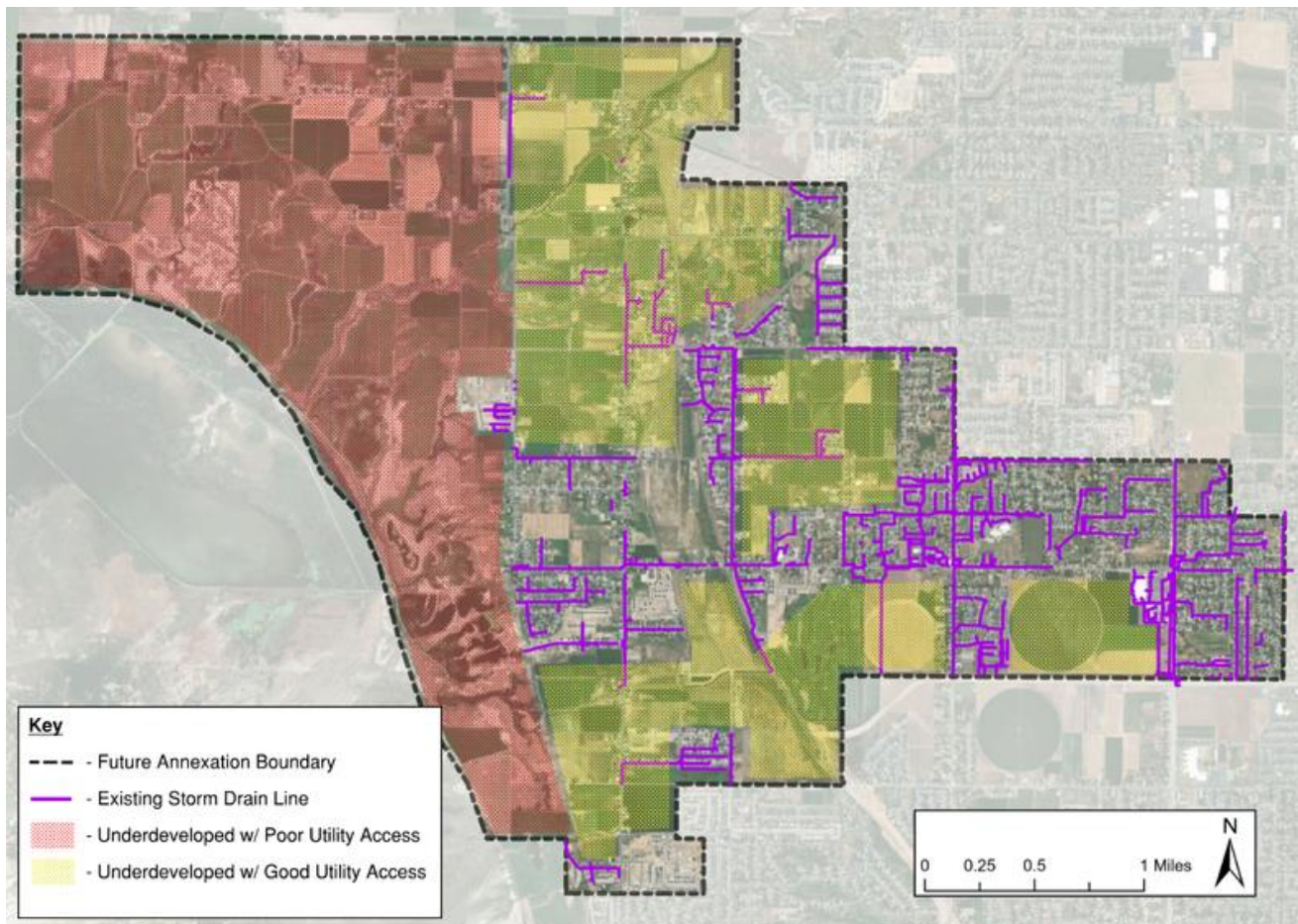


Fig. 42 - West Point Buildability Map Based on Access to Stormwater

The City must also address stormwater concerns brought on by illicit discharges, construction sites and new developments/ redevelopments. Lastly, the City must implement pollution prevention and good housekeeping measures for municipal operations. All of this work is to eliminate and reduce pollution caused by point and nonpoint sources of stormwater pollution. Residents are charged a small monthly fee to ensure that these requirements can be met.



Solid Waste & Landfill

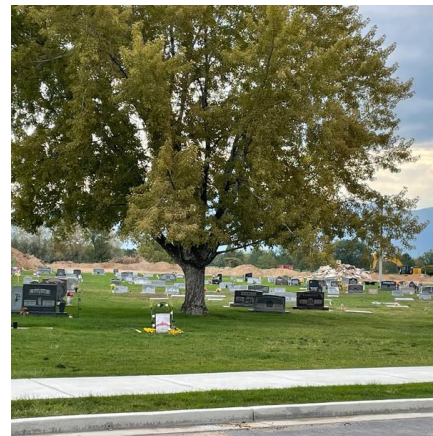
The City offers solid waste collection and recycling to its residents, as well as an optional green waste service for the collection of green yard waste. The City utilizes a private hauler for its solid waste and recycling services.

Materials collected as green waste are turned into mulch and compost. The landfill is operating within their capacity and recycling yard trimmings separately will help improve the performance of the incinerator and help ensure the landfill is able to be utilized well into the future.



Private Utilities

Rocky Mountain Power provides electric service to the community. Fiber Optics service is provided by Utopia, Comcast and Centurylink among others. Dominion energy is the primary provider for natural gas services.



Parks

Quality parks and recreation services and facilities help improve the quality of life for residents. West Point desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors.

There are 3 parks located within West Point City. These parks are the Bingham Memorial Park, East Park, and Loy F. Blake Park.

The parks provide varying levels of amenities and recreational benefits. Amenities include baseball, soccer and football fields, volleyball and tennis courts, boweries which are available for rent, fire pits, restrooms and walking paths.



The City's Recreation Department also offers a variety of programs and activities that take place in these locations.

Cemetery

West Point City operates a cemetery in the south-central part of the City. This cemetery is maintained by the public works department. This group conducts regular maintenance throughout the year, primarily during "mowing season" from April - October and throughout the winter as needed. General cleaning and detailing days are conducted twice a year. The Cemetery Administrator can be contacted related to availability and purchases. Future expansions are planned/anticipated for the cemetery in the future.





Emergency Preparedness & Hazard Mitigation

The City posts all emergency bulletins and updates on their website, in addition to an automatic call system, various local news sources (radio and TV) and by calling City Hall. The emergency evacuation route map is also posted on the City's website.

Public Service Capabilities

West Point City has ample public safety providers and partnerships that protect the citizens of the City from a variety of threats.

Law enforcement is provided by the Davis County Sheriff's Office. The Sheriff's Office employs over 200 deputies. In addition to law enforcement, the Sheriff's Office also conducts search and rescue operations, and coordinates with emergency management and corrections agencies.

West Point City is a member of the North Davis Fire District. The North Davis Fire District serves West Point, Clearfield, and Sunset cities with full service emergency fire and medical services. There are two fully staffed stations

Davis County Health Department ensures quality public and environmental health throughout the county and offers senior services. The Health Department addresses issues related to community health, family health services, communicable disease, inspection services, and environmental wellbeing. It also coordinates with other entities to ensure a good quality of life for residents.

Animal Care of Davis County provides animal control services to County residents by educating residents about safety and humane issues, enforcing ordinances related to animals, assisting the public address animal issues and protecting the safety and welfare of citizens and animals alike.

The North Davis Sewer District currently manages wastewater treatment for West Point and other areas, covering around 80 square miles and serving a population of about 238,000. It ensures sanitary sewer services for these communities, including West Point, by treating wastewater before discharging it safely into the environment.

The Mosquito Abatement District-Davis (MAD-D) oversees mosquito control in Davis County, focusing on public health and environmental safety. It conducts extensive mosquito larvae treatment in wetlands and less visible fogging for adult mosquitoes, covering a broad area. MAD-D emphasizes using the eco-friendly larvicide BTI, reflecting its commitment to reducing environmental impact while enhancing community comfort and health.



Public Engagement Synopsis.



04



An extensive public outreach program was integral to West Point’s General Plan update. Throughout the public engagement process overarching themes emerged and the plan began to take shape capturing the desires of residents for what a future West Point City should become.

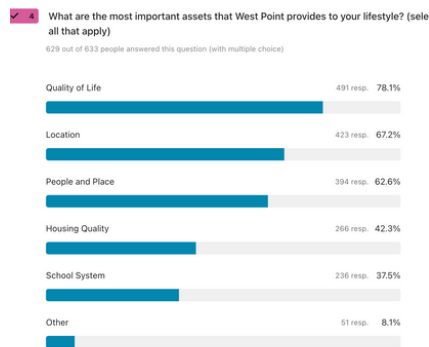
With the feedback received, there was a unified approach or theme to the responses. There was also an understanding by residents, property owners, elected and appointed officials, that development pressures were strong and growth was imminent; yet there was a desire to preserve their quality of life.

Much of the framework for discussions was centered on the premise that West Point will be growing; facilitators sought to identify areas of concern and which matters residents are open to change. This dialogue included conversations about the best locations in the city to accommodate that growth and what that growth looks like in terms of types of uses, buildings and densities.



Project Website

A project website was created and maintained with updates on the project and became a source where residents, who were unable to attend meetings, could still retrieve the information from those meetings.



Surveys

Two online surveys were distributed at two distinctly different times in the process. The first survey gathered baseline data and broad community vision and goals. After a formal review, results were compiled and presented to the City’s elected officials. This was followed by posting and inclusion of results onto the project website. Further analysis of the survey results were identified during later public engagement processes to gather additional information and verify the results of the process.



Steering Committee

A steering committee, which consisted of representatives from the Council, Planning Commission, City Staff and the Consultant Team, met monthly to not only review project status and scheduling, but discussed the residents’ input and the direction of certain elements of the plan that would need to be included.



In addition to the website and surveys, the following events and public open houses were held:

Small (one-on-one) stakeholder meetings

Stakeholder meetings were held with critical property owners to discuss needs, desires, and concerns with the overall conditions of the community.

June Senior Lunch Event

Members of the consultant team attended one of the monthly Senior Lunches and had mini-round table discussions at different tables throughout the event



Resident Open Houses

June 13th Feedback on City's Strengths, Issues, Opportunities & Threats
July 10th Feedback on City Vision & Values
August 30th Feedback on Recommendations

Fourth of July City Event

Booth was set up to receive input at the City's "Party at the Point" annual event

Planning Commission Work Session

Met with the Planning Commission (in June) for general discussion on their vision for future development, including visual preference on types and styles of development



Joint Work Sessions w/ Planning Commission & City Council work sessions

Met with Commission and Council to review and discuss draft recommendations
Met with the Commission and Council to review and discuss Plan Recommendations & Final Draft

Public Hearings with Planning Commission and City Council for adoption

City Council Work Session

Met with Council to review the public outreach, survey results and to receive feedback on the themes, visions and values



CORE THEMES

The results of the engagement process created a series of “core themes” that represent the overall community elements that are critical for residents to have continued. These are high-level in nature and are set as a guiding framework for all future phases of recommendations that are more specific.

PRESERVE QUALITY OF LIFE

01

Most people moved to West Point due to amenities such as schools, recreation, safety and access.

AGRICULTURAL Heritage

02

West Point residents are proud of the area’s farming history, and want that promoted in the community

SUSTAINABLE Economy

03

Residents desire a balanced economy, prioritizing both local establishments & regional destinations.

HEALTHY Infrastructure

04

Residents want the city to remain committed to responsible resource use and appropriate infrastructure upkeep.

COMPASSIONATE COMMUNITY

05

People love that West Point takes care of its residents, and want that to continue with regular events & services.

EXPAND RECREATIONAL OPPORTUNITIES

06

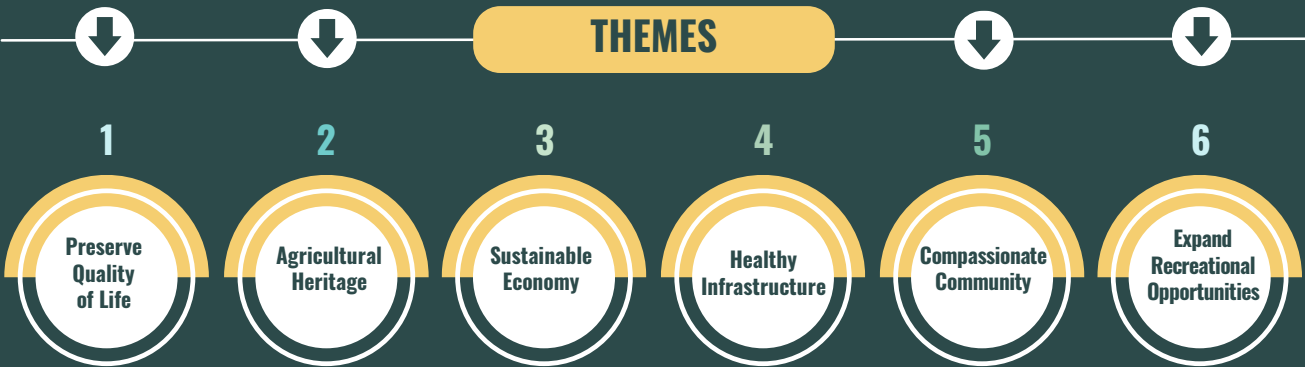
Outdoor amenities should be abundant across West Point, and should be used to connect neighborhoods.

VISION & VALUES PROCESS

ENGAGEMENT



THEMES



PRINCIPLES



Strategies.



Community Context &
Character Strategies



Land Use Strategies



Housing Strategies



Economic Development
Strategies



Transportation
Strategies



Infrastructure & Public
Facilities Strategies



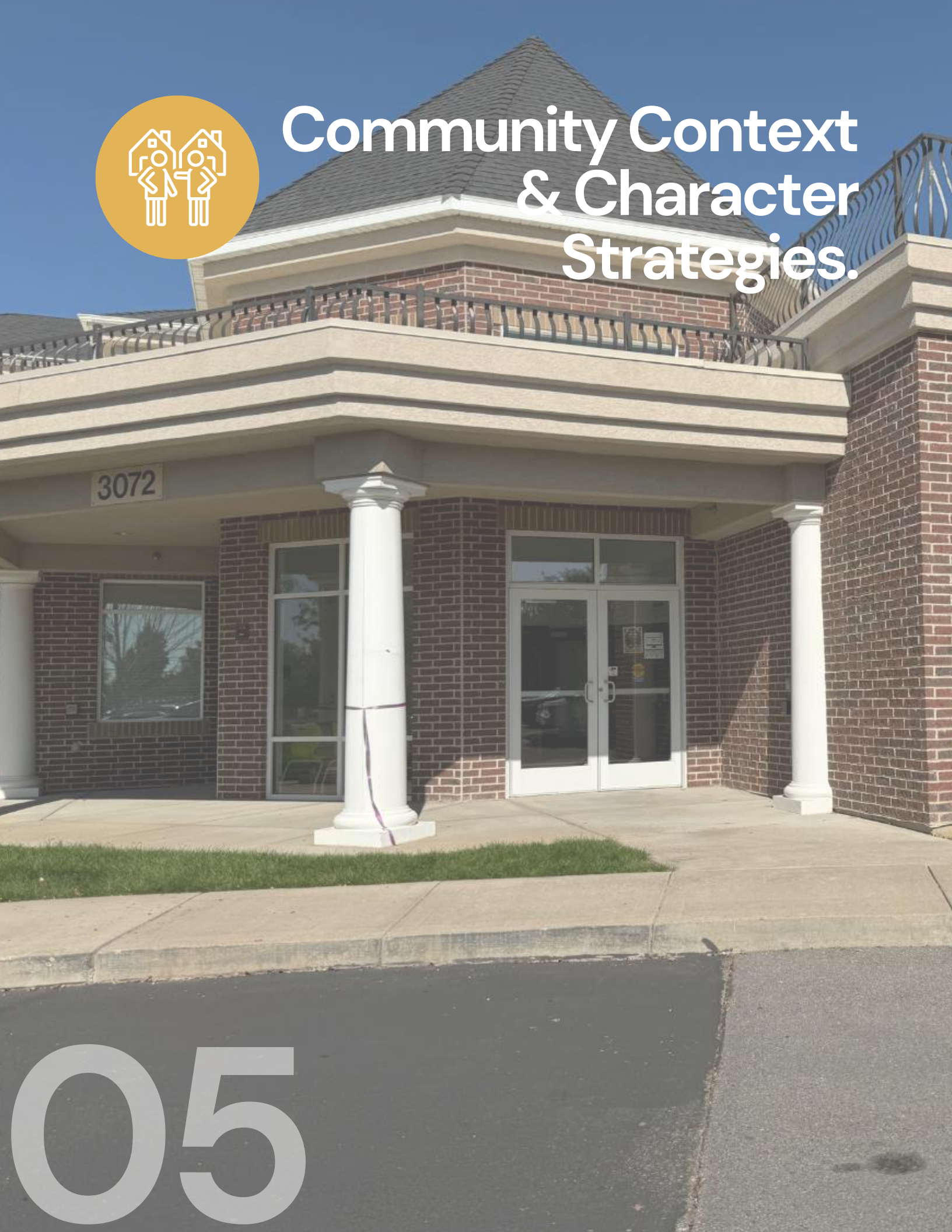
Parks & Recreation
Strategies



Risk & Resiliency
Strategies



Community Context & Character Strategies.



05



PRINCIPLES

- Preserve and personify the unique amenities within the City that support an increased quality of life.
- Preserve open spaces and offer a variety of housing within the City.
- Promote small-town charm through land use, economic development, and amenity access.

RECOMMENDATIONS

1. Buffer incompatible land uses to ensure the preservation of quality of life.

1.1. Require buffering or transitional zones for development, use, or density changes.

Buffers or transitional zones act as a bridge between various development patterns, land use, or density, ensuring a smooth transition and preserving the character of each area. For example, transitioning between a large-lot residential area to a multifamily residential area may include small-lot residences and townhomes. Another example would be transitioning from residential to commercial should include an open space with trees.

1.2. Promote strong visual and noise buffering between incompatible land use typologies.

Visual and noise buffers act as protective shields, preventing conflicts and disturbances between, e.g., industrial and residential areas. They enhance quality of life by reducing noise pollution and preserving visual aesthetics. Buffers may include a combination of the open space, trees, and other vegetation. In areas where vegetation is not originally present or has to be removed for some reason, the City should promote the planting of native, water-conscious trees (e.g., Douglas Fir) and xeriscaping.

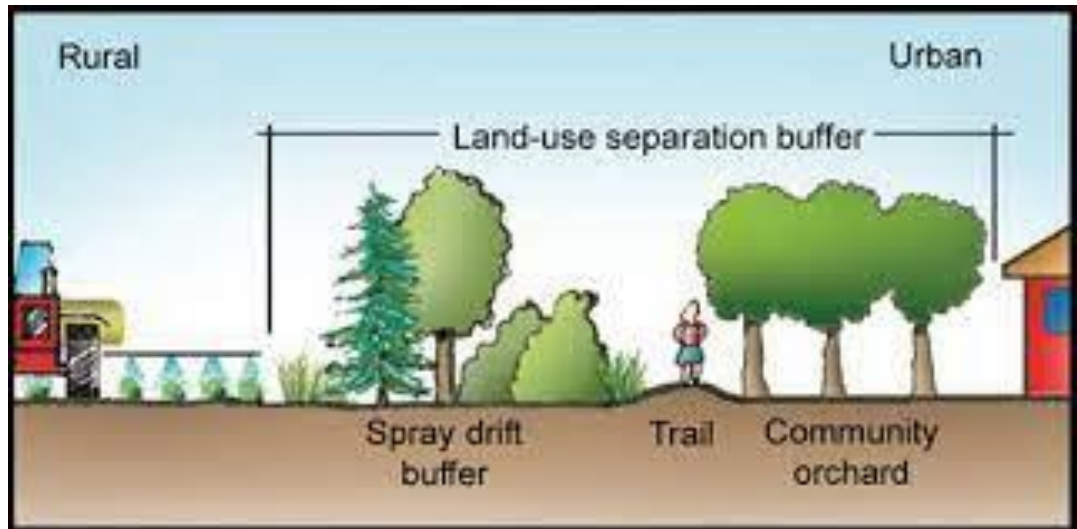


Fig. 45 – Sample Buffering Diagram



1.3. Strategically locate parks, civic spaces, or open spaces in between areas of density or use change.

Aligning with Recommendations 1.1 and 1.2, the prudent location for parks, civic spaces, or open spaces is in areas experiencing shifts in density or land use. In areas transitioning between compatible land uses (e.g., residential and commercial), active parks, passive parks, and civic spaces are appropriate. Otherwise, open spaces that may have extensive vegetation are more appropriate.

2. Strengthen the design identity of the community through public art, gateways, and streetscape investments.

2.1. Promote public art in visible locations such as gateways, entrances, or recreational facilities.

Encouraging public art in prominent locations, such as gateways, entrances, and recreational areas, can significantly enhance the cultural and visual appeal of the City. Where possible, it is recommended to consider the installation of uniquely identifiable design elements or public art that personify West Point.

2.2. Host an annual public art competition that specializes in distinct and unique local artists.

The City has an existing Arts Council, facilitating review and recommendation type guidance to the City Council. It is recommended that this group be further emboldened to create an annual public art competition dedicated to showcasing West Point talent is a powerful way to celebrate the local artistic community. Artwork utilized should focus on local residents work product and/or provide a demonstration of the small-town charm elements that have made West Point feel like home to the residents. This approach does not comply to a single platform and efforts will be required to operate a festival that is open and inviting to all.



Fig. 46 - Imagery from the Chalk Art Festival



3. Identify, protect, and celebrate historical or important sites throughout West Point.

3.1. Conduct a cultural resources assessment of the City.

Conducting a cultural resources assessment is a fundamental step in understanding and preserving West Point’s cultural heritage. This process involves a comprehensive examination of historical, architectural, archaeological, and social elements that contribute to the city’s identity. It will allow the City to identify historically significant sites, structures, and traditions that deserve preservation and protection. Moreover, a cultural resources assessment can inform planning and development decisions, ensuring that growth respects and enhances the city’s cultural fabric. Finally, it can aid in securing funding for restoration and revitalization projects.

3.2. Document critical cultural elements or indicators.

Documentation involves recording and cataloging cultural aspects such as traditions, customs, historical sites, and intangible cultural heritage. By documenting these elements, West Point can create a comprehensive record of its cultural legacy. This not only ensures the preservation of valuable traditions and historical sites but also allows for their promotion and celebration within the community. Additionally, this documentation serves as an educational resource for residents and visitors, fostering a deeper appreciation of the City’s cultural diversity and history.



Fig. 47 – Yarmouth, MA Town Heritage Sites Map

3.3. Compile the results into a trail or map, highlighting the unique history of West Point.

Compiling the findings of historical research into a trail or map is an effective way to showcase and celebrate the rich history of West Point. This initiative transforms historical information into a tangible and interactive experience for residents and visitors alike. Such a trail or map can be a valuable tourism asset, attracting history enthusiasts and curious travelers.



4. Conduct an annual needs and wants assessment with residents, business owners, and property owners.

4.1. Conduct an annual digital survey highlighting changes over the past year.

Implementing an annual survey is a proactive approach to monitoring and understanding the City's needs. This survey serves as a valuable tool for collecting data on various aspects of the city, from demographics to infrastructure changes and community satisfaction. Through this survey, the City can track trends, identify emerging issues, and measure progress in different areas. Moreover, the digital format ensures accessibility and convenience for residents, encouraging their participation in shaping the City's direction. Over time, survey data will allow for a comprehensive analysis of changes and improvements.

4.2. Document changes, concerns, and needed alterations for the upcoming year.

Documentation involves systematically recording shifts in demographics, infrastructure, community feedback, and emerging challenges. This practice also fosters transparency and accountability by involving residents in the identification of challenges and necessary improvements. Furthermore, this documentation serves as a reference point for program and policy evaluation. It enables the City to track progress and make data-driven decisions that enhance the quality of life for all residents.

4.3. Report the results to the Council and on the City website.

Reporting the subsequent survey results to the Council and making them publicly available on the official website is critical in maintaining transparency and accountability. Sharing these results with the Council helps provide insights into the evolving needs and concerns of the community. Simultaneously, publishing these results on the City's website will ensure that the information is accessible to all residents. This level of transparency not only builds trust but also empowers residents to stay informed and engaged.

4.4. Incorporate annual changes into a strategic plan or work sessions to address citizen concerns.

Ensuring that annual changes and evolving citizen concerns are integrated into the strategic planning process involves systematically reviewing the data, feedback, and insights gathered and updating the city's strategic plan and guide work sessions. This will ensure that the strategic plan remains a dynamic and relevant document that reflects the public's vision.

5. Encourage civic pride through West Point community events.

5.1. Encourage branded events that engage all of the West Point community.

Embracing branded community events is a dynamic approach to infuse vibrancy and foster community bonds in West Point. These events serve as catalysts for creativity, unity, and local pride. Scavenger hunts, crosswalk painting festivals, and business window painting contests are just a few examples of the exciting possibilities. These events engage residents and visitors alike, showcasing the city's unique character, culture, and talent.



Land Use Strategies.

06



PRINCIPLES

- Honor and preserve the City’s farming history.
- Implement adequate land use preservation principles
- Provide adequate separation or buffering between incompatible land uses

RECOMMENDATIONS

1. Complete a review and analysis of the City’s zoning ordinance for implementing the General Plan’s vision and goals.

1.1. Review and update the residential zoning district densities and permitted typologies.

The City should review and update the residential zoning district densities and allowed uses to ensure they align with current housing needs and prepare the community for future trends. Through this, the City can ensure that zoning regulations reflect current standards, demographics, housing demands, and sustainability goals. Residential densities that align with this GP’s Future Land Use map and recommendations are as follows:

| District | Density | Permitted | Conditional |
|----------|-----------------|--------------------|---|
| R-1 | Up to 2.2 DU/AC | SFR-D | n/a |
| R-2 | Up to 2.7 DU/AC | SFR-D | ADUs |
| R-3 | Up to 3.6 DU/AC | SFR-D, SFR-A | ADUs |
| RN-6 | Up to 6 DU/AC | SFR-D, SFR-A, ADUs | n/a |
| R-4 | Up to 10 DU/AC | SFR-A, ADUs | Neighborhood commercial |
| R-5 | Up to 20 DU/AC | SFR-A, MFR, ADUs | Neighborhood commercial, community commercial |

Fig. 48 – Zoning Classifications and Allowed Uses Chart

This update should be done in conjunction with a thorough zoning code and land use map update, performed at a parcel level of detail. These types of processes can be undertaken internally by City Staff or externally by consultants. The efforts should ensure the zoning code and map align with this General Plan and the community’s goals. Once the necessary revisions are identified and prepared, the City should adopt them as an ordinance to update the current zoning. It is important that the City conduct the zoning review sooner rather than later to ensure that new development aligns with the community’s goals.



1.2. Review and update mixed-use development provisions.

Recommendations herein suggest creating mixed-use nodes and destinations where West Point residents can walk, dine, shop, and become part of the community. Zoning adjacent parcels as various districts is one method to allow mixed-use development. However, this can become administratively burdensome and hinder growth due to added permitting costs. Regularly assessing and revising mixed-use zoning codes is a pivotal strategy for West Point to promote sustainable and vibrant growth.

At these nodes and destinations where mixed-use developments are placed, there should be efforts to incorporate both vertical and horizontal mixed-use to maintain the character of West Point while also facilitating a multimodal environment. A few characteristics of a mixed-use zoning code that might be appropriate for West Point include the following:

- *Require at least 10% retail, restaurant, or service commercial for developments;*
- *Allow up to 18 dwelling units per acre;*
- *Require that the primary building entrance be oriented towards the sidewalk;*
- *Remove parking minimums for developments and new businesses;*
- *Ensure provisions for secured and on-street bicycle parking; and*
- *Require detailed transportation impact studies plans for large developments, specifically those prepared by the private development firms or qualified consultants, and approved by the City transportation consultant prior to approval.*

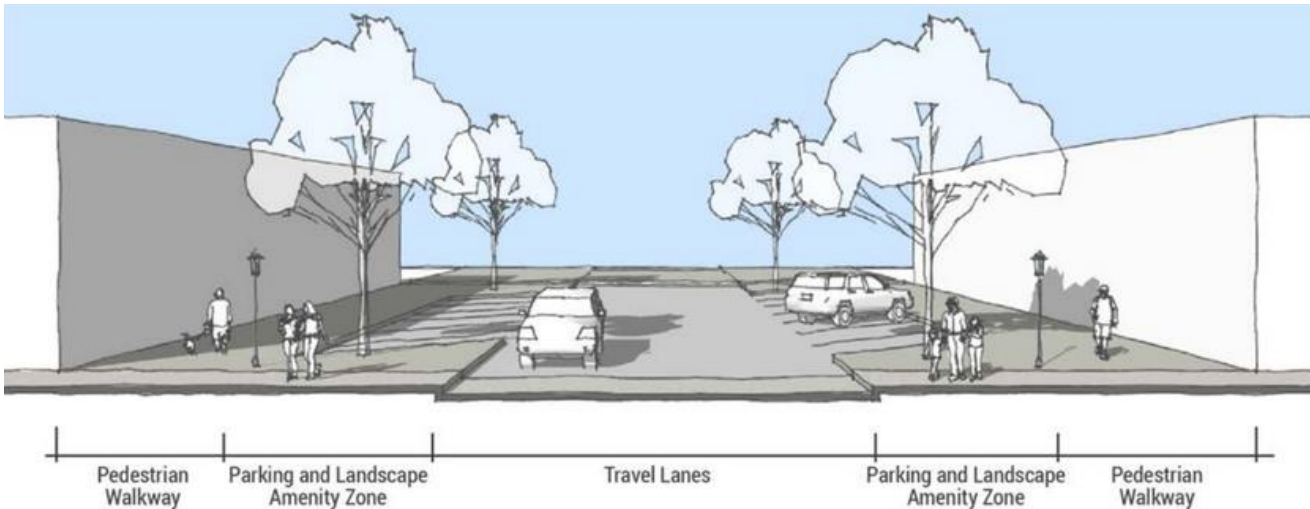


Fig 49 – Sample Mixed-Use Design Standards – Castle Pine, Colorado

2. Review the City’s design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials.

2.1. In commercial development, consider encouraging architectural styles that are historic to the area or otherwise meaningful to the residents.

As the community continues to grow and evolve, the architectural patterns and typologies will alter. To preserve the cultural heritage of West Point, a series of design guidelines or architectural element frameworks should be created, requiring incorporation for both commercial and residential development. These design guidelines should draw inspiration from the region's history and local aesthetics. Promoting architectural styles with historical or cultural significance in development is a strategic approach that will foster a sense of identity and community pride.



2.2. Establish criteria and codify when it would be appropriate to apply design guidelines in residential developments (such as PUDs, increased density bonuses, or in conjunction with a development agreement).

Defining clear criteria and incorporating them into the city's regulations for residential developments, such as Planned Unit Developments (PUDs) or development agreements, is vital in maintaining the aesthetic integrity of West Point. While these are some areas where guidelines can be enforced, there are other opportunities and the Planning Commission, and City Council, must prepare a series of defining characteristics that outline the parameters for necessary incorporation. These criteria offer developers a structured framework for understanding when and how design guidelines should be applied, promoting predictability and transparency in the development process. Additionally, codifying these criteria allows West Point to protect its unique identity and quality of life. It ensures that residential developments align with the city's vision, promote sustainability, and enhance overall livability.

3. Promote a balanced and diverse variety of land uses within the city and strategically planned locations for commercial (non-residential) uses.

3.1. Identify priority corridors for commercial development.

Commercial development has an impact, both positive and negative, on the community. To manage growth, it is recommended that the City identify and prioritize corridors or areas for commercial growth. Identifying priority corridors for commercial development is a strategic approach that enables West Point to channel growth and economic activity in a targeted and sustainable manner.

This General Plan identifies the West Davis corridor, the N 2000 W corridor, and the existing farmland south of 300 N, i.e., the small area planning areas, as priorities for commercial development.

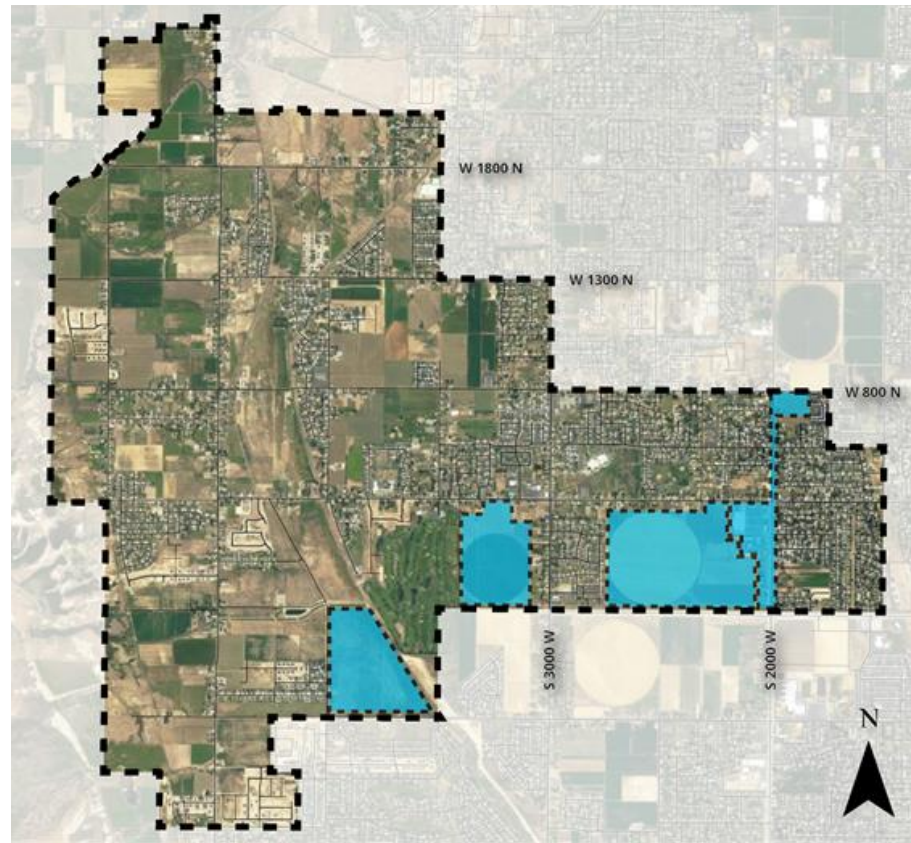


Fig 50 – West Point Targeted Commercial Development Area Map

3.2. Ensure that the size and scale of non-residential projects are compatible and consistent with surrounding existing development.

Adhering to this principle, West Point can ensure that new non-residential projects harmonize with the existing neighborhood, avoiding jarring contrasts in size and scale. It promotes a visually appealing and cohesive development that enhances the overall sense of place. Furthermore, this approach encourages responsible land use, preventing overdevelopment that may strain infrastructure or negatively impact the community. It also supports economic vitality by creating an environment where businesses can thrive within a context that resonates with residents.



4. Require trail or pathway land dedication within larger developments.

4.1. Require trail dedication for land not along the ROW, allowing for the construction of multi-purpose trails.

Requiring trail dedication for land not directly along the ROW is a strategic approach that promotes the development of multi-purpose trails, enhancing recreational opportunities and connectivity. These trails can be used for walking, biking, and other recreational activities, contributing to a healthier and more active community. When larger developments are proposed, it is recommended that land dedication be required for the use of pathways and trail connectivity. This dedication of space will be utilized solely for public accessways. There are two (2) ways of allocating space: 1) a square footage calculator based on area of development, or 2) a connectivity corridor outlining master-planned communities.

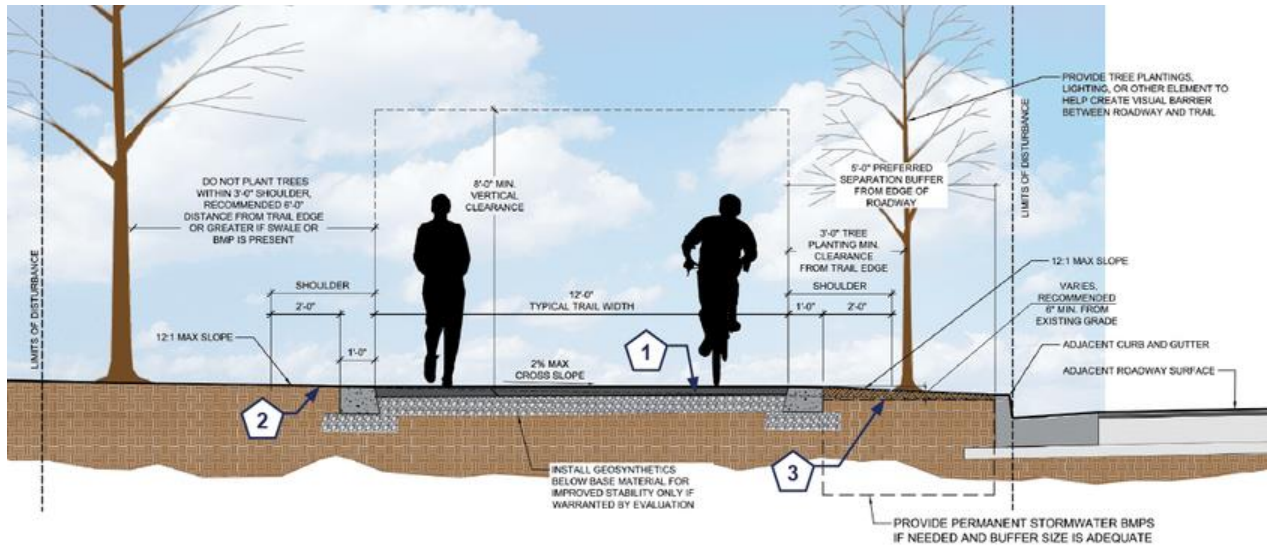


Fig. 51 – Sample multipurpose Trail along Roadway Cross-section – Credit Great Rivers Greenway

4.2. Identify areas where linkages or hubs are to be created, and create them with municipal funds.

This process involves carefully selecting critical connection points or areas where improved transportation or gathering spaces are needed and investing in their development. By undertaking this initiative, West Point can create well-placed linkages or hubs that facilitate ease of movement, provide gathering spaces for residents, and support local businesses. These areas can serve as focal points for community activities, fostering a sense of place for residents.



5. Protect areas of agricultural uses against development pressures.

5.1. Explore conservation easement programs as a tool to protect existing agricultural land or open space.

Conservation easement programs like the Agricultural Conservation Easement Program (ACEP) enable landowners to voluntarily protect their properties from future development while retaining ownership and certain rights. These are authorized by Utah State Code § 57-18. By enabling such programs, West Point can safeguard existing agricultural land and open spaces from urban sprawl and encroachment. This ensures these vital resources remain available for agriculture, recreation, and wildlife habitat preservation. Moreover, conservation easement programs promote a harmonious balance between development and environmental preservation.

6. Prioritize areas of development, based on available infrastructure.

6.1. Identify areas with development potential based on infrastructure access.

Identifying areas with development potential by assessing infrastructure access is a strategic approach that allows West Point to make informed decisions about growth and development. This process involves a comprehensive evaluation of areas within the city to determine their suitability for new development based on their proximity to existing infrastructure such as roads, utilities, and public services. This approach optimizes land use, supports efficient planning, and minimizes the strain on resources. Furthermore, it ensures that new developments have convenient access to transportation, utilities, and other critical services, while reducing the current sprawl development patterns.

6.2. Prioritize infill or development on sites with available infrastructure before other less-developed areas.

This strategy involves giving preference to redevelopment in areas where essential infrastructure, such as roads, utilities, and public services, is readily available. By codifying incentives (reduced impact/tap fees or otherwise) for infill or infrastructure-accessible parcels, the City can become proactive in its efforts to reduce infrastructure costs. Through implementing this approach, West Point can optimize the use of existing resources, reduce the need for costly infrastructure expansion, and minimize the environmental impact associated with new developments in undeveloped areas. It also helps maintain the character and identity of the community by focusing growth within established neighborhoods. Furthermore, prioritizing infill development enhances the overall livability of the city by promoting walkability, access to amenities, and the efficient use of public services. It contributes to a more resilient and vibrant community.





Housing Strategies.



07



PRINCIPLES

- Promote diversity of housing product mix that will support market demand at all life cycle stages.
- Improve missing housing typologies, creating a “full cycle” housing opportunity within the community.
- Prioritize development for housing on parcels and locations with adequate infrastructure already present.
- Encourage the development and maintenance of walkable neighborhoods with access to essential goods, services, and amenities.

RECOMMENDATIONS

1. Continue to encourage the development of new homes, in a variety of types, increasing the City’s housing inventory.

1.1. Promote diverse housing typologies in critical community nodes, such as along commercial corridors.

Focusing new housing along commercial corridors brings more residents closer to essential goods, services, and amenities, reducing traffic and improving walkability. Through this effort, the City will be able to become more attractive to commercial, retail, and service based amenities. By encouraging new housing around existing commercial areas, the City can ease development pressure on farmland areas to help preserve West Point’s rural character and agricultural heritage.

1.2. Provide clear guidance about acceptable densities and development elements for future growth.

Simple, specific, and easily accessible criteria regarding acceptable heights, setbacks, dwelling unit densities, parking, and other land use specifications enable a more straightforward permitting process for more housing.

2. Identify areas in the City most suitable for a variety of housing typologies, such as:

2.1. “Missing-middle” and affordable housing, which may consist of higher densities.

From 2016 to 2021, American Community Survey data show significant growth in West Point residents aged 20–29. In 2021, couples without children made up 43.6% of households in the City (ACS 5-Year Estimate). Yet, West Point’s housing stock consists of mostly large single-family homes. Middle-density options can be more affordable and better-suited to early-stage families. Medium-to-high density condos and apartments can be located near or within mixed-use, office and/or retail areas to provide conveniently located goods and services while mitigating impacts to lower-density neighborhoods.



Fig. 52 - Missing Middle housing spectrum





2.2. Transitional densities that may be appropriate for twin or townhomes.

“Missing–middle” housing, such as low–to–medium density duplexes and townhomes, can provide a buffer between single–family neighborhoods and more intensive land uses. Locating these transitional–density residences between single–family neighborhoods and commercial areas enables convenient access to nearby goods and services. Buffering helps maintain the small–town, rural character of existing communities by focusing growth within appropriate neighborhood contexts.

2.3. Senior living (active adult) developments and housing opportunities

American Community Survey data show a growing senior–aged population. As of writing, West Point has a limited number of senior living communities. This lack of available senior living housing will be most impactful on the Baby Boomer generation approaches the age where these facilities are used. Tailoring permitting and zoning processes to streamline and expedite new senior living facilities can support this growing need. Based on this, it is recommended that an appropriate amount of senior housing and assisted living be developed within the City to allow for aging in place. This can happen in more dense residential areas other supportive areas

3. Promote and encourage reinvestment and maintenance in aging neighborhoods.

3.1. Plan for, fund, and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community.

Prioritizing and anticipating funding for neighborhood infrastructure needs will become increasingly important as areas of the City housing stock age at different times. Capital improvements include upgrading infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance. Identifying and inventorying the age of infrastructure throughout the City will provide the best opportunity for more efficiently funding programming, not only for required maintenance but the inclusion of preventive maintenance as well.

4. Implement a “spectrum of housing” opportunity chart.

4.1. Document the supportive and necessary housing typologies for matching the age cohorts.

Demographic data from the American Community Survey show that West Point is a family–oriented community, with the largest age cohorts falling into the adolescent range in 2016 and 2021. Retirement–aged cohorts have grown from 2016 to 2021. Young singles and couples are a rapidly growing cohort. A growing need for affordable housing due to rising home costs, high interest rates, and a lack of senior housing reveals an opportunity to promote a housing product mix that supports affordability for young residents and families and increased availability for seniors and retirees.

4.2. Outline applicable and acceptable building typologies that support the standard single–family development.

Single–family housing is the standard development type for West Point. However, this housing typology does not complete a vibrant community housing cycle. By outlining acceptable and compatible housing typologies that will support single–family housing, the City will be able to encourage aging–in–place and full–cycle housing opportunities. This task will require working with the public to outline levels of housing that support identified land use characteristics. These goals can help serve as transitional zones or buffers, as outlined earlier in this document.

4.3. Prepare a spectrum of applicable uses (more or less dense) allowed within the identified zoning district/densities.

A spectrum of housing provides a vibrant and inclusive community for residents. Documenting a spectrum of housing should include multiple densities and architectural typologies that are supplementary or supportive of the current use. These types of densities can be identified as allowed by right, or by conditional use. The results of this process can allow for pockets of density and development density flexibility around critical commercial nodes.



6. Aging neighborhoods and homes often provide great affordable housing options within the City, yet require proper reinvestment to continue to serve as positive assets.

6.1. Identify if the City has existing regulatory barriers on remodels or renovations, particularly of older homes.

Review existing codes and ordinances to determine if overly restrictive language exists. Analyze recent building permits for remodels and renovations to see if a proportional amount of applications are received and approved. Gather feedback from owners and contractors over recent renovations and remodels to identify bottlenecks and solutions.

Continue administering the Code Enforcement program to assist in improving the appearance and maintenance of neighborhoods. This should include, at a minimum, continuation of the existing program and potentially include expansion or streamlining of the current processes.

6.2. Continue offering regularly-held neighborhood clean-up programs and scheduled free city-wide clean-up days.

Community-based clean-up programs encourage residents to have pride in their neighborhoods and, when offered at low to no cost, allow all residents the same maintenance benefit. Building on the already present Spring/Fall clean-up days and free dumpster rental program, adding additional amenities will encourage a more tidy community. These clean-ups can include items such as the following:

- Community shredding days
- Christmas tree disposal events
- Bulk item pick-up days
- Household hazardous waste (batteries, paint, TVs, etc.) disposal days





Economic Development Strategies.



08



PRINCIPLES

- **Recruit and retain new businesses.**
- **Balance the economy through job growth, and commercial and residential development.**
- **Provide more experiences, goods, and services within the City limits.**
- **Increase employment opportunities within the City.**
- **Create a sense of place within the City.**

RECOMMENDATIONS

1. Promote business diversification through small business or entrepreneurship programs.

1.1. Create a small business owner round table (monthly meeting as a support network, similar to the senior lunch).

The City should engage with local small business owners to create an active support network. This network can help solve problems, serve as a support group, and foster young entrepreneurs. As the governmental entity, the City should coordinate the founding activities of this group until it becomes self-sufficient. Elements to be completed include organization, invitation, and event facilitation as necessary for the first few meetings. This roundtable should improve the communication between small business owners and share strategies for growing their businesses.

1.2. Encourage youth entrepreneurship through school or 4H integration.

The Davis School District and Davis County 4-H are prime avenues for engaging West Point's youth population, especially those who will be the future of the agricultural heritage of West Point. These young people are the community's future leaders, and gaining their buy-in and support from an early age will increase retention. The youth can engage in and contribute to the economy with proper mentorship and education. A coalition can partner with the City and other agencies to reach West Point's youth with entrepreneurial programming.



Fig. 53 - Sample Youth Entrepreneurship Integration Graphic

1.3. Provide educational meetings for businesses

The business community is a busy group of individuals and helping raise awareness of community events, processes, grants, or other amenities available will foster a stronger community. During these meetings the City can help educate local businesses on topics such as when residents and visitors have to leave the City to purchase desired goods and services due to lack of availability within the city limits, resulting in loss of sales and tax revenue for West Point. Additionally, this process will help build long-term relationships with business owners and set West Point apart as a business friendly community.



2. Diversify the local tax generation with additional retail or service-based industries.

2.1. Provide incentives to create a large-scale retail center at the West Davis interchange and SR 193.

Current work on the West Davis corridor by the UDOT will create a vital economic node for the City at the intersection of SR-193 and the West Davis highway. For the next few years future, the southern boundary of West Point will be a terminal node in the highway, creating a prime opportunity for retail and service-based businesses. Building off of the recent market analysis completed for this study area, the City should utilize available resources to attract anchor or large-scale retail tenants near the interchange. Additionally, with public incentives comes an opportunity to shape the development in a way that benefits the whole community. Utilizing the City owned land as a bargaining chip, the City should promote the goals outlined in this General Plan and other community goals at the time of development.

2.2. Expand the 2000 W corridor as a commercial node.

Building on the success of the Smiths Marketplace development, the City should utilize the northwest corner of SR-108 and SR-193 as an emerging corridor. This area can expand the service, retail, and necessity amenities currently being purchased outside of the City. The adjacent agricultural land represents a prime opportunity to build upon that success and continue to serve the needs of nearby residents, capturing retail sales and associated tax revenue.

2.3. Encourage small to medium-scale retail business expansion.

Providing spaces and opportunities for small to medium-sized businesses will encourage growth and job placement within the City. Utilizing zoning and available incentives, the City can attract businesses of all sizes, but fostering them to grow locally will create a more sustainable economy. This requires providing adequate locations, identification, and tools to each business. Some options of opportunities to provide are below:

- Business growth rewards (tax or incentive-based)
- Relocation assistance programs
- Community event participation
- Coordination support with the Chamber, school district, or other critical partners

2.4. Provide adequate zoning districts and building typologies that will support small business footprints.

Businesses' footprints and space allocations are shrinking based on work-from-home trends and the hybridization of retail. Helping to foster the growth or attraction of small businesses is critical to creating a local workforce. To assist with this, the City should provide adequate zoning and architectural approval processes for small form factor or shared space facilities. These facilities allow business owners to move from home-based business locations and expand into brick-and-mortar units. These buildings often range from 500 to 2,500 square feet and can include multiple businesses per location.



3. Create cultural or historic venues that offer experiential businesses/districts.

3.1. Identify local art or cultural assets that can be capitalized.

Cultural and historic assets are the background of what makes a community feel like a defined place. Local cultural assets, including its arts community, are a cornerstone of the community. In order to capitalize on available assets, the community needs to identify what cultural programs or ambassadors are within the City, partner with their leaders, and engage the local arts or services that are offered. This will not only help bolster the local economy, but it will also promote diversification and grass roots growth. These results or assets should be compiled into a thorough database that can be referenced and called upon as a resource for economic development.

3.2. Help direct clustered development that will improve retention and long-term viability.

Just as with any development, clustering cultural or localized assets together will help build community and a strong local ecosystem. Creating districts provides a draw and destination, attracting residents and visitors to a space and helping explain or demonstrate the cultural heritage. Creating these types of places is possible through placemaking and civic gathering destinations. District placemaking can help improve commercial and residential retention while also helping long-term commercial viability. Rather than developing 'place-less' commercial strips, these clustered commercial developments that draw on the City's identity will be much more economically resilient.

Clustered and Symbiotic



Fig. 54 - Sample Site Programming Exercise for Clustered Development



4. Capitalize on newly visible commercial corridors created by the highway expansion.

4.1. Prepare land use that will remain flexible for economic development needs

New economic development corridors, currently greenfields, will likely be the first to develop. While this will provide additional revenue to the community, it will also require flexibility in zoning and land use regulations. This flexibility should be approved in developer agreements or similar structures that outline overall densities and square footage of commercial/retail to be created. Through this effort, the development team can construct the necessary elements, yet have flexibility to provide them in locations or phases that meet their needs. Overall, some mechanisms that can be utilized are 1) development agreements, 2) overlay districts, and 3) design guidelines.

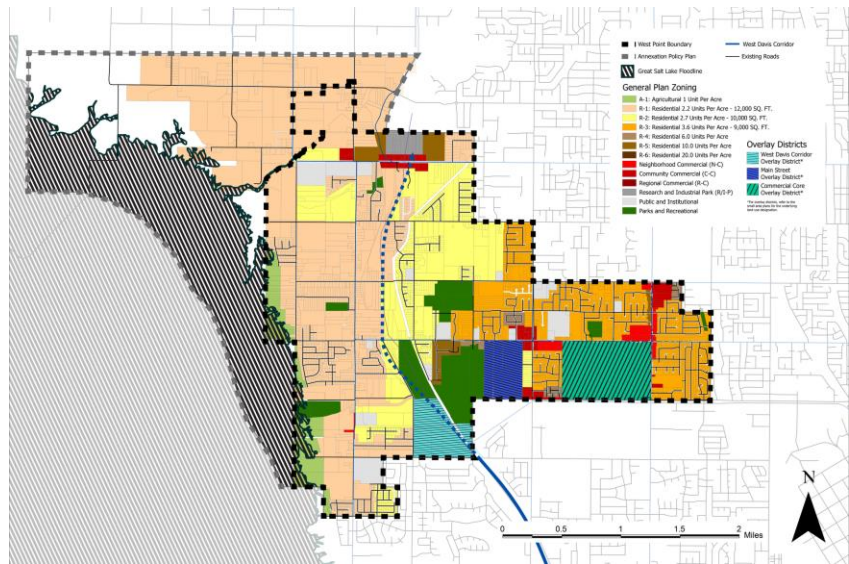


Fig. 55 - Overlay Districts Location map

4.2. Utilize the CRA to prepare necessary infrastructure systems along the new corridors.

Portions of the municipality are already covered in a current CRA district. Available funding from this mechanism should be leveraged to install or upgrade infrastructure necessary to encourage development at critical nodes or corridor locations. By utilizing these funds for this specific purpose, the City will be able to attract better attract and direct the phasing or expansion of development within the City. Additionally, this will allow the City to develop a more diverse sales tax revenue without property tax increases.

4.3. Facilitate an annual “state of economic development” report for the City.

West Point is in a growth phase, which is a concern for some. While growth is inevitable, the public must be notified and educated of recent and upcoming changes. This can be achieved by an annual “state of economic development” letter or write-up that can be included in a regularly prepared newsletter. This process will allow the City to remain proactive and educate the public about economic impacts, concerns, and additions anticipated to the City as a direct result of the efforts.



Transportation Strategies.



09



PRINCIPLES

- Increase pedestrian transportation safety and opportunities
- Increase the transportation network's level of service.
- Enact adequate fees or assessments for high-impact roadway users
- Prioritize equitable access to schools and recreational facilities

RECOMMENDATIONS

1. Create a roadway connectivity standard.

1.1. Understand what a good connectivity standard may contain.

Disconnected streets, which oftentimes include cul-de-sacs and dead ends, are a major factor in increasing auto dependency and increasing traffic on collectors and arterials. A well-connected street network removes local trips from the regional roadways and utilizes the local networks to reduce the need for unnecessary roadway widening in the future. A good connectivity standard typically may require the following:

- A circulation plan to be provided as part of a preliminary subdivision plat application.
- A connectivity index calculation which favors developments that provide trail connections or access to green space such as open space, parks, or natural areas.
- A residential connectivity standard that requires a connectivity index, block length, and cul-de-sac length based on development density.
- Pedestrian connectivity standards for residential and non-residential developments that focus on providing access to existing and planned trails.
- Nonresidential connectivity standards requiring nonresidential subdivisions containing the dedication of public roads to meet a connectivity index and block length standard.

Lehi City adopted a connectivity [standard](#) that has been a case study in the Utah Street Connectivity Guide sponsored by the Wasatch Front Regional Council and is a good example of what a connectivity standard may contain. It is recommended the City review Lehi's connectivity standard and discuss what a connectivity standard may look like in West Point City.

1.2. Apply to the Transportation and Land Use Connection (TLC) program for ordinance assistance.

Undertaking audits and updates to these ordinances is a time-consuming and technical effort that often is outside the current working capacity of municipal staff. Wasatch Front Regional Council staff will work with local staff, appointed officials, and/or elected officials to understand the community's ordinance needs and conduct the audit at no-cost to the local communities. Applications are accepted and reviewed on a rolling basis.



2. Create plans for new transit services in the City.

2.1. Meet with UTA to identify potential future transit service routes.

The 2023 WFRC Regional Transportation Plan shows that there are not any plans to provide additional transit services in the city. Frequent transit service increases the development potential of land in the city, and is essential to providing equitable access to the transportation network for vulnerable populations. Meet with UTA to identify potential future transit service routes that will maximize commercial corridors and access to middle-range housing. Examine the future roadway functional classification map and future land use map to determine potential routes and prioritize transit routes in areas of future high-density development. Develop a phased plan for future transit routes. Consider possible routes that may serve the mixed-use development planned along the new city center boulevard. Consider opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system. Options should be evaluated that will connect areas of high-density development with direct and frequent transit routes to the Clearfield FrontRunner station.

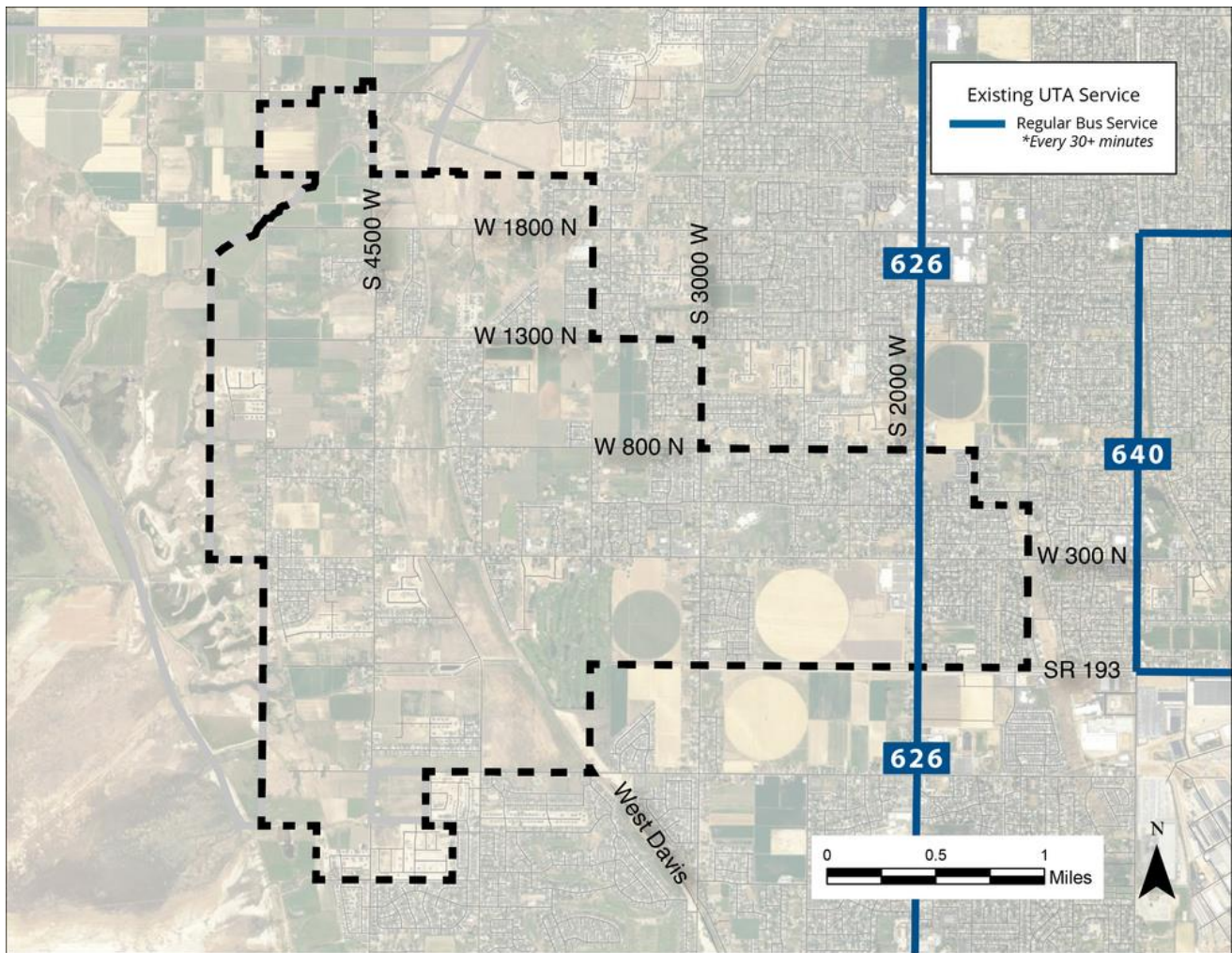


Fig. 56 - UTA Service Route Map



3. Create plans to make active transportation improvements.

3.1. Create and maintain a detailed road resurfacing and reconstruction schedule that includes the addition of bike lanes.

Assess all existing Collectors and Arterials and identify roadways for the opportunity to integrate bike infrastructure. Roadways with wide shoulders, wide lanes, or extra asphalt width can be re-striped to include bike lanes. Create a map of these facilities, so that as regular roadway maintenance projects (such as resurfacing or reconstruction) occur on these roadways bike lanes can be added at that time. Consider buffered bike lane treatments whenever possible, especially on high-speed arterial roadways and where pavement width allows.

Bike lanes are to be striped on all Minor Collector roadways, per the West Point Transportation Master Plan cross sections. With that information, the City together with its transportation infrastructure partners (UDOT and the County) should create and maintain a detailed road resurfacing and reconstruction schedule that includes identified bike infrastructure upgrades. This information should be publicly available on the City's website for residents and others to be fully informed on project timelines.



Fig. 57 – Sample Bike Lane Integration Tactics

3.2. Review the city-wide and regional trail plans and identify missing key connections.

Compare the planned active transportation facilities (trails, bike lanes etc.) from the WFRC regional transportation plan active infrastructure improvements and the North Davis Active Transportation Plan. Identify any areas with potential missing connections, including areas where necessary development efforts will yield land dedications or access ways for trails. Consider establishing additional trail systems based upon the natural drainages and canals when possible, and expanding connector trails to existing trails that are not currently connected to regional or collector trails.



4. Develop and enact a 'Vision Zero' policy.



Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all citizens. One step to eliminating traffic fatalities and severe injuries is reducing speeds when necessary by implementing traffic calming measures.



Physical Measures

- Traffic circles / roundabouts
- Roadway diets
- Roadway medians
- Optical speed bars
- Pavement speed limit marking
- Radar speed signs
- Roadway narrowing
- Curb extensions
- Raised intersections
- Raised crosswalk

Non-Physical Measures

- Increased enforcement
- Mail out program
- Neighborhood Pace Car Program

4.1. Create a traffic calming ordinance or policy.

Traffic calming refers to a set of measures and strategies implemented in urban areas and residential neighborhoods to slow down or reduce the speed of vehicles and make the streets safer for pedestrians and other road users. If a roadway has frequent pedestrian or bicycle users, then speeds should be managed so that an impact is less likely to be fatal. If speeds can't be reduced, vulnerable roadway users need to be separated from vehicular traffic. The City is to determine which traffic calming measures are appropriate for West Point. Traffic calming measures typically consist of both physical and non-physical methods such as:

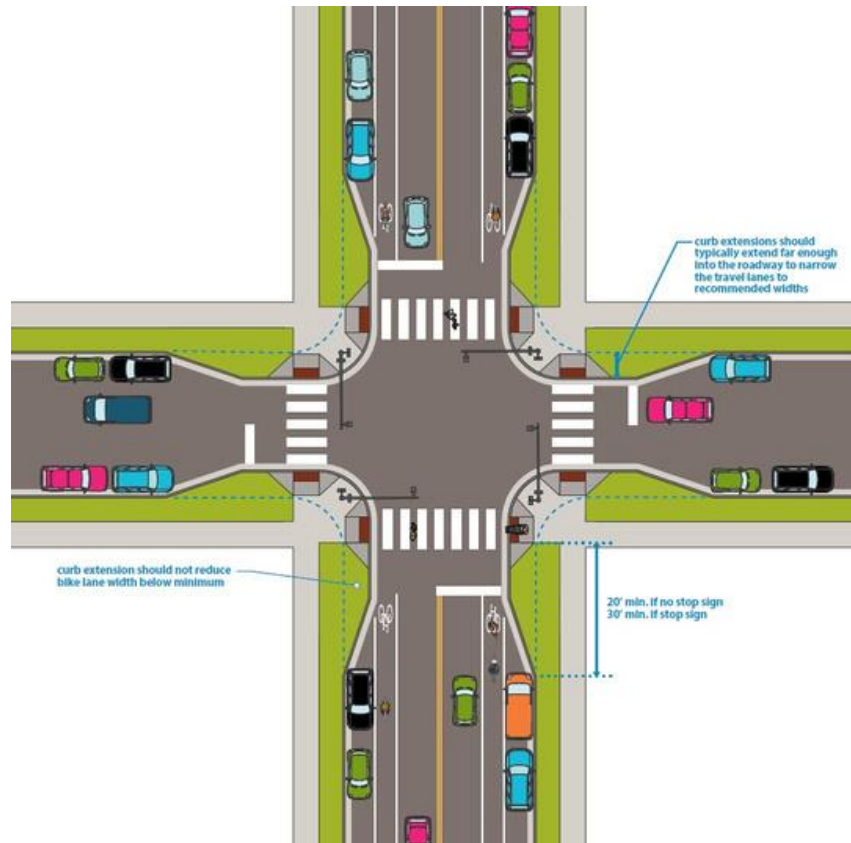


Fig. 58 – Sample Traffic Calming Measures



Additional traffic calming methods and resources are included in the 'Traffic Calming' section of the West Point Transportation Master Plan and are to be reviewed by the City.

After creating a list of appropriate traffic calming measures, the City is to decide the context for when the traffic calming methods should be implemented based on factors such as number of travel lanes, functional classification, average speed, or daily roadway traffic volumes. Require that a traffic speed study be conducted on a case-by-case basis to determine the best traffic calming methods for the situation and to ensure the recommendation meets the design criteria for the construction of the traffic calming device. Consider a requirement for traffic calming measures at locations where there is a pattern of speed related crashes.



Sample Center Medians



Sample Raised Speed Tables

Fig. 59 – Additional Samples of Traffic Calming Measures

5. Continue implementing transportation-related requirements for major development proposals.

5.1. Require that a detailed traffic impact study (TIS) be conducted on a case by case basis by each developer for significant development.

A TIS assesses the expected traffic implications relating to a new or redeveloped property. The West Point Traffic Impact Requirements dictate the level of study required based on the size of the proposed development and the estimated Annual Daily Traffic contributed by the project. West Point City is to continue enforcing the West Point Traffic Impact Study Requirements for all new significant development. Each TIS will be conducted by a qualified Traffic Engineer at the developer cost.

5.2. Enforce WFRC's connectivity recommendations for all new development.

Developments should follow best practices outlined in [WFRC's Utah Street Connectivity Guide](#) to improve mobility, create transportation options, reduce emergency service response times, increase safety, and activate the economy. West Point may consider creating a policy that requires developments to follow a certain minimum connectivity standard (see the WFRC Utah Street Connectivity Guide for metrics), limit block lengths, prohibit/limit cul-de-sacs, or create a pedestrian circulation plan. In addition, the City is to follow the access management standards described in the West Point Transportation Master Plan.



Infrastructure & Public Facilities Strategies.

10



PRINCIPLES

- Increase capacity and quality of sidewalk or non-vehicular travel within the city.
- Promote cautious growth of the current infrastructure systems
- Encourage water conservation through ordinance and action
- Encourage responsible use of resources for new developments.

RECOMMENDATIONS

1. Install sidewalk, curb and gutter throughout the city.

1.1. Catalog the condition of sidewalks, curb and gutter.

Use a combination of satellite imagery and field surveys to create a GIS map of all existing sidewalks, curb, and gutter in the City. This detailed catalog of information can help the City make informed decisions about limited infrastructure funds, ranking based on priority, conditions, or accessibility needs. The City can invite volunteer groups to critically survey all sidewalks, curb, and gutter. Alternatively, an AmeriCorps VISTA can be employed for a semester to help the City engineering department complete this.

1.2. Develop and maintain a GIS database of sidewalk, curb and gutter conditions.

GIS data is helpful in locating infrastructure needs by reducing redundancy in staff and contractor expenditures for infrastructure. GIS platforms (e.g. ESRI) build and maintain apps and systems for streamlining infrastructure data collection. Using staff and volunteer capacity, the City should develop and maintain a GIS database of sidewalk, curb and gutter conditions. This data will be crucial in identifying the most critical needs throughout the city and to allocate financial resources in an equitable and efficient manner.





2. Reduce water demand and per capita consumption from existing and future development through a balanced approach.

2.1. Adopt water-efficient landscape ordinances for new construction.

At a minimum, the following water-efficient landscape ordinances for new construction are recommended:

- No more than 50% of front and side yard landscaped area in new residential developments shall be turfgrass. Turfgrass limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, turfgrass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

2.2. Adopt the necessary water-efficient landscaping ordinance to apply for the state’s Landscape Conversion Incentive Program.

The cost of acquiring new water rights is expected to increase over time and water conservation will likely be a priority of the State Legislature for years into the future, so West Point should position itself in front of the curve. To encourage the use of waterwise plants and landscape principles, the state is incentivizing the replacement of turfgrass with waterwise landscaping. The City is to apply to the Landscape Conversion Incentive Program through Utah Water Savers. In order to apply, the city must adopt qualifying water-efficient landscape ordinances for new residential developments. After qualifying, residents of the City will then become eligible for rebates.

2.3. Continue to act on the Implementation, Monitoring and Evaluation Plan from the West Point Water Conservation Plan.

The City is to review the tiered water rate structure regularly to determine if it should be adjusted to incentivize water conservation. The City Engineer is to review the water ordinance yearly, the Communications Manager is to include information regarding water restrictions and water efficient landscaping monthly, and the Davis & Weber Canal Company is to be sending out information quarterly regarding water restrictions and water efficient landscaping.

When the time comes to update the West Point Water Conservation Plan in 2026, the City is to be sure it is updated to meet code pursuant to Utah Code Section 73-10-32 (updated 5/3/2023). The updated water conservation plan is to include a clearly stated overall water use reduction goal that is consistent with the regional water conservation goals (20% reduction from 2015 baseline by 2030) with a clear implementation plan, including a timeline for each action and an evaluation process, for each water conservation measure a water provider chooses.

2.4 Adopt a landscape ordinance that takes into account water conservation strategies listed in the ‘Water Use and Preservation’ section of the General Plan and considers principles of sustainable landscaping such as:

- Reduction or limitation of the use of lawn or turf;
- Promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
- Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
- Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
- Reduction of yard waste; and
- Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated



3. Implement the Storm Water Management Plan

3.1. Continue acting on the goals and best management practices described in the West Point Storm Water Management Plan

The West Point City Storm Water Management Plan identifies measurable goals and best management practices regarding public education and outreach, public involvement/participation, illicit discharge detection and elimination, construction site storm water runoff control, post-construction storm water management in new and redevelopment, and pollution prevention and good housekeeping for municipal operations. The City is to continue implementing the management program and updating the Storm Water Management Plan to fulfill the requirements of the general permit for discharges from Small Municipal Separate Storm Sewer Systems under the Utah Pollutant Discharge Elimination System.

4. Provide for an economical, convenient, environmentally balanced, and integrated solid waste reduction, recycling, and disposal system.

4.1. Develop a comprehensive public and private recycling and composting program.

The City is to develop and implement comprehensive recycling and composting programs, both residential and on-residential, which are convenient and efficient and include materials, including but not limited to aluminum, newspapers, magazines, cardboard, paper, glass, plastics, leaves, and branches. The City is to promote public and private recycling efforts and organizations.





Parks & Recreation Strategies.



PRINCIPLES

- Provide more recreational assets.
- Link neighborhoods and community nodes with buffered pathways.
- Promote active lifestyles with appropriate space, and inclusive recreational assets.

RECOMMENDATIONS

Please see the recently completed parks and recreation master plan (appendix _____) for recommendations.



Risk & Resiliency Strategies.



PRINCIPLES

- Promote preparedness among residents.
- Preserve sensitive or dangerous lands.

RECOMMENDATIONS

1. Consider the preparation of an integrated and comprehensive emergency management plan with the region to ensure the continuity of government and utility operations, the safety of West Point residents, and effective recovery in the event of a natural or man-made emergency.

1.1. Coordinate with regional utility and service providers to complete a preparedness and communications plan.

A preparedness and communications plan involves a comprehensive assessment of potential risks and the establishment of protocols for response and communication in emergencies. Working closely with regional partners, West Point can ensure a coordinated and efficient response to a wide range of potential disasters, from natural events like storms to infrastructure failures. This coordinated effort enhances the city's ability to protect residents, manage resources effectively, and maintain essential services during times of crisis. Furthermore, the plan addresses communication strategies, ensuring that critical information reaches residents promptly and accurately.

1.2. Document the proper emergency response protocols for implementation and use.

Emergency response protocols should outline clear and systematic procedures for various emergency scenarios, from natural disasters to public health crises. By creating these documented protocols, the City can establish a structured framework for emergency response, promoting efficiency and effectiveness. Documented protocols serve as vital reference materials for first responders, local authorities, and community members, enabling them to act swiftly and cohesively during emergencies.

1.3. Create a succinct document that outlines the protocol for everyone in the City to understand.

Developing a concise and easily understandable document outlining emergency response protocols is a critical step in West Point, Utah's commitment to community safety and preparedness. This document serves as a user-friendly guide that provides residents, businesses, and stakeholders with clear instructions on what to do in various emergency scenarios.

By creating this document, West Point ensures that vital information is readily accessible to everyone, fostering a sense of responsibility and empowerment among residents. It simplifies complex emergency procedures into actionable steps that anyone can follow, promoting a safer and more resilient community.

Furthermore, a succinct and widely disseminated document improves community-wide communication during emergencies. It ensures that residents are well-informed and prepared, enabling them to respond effectively and minimize risks.



1.4. Conduct preparedness drills and share information through regular media outlets.

Conducting preparedness drills and disseminating information through mainstream media outlets are crucial steps in West Point commitment to community readiness and safety. Preparedness drills simulate real-life emergency scenarios, allowing residents and first responders to practice their responses and refine their skills.

By conducting these drills, West Point ensures that its community is well-prepared for a range of potential disasters, from natural events to man-made crises. These exercises promote effective coordination, communication, and decision-making among all stakeholders.

2. The vast majority of the City has been identified as having high water tables and not all types of development or subgrade construction is appropriate.

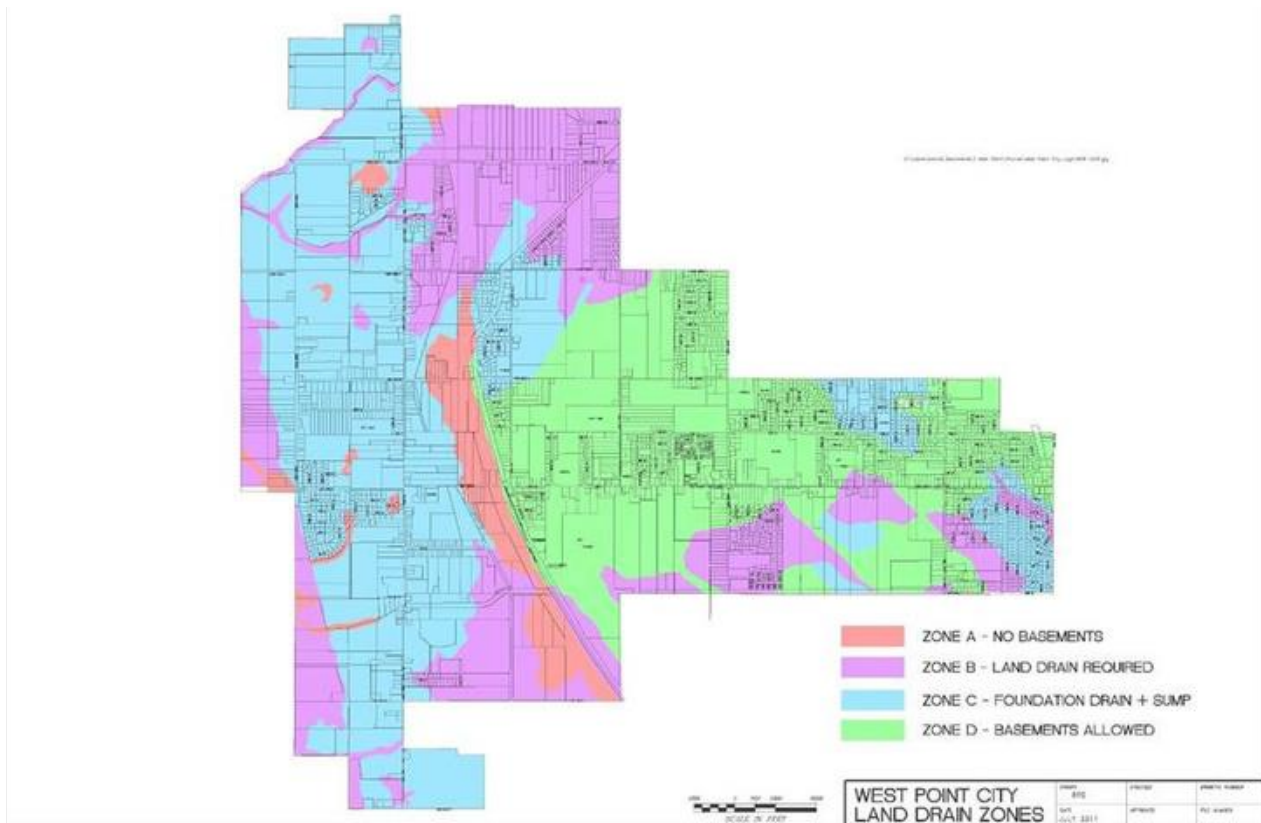


Fig. 60 – Soil Water Saturation Table

2.1. Continue to maintain, and revise as needed, the mapping of the city's land drain and other high-water table mitigation requirements.

Continuously maintaining and updating the mapping of land drain and high-water table mitigation requirements is a crucial practice for West Point, Utah, in managing its water resources and land use effectively. These maps provide valuable information about areas susceptible to high-water tables and flooding.

By ensuring these maps are accurate and up-to-date, West Point can make informed decisions regarding land use planning, development, and infrastructure design. It helps identify areas that may require special drainage measures or land use restrictions to mitigate the impact of high-water tables.

Furthermore, this recommendation demonstrates a proactive approach to water resource management, reducing the risk of property damage and environmental harm associated with flooding and high-water tables.



2.2. Continue disseminating information to developers, residents, and future property owners regarding the City’s high water tables.

Consistently sharing information about the City’s high water tables with developers, residents, and potential property owners is a proactive strategy that promotes informed decision-making and responsible development practices in West Point, Utah.

By maintaining this open communication, West Point ensures that all stakeholders are aware of the unique challenges associated with high water tables. This knowledge empowers developers to design appropriate drainage solutions, residents to make informed property choices, and property owners to take necessary precautions. Furthermore, disseminating such information fosters transparency and accountability within the community.

2.3. Continue to ensure appropriate mitigation measures are instituted with development through the development review and subdivision approval processes.

Continuing to require and enforce appropriate mitigation measures during the development review and subdivision approval processes is a critical practice for West Point in managing growth sustainably and minimizing potential impacts.

By maintaining these rigorous standards, West Point ensures that new developments incorporate essential mitigation measures to address issues such as drainage, infrastructure, and environmental impacts. This approach aligns with the city’s commitment to responsible land use planning and environmental stewardship. This practice fosters predictability and consistency in development practices, benefiting both developers and the community. It ensures that projects are designed with careful consideration of their effects on the environment and existing infrastructure, promoting responsible and sustainable growth.

3. Higher indoor radon levels exceeding the EPA recommendations have been identified throughout many areas of Davis County, with decreased levels being reported when appropriate mitigation measures are taken.

3.1. Prepare a new homeowner document outlining concerns about radon and the importance of testing.

Developing a new homeowner document that educates residents about the risks of radon and the importance of testing is a proactive step that underscores West Point’s commitment to community health and safety.

Radon is a colorless, odorless gas that can pose health risks when it accumulates in homes. By creating this document, West Point ensures that homeowners are well-informed about the potential dangers of radon exposure and understand the necessity of testing their homes for this harmful gas.

3.2. Utilize utility bills to raise awareness of radon concerns with current property owners.

Leveraging utility bills as a means to raise awareness about radon concerns among current property owners is a proactive approach that demonstrates West Point’s commitment to community health and safety. Utility bills are a direct and effective channel for communicating important information to homeowners. By incorporating messages about radon risks and testing in these bills, West Point ensures that property owners receive critical information about the potential dangers of radon exposure.

This awareness campaign empowers homeowners to take proactive steps to protect their families by testing their homes for radon and, if necessary, implementing mitigation measures. It promotes public health and demonstrates the city’s commitment to the well-being of its residents.



Implementation Framework



COMMUNITY CONTEXT & CHARACTER RECOMMENDATIONS

1

Buffering incompatible land uses to ensure preservation of quality of life.

- 1.1. Require buffering or transitional zones for development, use, or density changes.
- 1.2. Require strong visual and noise buffering between incompatible land use typologies.
- 1.3. Strategically locate parks, civic spaces, or open spaces in between areas of density or use change.

2

Strengthen the design identity of the community through public art, gateways, and streetscape investments.

- 2.1. Promote public art in visible locations such as gateways, entrances, or recreational facilities.
- 2.2. Host an annual public art competition that specializes in distinct and unique local artists.

3

Identify, protect, and celebrate historical or important sites throughout West Point.

- 3.1. Conduct a cultural resources assessment of the City
- 3.2. Document critical cultural elements or indicators.
- 3.3. Compile the results into a trail or map, highlighting the unique history of West Point.

4

Conduct an annual needs and wants assessment with residents, business owners, and property owners.

- 4.1. Conduct an annual digital survey highlighting changes over the past year.
- 4.2. Document changes, concerns, and needed alterations for the upcoming year.
- 4.3. Report the results to the Council and on the City website.
- 4.4. Incorporate annual changes into a strategic plan or work sessions to address citizen concerns.

5

Increase civic pride through “West Point” cultural heritage events.

- 5.1. Create branded events such as scavenger hunts, crosswalk painting festivals, and business window painting contests.



LAND USE RECOMMENDATIONS

1

Utilize zoning ordinances, regulate setbacks, landscaping, lighting, etc. to promote commonality and cohesive design throughout all community areas.

- 1.1. Review and adopt changes to the currently adopted building code.
- 1.2. Conduct an assessment of the community's deficiencies, starting with municipal properties.

2

Complete a review and analysis of the City's zoning ordinance as it relates to implementing the General Plan's vision and goals.

- 2.1. Review and update the residential zoning district densities and permitted typologies.
- 2.2. Review and update mixed-use development provisions.

3

Review the City's design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials.

- 3.1. In commercial development consider encouraging architectural styles that are historic to the area or otherwise meaningful to the residents.
- 3.2. Establish criteria and codify when it would be appropriate to apply design guidelines in residential developments (such as PUDs, increased density bonuses, or in conjunction with a development agreement).

4

Promote a balanced and diverse variety of land uses within the city and strategically planned locations for commercial (non-residential) uses.

- 4.1. Identify priority corridors for commercial development.
- 4.2. Size and scale of non-residential projects should be compatible and consistent with surrounding existing development.

5

Require developers to construct and dedicate connectivity elements (sidewalks, pathways, etc.) with new development.

- 5.1. Write a code/ordinance requiring the construction of equitable access facilities to be constructed with all new homes.

6

Require trail or pathway land dedication within larger developments

- 6.1. Require trail dedication for land not along the ROW, allowing for construction of multi-purpose trails.
- 6.2. Identify areas where linkages or hubs are to be created, and create them with municipal funds.

7

Protect areas of agricultural uses against development pressures

- 7.1. Explore conservation easement programs.

8

Review nuisance ordinances

- 8.1. Review nuisance ordinances, specifically in regards to agricultural uses, noise, light, and hours of operation.

9

Prioritize areas of development, based on available infrastructure

- 9.1. Identify areas with development potential based on infrastructure access.
- 9.2. Prioritize infill or development on these sites before other less developed areas.



HOUSING RECOMMENDATIONS

- | | |
|--|--|
| <p>1 Continue to encourage the development of new homes and increase City’s housing inventory.</p> | <ol style="list-style-type: none"> 1.1. Promote diverse housing typologies in critical community nodes, such as along commercial corridors. 1.2. Provide clear guidance about acceptable densities and development elements for future growth. |
| <p>2 Identify areas in the City suitable for an increased variety of housing typologies such as:</p> | <ol style="list-style-type: none"> 2.1. “Missing–middle” and affordable housing, which may consist of higher densities. 2.2. Transitional densities that may be appropriate for twin or townhomes. 2.3. Senior living (active adult) developments and housing opportunities |
| <p>3 Plan for, fund and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community.</p> | <ol style="list-style-type: none"> 3.1. This includes the upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance. |
| <p>4 Implement a “spectrum of housing” opportunity chart.</p> | <ol style="list-style-type: none"> 4.1. Document the supportive and necessary housing typologies for matching the age cohorts. 4.2. Outline applicable and acceptable building typologies that support the standard single–family development. 4.3. Prepare a spectrum of applicable uses (more or less dense) that are allowed within the identified zoning district/densities. |
| <p>5 Allow for strategic mixed–use development for “neighborhood scale” commercial nodes.</p> | <ol style="list-style-type: none"> 5.1. Promote a walking/biking lifestyle through the incorporation of neighborhood scale development into residential neighborhoods. 5.2. Allow a limited amount of commercial (retail or service) square footage in residential neighborhoods. 5.3. Create specific review criteria for these proposals and allow for an administrative approval process that still requires public notification of the application to adjacent neighbors. |
| <p>6 Promote and encourage reinvestment and maintenance in aging neighborhoods.</p> | <ol style="list-style-type: none"> 6.1. Identify if the City has existing regulatory barriers on remodels or renovations, particularly of older homes. 6.2. Continue administering the Code Enforcement program to assist in improving the appearance and maintenance of neighborhoods. 6.3. Continue offering regularly–held neighborhood clean–up programs and scheduled free city–wide clean–up days. |



ECONOMIC DEVELOPMENT RECOMMENDATIONS

1

Promote business diversification through small business or entrepreneurship programs.

- 1.1. Host entrepreneurship classes with SBDC assistance.
- 1.2. Create a small business owner round table (monthly meeting as a support network, similar to senior lunch).
- 1.3. Encourage youth entrepreneurship through school or 4H integration.
- 1.4. Promote a small business expansion or reduced rent program.

2

Lead economic development efforts by example.

- 2.1. Identify a location for, and program a new city hall within an undeveloped portion of the City
- 2.2. Install infrastructure systems and build a new City Hall (or civic complex) to serve as a site catalyst
- 2.3. Perform reuse or rehabilitation on municipal facilities to civic-minded uses.

3

Create catalyst sites that will foster economic growth in small businesses.

- 3.1. Identify three (3) catalyst sites for incubator-type businesses.
 - 3.1.1. *Note: This is an ideal reuse for city hall should it ever move somewhere else.*
- 3.2. Work with property owners and identify necessary steps for incubator construction or development.
- 3.3. Become the catalyst for change, helping spur small businesses through micro-grants.

4

Diversify the local tax generation with additional retail or service-based industries.

- 4.1. Encourage small to medium-scale retail business expansion.
- 4.2. Provide adequate zoning districts and building typologies that will support small business footprints
- 4.3. Create a business license and inspection program.
 - 4.3.1 *Offer reduced or free licenses for new small businesses.*

5

Create Cultural or historic venues that offer experiential businesses/districts

- 5.1. Identify local art or cultural references/assets that can be capitalized
- 5.2. Help direct clustered development that will improve retention and long-term viability
- 5.3. Facilitate awareness or educational campaigns or tours for cultural events

6

Create festivals or entertainment schedules that will draw regular attendance to events within the City

- 6.1. Curate events or festivals to draw regular attendance to the City
- 6.2. Coordinate with regional municipalities to create a “tour of Davis County”
- 6.3. Facilitate local shopping or exploration days that help identify the amenities present within West Point.

7

Capitalize on newly visible commercial corridors created by the highway expansion

- 7.1. Prepare land use that will remain flexible for economic development needs
- 7.2. Utilize the CRA to prepare necessary infrastructure systems along the new corridors
- 7.3. Coordinate development efforts with a new economic development director position
- 7.4. Facilitate an annual “state of economic development” report for the City.



TRANSPORTATION RECOMMENDATIONS

1

Work with UTA to establish new transit services along new corridors such as the SR-193 extension and West Davis Corridor.

- 1.1. Meet with UTA to identify potential transit service routes.
- 1.2. Consider possible routes that may also serve the mixed-use development planned along the new city center boulevard.
- 1.3. Consider opportunities for new transit services such as a Bus Rapid Transit (BRT) or Express Bus system.

2

Improve internal street circulation by increasing connectivity to help provide access to land for development or redevelopment.

- 2.1. Practice proper access management as found in 'Table 8: Access Management Standards' of the West Point Transportation Master Plan
- 2.2. Plan an adequate internal street network with collectors spaced at least every ½ mile and arterials planned every mile. Reduce cul-de-sacs and minimize block lengths.
- 2.3. Consider a connectivity ordinance with specific requirements for connections in new subdivisions. (See Lehi City connectivity ordinance for an example)

3

Develop an effective community active transportation system that is compatible with the City-wide and regional trail plans.

- 3.1. Review regional trail plans and identify:
 - 3.1.1. *Locations for trail connections with an emphasis on improved east-west connectivity*
 - 3.1.2. *Intersections where pedestrian crossing improvements are lacking, or will be needed*
 - 3.1.3. *Identify any missing key connections, with an emphasis on providing connections for higher density development.*
- 3.2. Assess all Collectors and Arterials and identify roads that will allow bike infrastructure. Identify which bicycle treatment best fits the use of the roadway (conventional bike lanes or buffered bike lanes etc.)
 - 3.2.1. *Refer to the West Point Transportation Master Plan cross sections for recommended trail and bike lane facilities on city streets.*

4

Adopt an ordinance or policy outlining when traffic calming is appropriate and to determine which traffic calming measures are acceptable.

- 4.1. Refer to the West Point Transportation Master Plan for resources.

5

Require that a detailed traffic impact study be conducted on a case by case basis by each developer for significant development.

- 5.1. Continue to enforce the West Point Traffic Impact Study Requirements for all new significant development.
- 5.2. Developments should follow best practices outlined in WFRC's Utah Street Connectivity Guide to maximize connectivity indices, minimizing block lengths, reducing cul-de-sacs, providing street, sidewalk, and path stubs for future connections, and other techniques.



INFRASTRUCTURE & PUBLIC FACILITIES RECOMMENDATIONS

1

Develop a plan to install sidewalk, curb and gutter at locations missing throughout the City.

- 1.1. Create a map of all existing sidewalks, curb and gutter in the City.
- 1.2. Identify gaps in the network, and prioritize sidewalk gap improvements based on factors such as pedestrian traffic, proximity to schools, public facilities, and commercial zones.
- 1.3. Develop a funding strategy to support the installation of sidewalks, curbs, and gutters.
- 1.4. Create a clear implementation timeline for each project.

2

Reduce water demand and per capita consumption for future development.

- 2.1. Conduct comprehensive water audits and assessments of City’s existing infrastructure and consumption patterns. Identify high-water-use areas, leakages, and inefficiencies in the water distribution systems. Use this assessment to provide a baseline understanding and help prioritize areas for improvement.
- 2.2. Where applicable, invest in upgrading existing water infrastructure to reduce leaks, minimize water loss, and improve efficiency.
- 2.3. Evaluate the effectiveness of the public awareness and education programs to inform residents, businesses, and industries about the importance of water conservation.
- 2.4. Collaborate with local schools, community organizations, and media outlets to disseminate information.

3

Reduce water demand and per capita consumption for existing development.

- 3.1. Integrate water-conscious planning into the city’s growth and development strategy by incentivizing low-water landscaping and xeriscaping in new developments.
- 3.2. Continue to enforce West Point’s decision to xeriscape park strips and identify locations to convert grass park strips to xeriscaping.

4

Eliminate municipality operations that waste water.

- 4.1. Update the [West Point Water Conservation Plan](#) to ensure that it meets code pursuant to Section 73-10-32 (updated 5/3/2023).
- 4.2. Continue to act on the Implementation, Monitoring and Evaluation plan as outlined in the West Point Water Conservation Plan.

5

Adopt water-efficient landscape ordinances for new construction

- 5.1. No lawn on parking strips or areas less than eight feet in width in new development.
- 5.2. No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- 5.3. In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

6

Adopt a landscape ordinance that takes into account water conservation strategies

- 6.1. Considers principles of sustainable landscaping focusing on principles listed in the ‘Water Use and Preservation’ section of this general plan and other best practices



PARKS & RECREATION RECOMMENDATIONS

1

Locate and prepare a plan for acquisition of facilities to meet future recreational needs for the community.

- 1.1. Review the necessary spacing and allocation of parks or recreational facilities as outlined in the parks and recreation master plan
- 1.2. Project housing densities in growth areas, defining the potential locations for parks and trails
- 1.3. Document locations and place them as recreational land on the future land use maps

2

Ensure all open spaces are connected by accessible pathways and meet all ADA requirements.

- 2.1. Conduct a parks assessment to verify ADA accessibility to all facilities and amenities
- 2.2. Document and prioritize areas where amenities are not meeting requirements
- 2.3. Prepare a budget and place the requirements on the City capital improvements budget.

3

Require development to incorporate recreational assets in large scale developments or planned urban developments.

- 3.1. Identify a matrix of necessary recreation amenities that large scale developments will require (based on the parks and rec master plan).
- 3.2. Write a code/ordinance requiring densities of recreational amenities on a square foot/acre per population head calculator
- 3.3. Impose an impact fee or payment in-lieu-of program for recreational assets.

4

Increase the quantity of prescribed play spaces and gathering spaces such as sports fields, playgrounds, and pavilions.

- 3.1. Identify unique opportunities to provide more variety of recreation spaces within existing parks and open spaces.
- 3.2. Refer to the existing Parks, Recreation, and Trails Master Plan document for the most desirable additions based on existing and future usage.



RISK & RESILIENCY RECOMMENDATIONS

1

Consider the preparation of an integrated and comprehensive emergency management plan with the region to ensure the continuity of government and utility operations, the safety of West Point residents, and effective recovery in the event of a natural or man-made emergency.

- 1.1. Coordinate with regional utility and service providers to complete a preparedness and communications plan
- 1.2. Document the proper procedures and processes for implementation/use
- 1.3. Create a succinct document that outlines the protocol for everyone in the City to understand.
- 1.4. Conduct preparedness drills and share information through regular media outlets.

2

The vast majority of the City has been identified as having high water tables and not all types of development or subgrade construction is appropriate.

- 2.1. Continue to maintain, and revise as needed, the mapping of city's land drain and other high-water table mitigation requirements
- 2.2. Continue to disseminate the information to developers, residents and future property owners regarding the City's high water tables.
- 2.3. Continue to ensure that appropriate mitigation measures are instituted with development through the development review and subdivision approval processes.

3

Higher indoor radon levels exceeding the EPA recommendations have been identified throughout many areas of Davis County, with decreased levels being reported when appropriate mitigation measures are taken.

- 3.1. Prepare a new homeowner document that outlines the concerns about radon and the importance of testing.
- 3.2. Utilize utility billing to raise awareness of radon concerns with current property owners.