



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
May 8, 2025
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT**

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointutah.gov

- Subject Line: Public Comment – May 8, 2025, 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 rezone for property located at 3700 W 1300 N (*Erik Craythorne*)
2. Discussion of the revised PRUD zone
3. Discussion of the proposed landscaping ordinance
4. Discussion of the proposed General Plan land use map amendment
5. Other items

GENERAL SESSION – 7:30 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

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.

6. Discussion and consideration to add the PRUD Overlay Zone to property located at approximately 2350 N 5000 W; Long Pine Development, applicant
 - a. *Public Hearing*
 - b. *Decision*
7. Staff Update
8. Planning Commission Comments
9. Adjournment

Posted this 2nd day of May, 2025



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 2nd day of May, 2025, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov> 3) Utah Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder

Planning Commission Staff Report

Subject: Rezone – Discussion – 3700 W 1300 N
Author: Troy Moyes
Department: Community Development
Date: May 8, 2025



Background

Erik Craythorne, representing Craythorne Homes Inc., has applied to rezone approximately 4.2 acres (consisting of 2 parcels) of land located at approximately 3700 West 1300 North. The property is currently zoned A-40 (Agricultural) and R-2 (Residential). The applicant is requesting to rezone the entire property to R-2 (Residential, 2.7 units per acre), consistent with the General Plan, in order to develop the property into twelve building lots.

Process

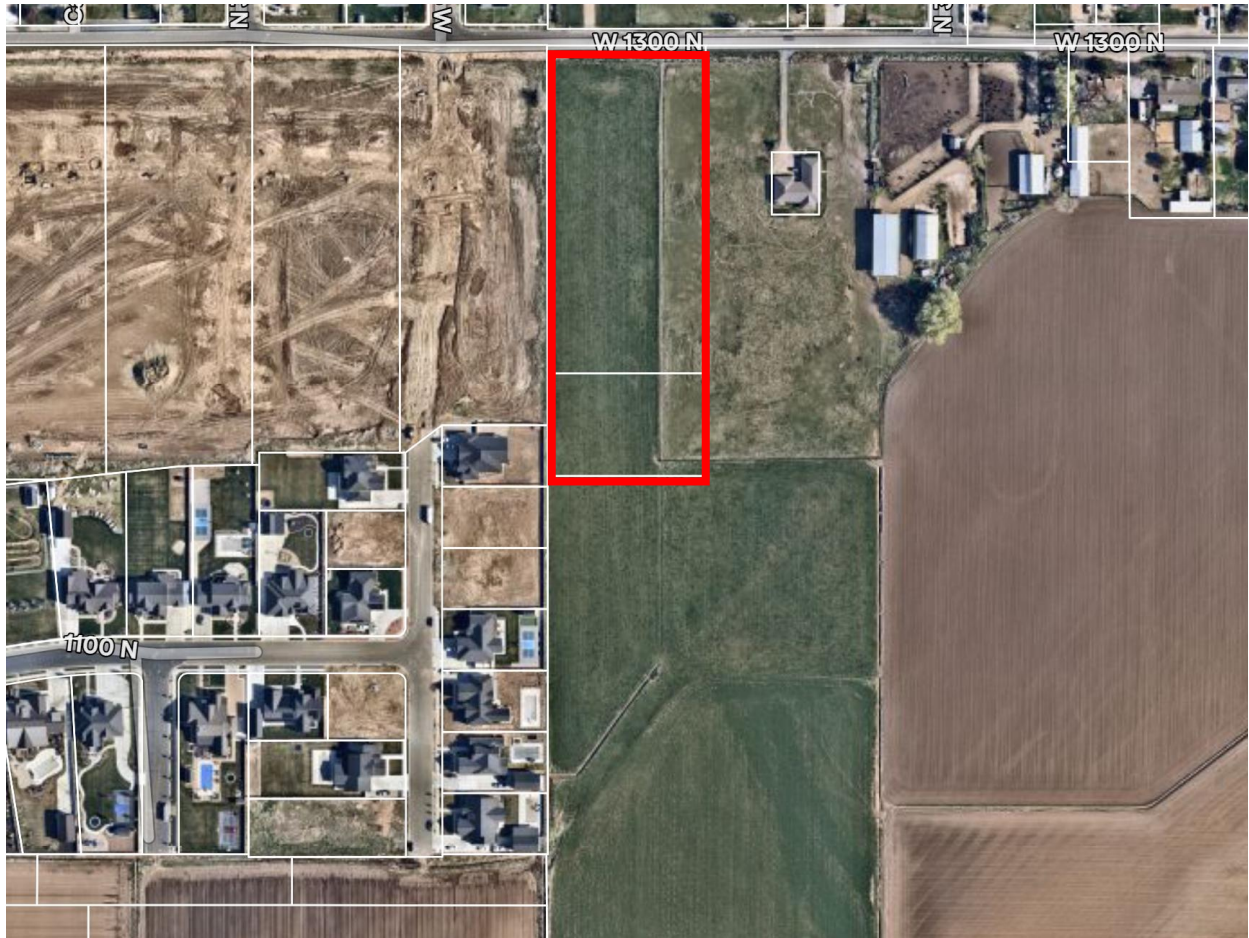
Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. Changes to zoning require a public hearing and recommendation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

Analysis

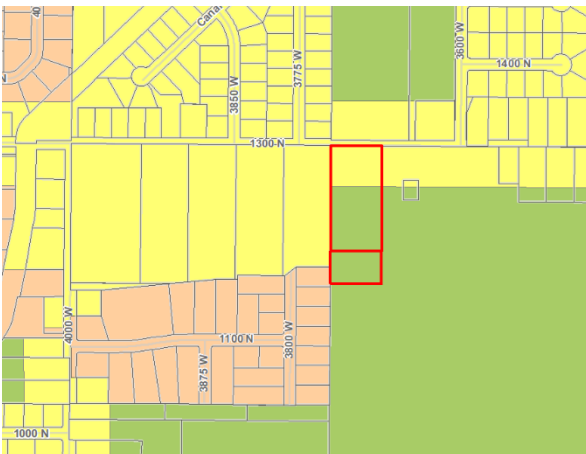
The R-2 Residential zone allows a density of up to 2.7 dwelling units per acre. For the 4.2-acre site, this permits a maximum of 11.34 dwelling units. It has been the City's practice to round density to the nearest whole number. The applicant is proposing 12 lots and is seeking a development agreement to allow rounding up to 12 units instead of 11. The minimum lot size in the R-2 zone is 10,000 square feet, and the proposed lots will comply with this requirement.

Some elements of the proposed development will need to be reviewed during the preliminary subdivision phase, including ensuring proper access to both the north and south properties. These access requirements will be addressed to meet City standards and ensure connectivity for future development.

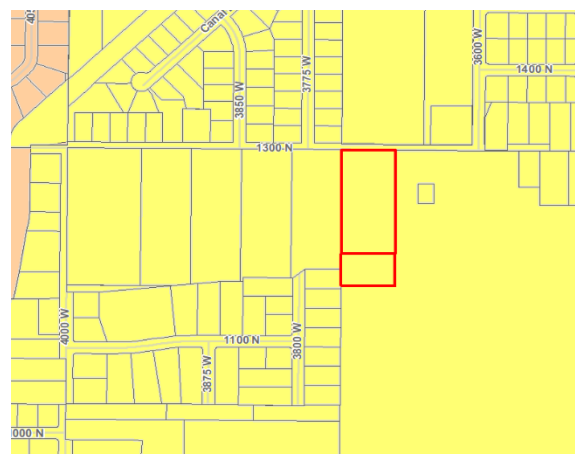
R-2 Zone	Required	Proposed
Density	2.7 units/acre	2.8 units/acre
Minimum Lot size	10,000 sq/ft	10,000 sq/ft
Lot width	85 feet	92 feet +

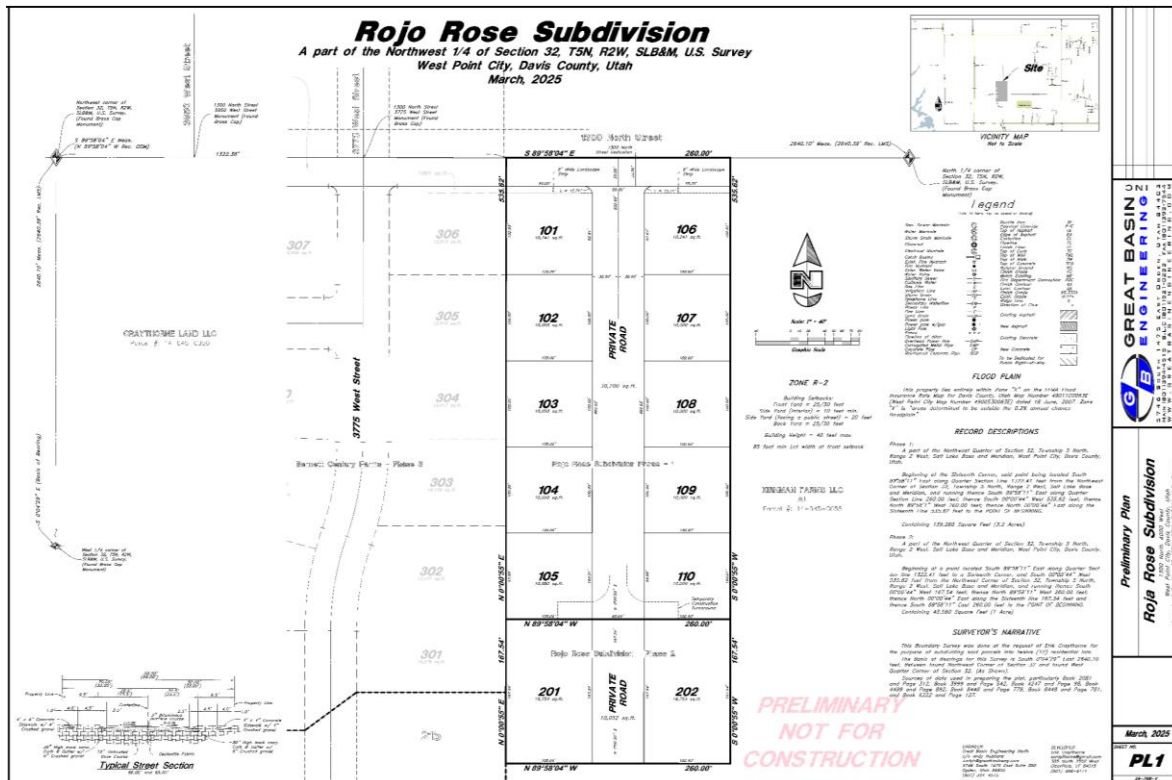


Current Zoning



General Plan





Applicants Proposal

Questions to Consider

- Does the proposed rezone to R-2 align with the goals and future land use designations outlined in the General Plan?
- Is allowing a density rounding up from 11.34 to 12 units appropriate for this area, and does it set a precedent for similar requests in the future?
- Are the proposed lot sizes and layout consistent with the character of surrounding neighborhoods and compatible with adjacent zoning?
- Will the required access to both the north and south properties be feasible and meet City standards for connectivity and emergency access?

Recommendation

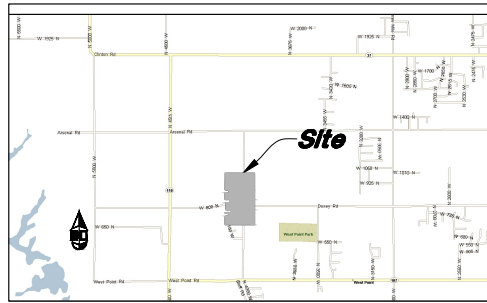
This item is on for discussion only.

Attachments

Application and Plans

Rojo Rose Subdivision

A part of the Northwest 1/4 of Section 32, T5N, R2W, SLB&M, U.S. Survey
West Point City, Davis County, Utah
March, 2025



VICINITY MAP
Not to Scale

North 1/4 corner of
Section 32, T5N, R2W,
SLB&M, U.S. Survey.
(Found Brass Cap
Monument)

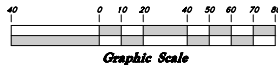
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ductile Iron	DI
Water Manhole	Polyvinyl Chloride	PVC
Storm Drain Manhole	Top of Asphalt	TA
Cleanout	Edge of Asphalt	EA
Electrical Manhole	Centerline	CL
Catch Basins	Flowline	FL
Exist. Fire Hydrant	Finish Floor	FF
Water Valve	Top of Curb	TC
Sanitary Sewer	Top of Wall	TW
Culinary Water	Top of Concrete	TCN
Gas Line	Natural Ground	NG
Irrigation Line	Finish Grade	FG
Storm Drain	Exist. Contour	MC
Telephone Line	Finish Contour	FDC
Secondary Waterline	Exist. Grade	95.33TA
Power Line	Ridge Line	95.72TA
Fire Line	Direction of Flow	R
Land Drain	Existing Asphalt	
Power pole w/guy	New Asphalt	
Light Pole	Existing Concrete	
Fence	New Concrete	
Flowline of ditch	To be Dedicated for Public Right-of-Way	
Overhead Power line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		



Scale: 1" = 40'



ZONE R-2

Building Setbacks:
Front Yard = 25/30 feet
Side Yard (Interior) = 10 feet min.
Side Yard (facing a public street) = 20 feet
Back Yard = 25/30 feet

Building Height = 40 feet max.

85 foot min Lot width at front setback

KIRKMAN FARMS LLC
AL

Parcel #: 14-045-0055

FLOOD PLAIN

This property lies entirely within Zone "X" on the FEMA Flood Insurance Rate Map for Davis County, Utah Map Number 49011C0063E (West Point City Map Number 4900530063E) dated 18 June, 2007. Zone "X" is "areas determined to be outside the 0.2% annual chance floodplain"

RECORD DESCRIPTIONS

Phase 1:
A part of the Northwest Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, West Point City, Davis County, Utah.

Beginning at the Sixteenth Corner, said point being located South 89°58'11" East along Quarter Section Line 1322.41 feet from the Northwest Corner of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°58'11" East along Quarter Section Line 260.00 feet; thence South 00°00'44" West 535.62 feet; thence North 89°58'11" West 260.00 feet; thence North 00°00'44" East along the Sixteenth Line 535.62 feet to the POINT OF BEGINNING.

Containing 139,260 Square Feet (3.2 Acres)

Phase 2:
A part of the Northwest Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, West Point City, Davis County, Utah.

Beginning at a point located South 89°58'11" East along Quarter Section line 1322.41 feet to a Sixteenth Corner, and South 00°00'44" West 535.62 feet from the Northwest Corner of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°00'44" West 167.54 feet; thence North 89°58'11" West 260.00 feet; thence North 00°00'44" East along the Sixteenth line 167.54 feet and thence South 89°58'11" East 260.00 feet to the POINT OF BEGINNING. Containing 43,560 Square Feet (1 Acre)

SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Erik Craythorne for the purpose of subdividing said parcels into twelve (12) residential lots. The Basis of Bearings for this Survey is South 0°04'29" East 2640.10 feet. Between found Northwest Corner of Section 32 and found West Quarter Corner of Section 32. (As Shown).

Sources of data used in preparing the plat, particularly Book 2081 and Page 312, Book 3999 and Page 542, Book 4247 and Page 98, Book 4499 and Page 892, Book 8448 and Page 779, Book 8448 and Page 781, and Book 6222 and Page 127.

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
305 North 2550 West
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Erik Craythorne
eraythorne@gmail.com
305 North 2550 West
Clearfield, UT 84015
(801) 898-9111

March, 2025

SHEET NO.

PL1

24-766-V

Preliminary Plan

Roja Rose Subdivision

1300 North 4000 West
West Point City, Davis County, Utah
A part of Section 32, T5N, R2W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, SUITE 200, OGDEN, UTAH 84405
PHONE (801) 394-4515 FAX (801) 392-7944
WWW.GREATBASINENGINEERING.COM

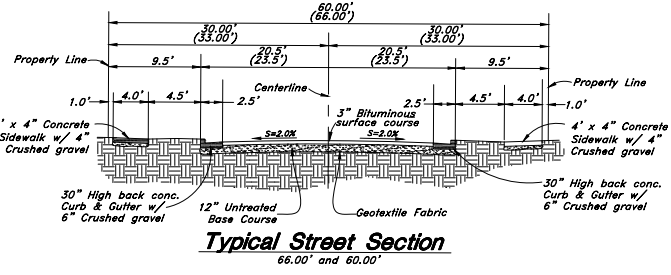
REVISION

DATE

REV

CRAYTHORNE LAND LLC
Parcel #: 14-045-0050

Typical Street Section



Planning Commission Staff Report



Subject: Discussion – PRUD Overlay Zone
Author: Troy Moyes
Department: Community Development
Date: May 8, 2024

Background

The Planning Commission discussed the PRUD (Planned Residential Unit Development) overlay zone during its April 24, 2025, meeting. Staff presented an overview of the existing ordinance, highlighted current challenges with the code, and introduced a proposal to address those issues through a revised PRUD ordinance.

Process

Amendments to Title 17 Land Use and Development Code are legislative actions. In legislative matters, the Planning Commission and City Council have broad discretion, provided it can be demonstrated that their action will promote or protect the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission, before a final decision is adopted by the City Council.

Analysis

Under the current PRUD ordinance, flexibility and increased density are available to properties within the R-1, R-2, and R-3 zones. Projects may receive up to a 20% bonus density if they incorporate selected amenities from a list outlined in the code. If a developer seeks only flexibility from development standards (without increased density), they must still implement a minimum of 5% of the listed amenities. The Planning Commission would then make a recommendation to the City Council on how much density the applicant should receive based on the submitted items. The proposed revision introduces two key changes:

- Density requests would be limited to properties 10 acres or larger, with a minimum set of enhancements required to qualify
- Properties under 10 acres would only be eligible for flexibility, not density increases, and must still meet the minimum improvement standards.

A first read of the draft ordinance is provided with this report for Planning Commission discussion and feedback.

Recommendation

No action – for discussion only

Attachments

Draft zone

17.60.160 Planned residential unit development overlay (PRUD).

A. *Purpose.* The purpose of the planned residential unit development (PRUD) overlay is to encourage imaginative and efficient utilization of land through large-scale residential development and provide a greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and desirable environments within the residential areas of West Point City.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited.

1. Uses permitted in the PRUD zone shall be limited to those listed as permitted uses by the provisions of the underlying zone with which the PRUD zone has been combined.

2. *Use in Combination.* The PRUD overlay zone shall only be used in combination with existing R-1, R-2 and R-3 underlying residential zones. The provisions of the PRUD create flexibility to the provisions of the zone with which it is combined. The PRUD zone shall not be applied to a land area as an independent zone and shall be shown on the zoning map in parentheses next to the zone in which it is combined.

C. *Minimum Size.* There is no minimum development size required to apply for a PRUD. However, any proposed PRUD with an area of less than ten (10) acres shall only be eligible for flexibility from the requirements of the underlying zone, and shall not be eligible for additional density. A proposed PRUD with ten (10) acres or greater may have flexibility from the underlying zone requirements and also qualify for additional density based on the requirements outlined in this chapter.

D. *Approval Procedures.*

1. *Procedure.* The PRUD overlay zone shall be approved as a rezone by ordinance of the city council, after a recommendation is provided by the planning commission, and following the same process as other zoning amendments pursuant to Chapter [17.00](#) WPCC in conjunction with a site plan as described below. The site plan shall include the following:

- a. A general layout of all proposed lots.

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- b. A tabulation of the total acreage of the site, and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, etc.
 - c. Detailed description of proposed density calculations and bonus amenities as defined in subsection [\(G\)](#) of this section.
 - d. Proposed circulation pattern, including public streets and pedestrian paths.
 - e. Parks, common open spaces, playgrounds, and other public or private recreation facilities and improvements proposed within the planned residential unit development.
 - f. The general location of all dwellings and other structures in the PRUD and building densities per gross acre, including tables or graphs showing the percentages of each dwelling type being proposed.
 - g. A landscaping plan showing what areas are to be landscaped and what types of plants and materials are to be used.
 - h. Elevation drawings or perspective drawings of all building types proposed within the PRUD. Elevation drawings for single family can be conceptual and provide examples of the types of housing being proposed. Elevation drawings for attached or multi-family buildings shall be specific and show the exact structures being proposed.
 - i. If an HOA is proposed, provide a draft of the declaration of covenants, conditions, and restrictions for review and to assure their compliance with the provisions of this code.
 2. If the PRUD is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction, marketing, and operation of each phase is feasible as a unit, independent of any subsequent phases.
 3. A PRUD shall be in single ownership and control or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property.
 4. *Approval Criteria.* Submittal of an application for a zoning amendment for a PRUD overlay zone shall not guarantee that the zone or site plan will be approved. After review of the zoning amendment and site plan, the planning commission shall forward a
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recommendation to the city council. The city council may approve the zoning amendment and development plan if it finds the proposed PRUD overlay zone and associated site plan:

- i. Implement clear concepts contained in the general plan; and
- ii. Meet the purpose and intent of this chapter; and
- iii. Provide superior site design and increased amenities as set forth in this chapter.

5. *Subdivision Required.* An application for preliminary subdivision approval may be initiated after the city council has voted in favor of the proposed overlay zone request. Compliance with the requirements of this chapter does not exempt an applicant from meeting the requirements of Chapter [17.130](#) WPCC (Subdivisions) except as may be modified pursuant to the provisions of this chapter.

6. *Approval Expiration.* An applicant that has received the PRUD overlay zone and a development plan approval must file a complete final plat application within 24 months from the date of the approval and rezone. Upon request from the applicant, the community development director or designee may grant a one-time 12-month extension for filing a final plat. If no completed final plat application has been submitted before the time of expiration the property may be rezoned by the city council to remove the PRUD overlay zone.

E. Development Standards

All PRUD proposals, regardless of the size of the development, shall comply with the following development standards in order to achieve flexibility from the underlying zone.

1. The development standards for any lot in the PRUD zone shall be the same as in the underlying zone in which the lot is located except as modified by this article and an approved site plan.
2. *Fencing.* Perimeter fencing shall be required in all PRUD overlay zones. Fencing shall be vinyl or an upgrade from vinyl. Chain link fencing shall not be allowed.
3. *Architecture.* All development in a PRUD shall comply with the following architectural standards:
 - a. Exterior materials must comply with one of the following three options:

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- i. 40 percent brick, rock or stone, with the remainder of the front façade to be fiber cement board or stucco.
 - ii. 30 percent brick, rock, or stone on the front of the home with a three-foot wainscot of matching brick, rock, or stone on both sides of the home.
 - iii. All hardie-board or equivalent fiber cement board product on the entire home.
 - b. All homes will have a minimum 2 car garage.
 - c. No vinyl siding will be allowed.
 4. *Street Trees.* Trees shall be provided along all streets, either in the park strip or in the front yard. Trees shall be at least two-inch caliper and shall be located at least every 50 feet. The developer shall establish an escrow account to ensure that the trees are provided to each lot owner at the time they install their front yard landscaping.
 5. *Lot Area and Width:* A PRUD shall not be subject to the lot width, lot area, or setback requirements of the underlying zone in which the development is located. Lot area, widths, and setbacks shall be shown on the approved site plan.
 6. *Access.* Access shall be required as described in Chapter [17.130](#) WPCC.
 - a. Public streets, sidewalks, curb/gutter and other street facilities shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
 - b. Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
 - c. A homeowners' association shall be responsible for maintenance, repair, and replacement of private streets, including curb, gutter, and sidewalks.
 8. *Common Areas.* Unless otherwise approved by the city council, common open space that is provided shall be devoted to landscaping, preservation of natural features, and recreational areas. Common open space may be distributed throughout the PRUD and need not be in a single large area. Developments that include sensitive lands such as the FEMA floodplain, wetlands or other sensitive features may only include such sensitive lands as open space when they have been designed as an integral part of the project.
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9. *Maintenance Plan.* In order to maintain a visually appealing development, the developer shall provide a maintenance plan for the upkeep of open space or other landscaped amenities within the development. If any open space or other landscaped amenities exist that are owned in common, a homeowners' association (HOA) shall be required. In the event that the HOA does not maintain the open/common space and improvements as indicated at the time of approval, the city may perform the required maintenance or contract with a third party to perform the required maintenance and recover all costs from the HOA. The city shall provide written notice to the HOA 30 days prior to performing any work. After the work is completed the city shall send a bill to the HOA for any costs associated with performing the work. If the HOA does not pay within 30 days, the city may issue a lien on the property. This provision shall be included in the developer's agreement.

F. *Density Calculations and Bonuses.*

The purpose of the density bonus is to provide an incentive to a development while enhancing the overall characteristics of the subdivision that are not allowed by the applicable underlying zone, and which otherwise would not be an option.

1. *Base Density.* Base density shall be determined by the underlying zone as set forth in the development standards tables found in WPCC [17.60.080](#), [17.60.090](#) and [17.60.100](#), the R-1, R-2, and R-3 zones of this title. Only development proposals with ten acres or greater may use the density bonus criteria outlined in this section to achieve additional density. The base density shall be calculated on the gross area of the site but shall not include sensitive lands as defined in this chapter.

2. *Density Bonus.* The city council, after receiving a recommendation from the planning commission, may authorize a density bonus up to a maximum of 10 percent above the base density. The bonus density shall be calculated on the gross area of the site, but shall not include sensitive lands as defined in this chapter. However, sensitive lands if properly improved may qualify as an amenity and count towards the required bonus. Density bonus shall be awarded according to the following list of bonus items. Each qualifying amenity or item shall be granted a percentage increase to the base density. Bonuses listed below that share common elements regardless of the subsection shall not be used together to create a greater bonus percentage.

3. *Development Standards.* All PRUD proposals, regardless of the size of the development, shall comply with the development standards listed in Section E of this chapter in order to achieve bonus density, even if no flexibility from the underlying zone is being requested.

4. *Criteria for Bonus Increase.*

a. *Affordable housing*

i. Providing homes that qualify as affordable housing as defined in Utah State Code 10-9a-403.2. To qualify, at least 25 percent of the homes in the development must qualify as affordable housing and be deed restricted to be owner occupied for a period of at least 10 years. The location of affordable housing in the city will be determined by the City Council. Not all developments will be able to qualify for bonus density using this criteria.

b. *Enhanced Overall Design Theme*

i. Fencing on all lots that is uniform in design and type and that is vinyl fencing or an upgrade from vinyl. Chain link fencing shall not be allowed.

ii. All front yard landscaping meets water wise standards, which includes lawn areas to not exceed 35% of the front and side yard landscaped areas for single-family residential. Yards must still maintain the material and live vegetation requirements of section 17.70.040. This can be achieved by the builder installing the landscaping or the CC&Rs requiring waterwise standards on all lots.

iii. Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong theme for the development and are utilized in highly visible locations within the development

iv. Large special features which define the theme of the development and are utilized throughout the entire project

c. *Recreational Amenities.*

i. The PRUD development includes a recreational amenity primarily for the use of the residents of the development. Recreational amenities include swimming pools, sports courts, spas, or other features as approved by the city council. The planning commission will recommend to the city council the points based on the benefit to

the residents of the development, its size and the number of amenities in the development

ii. *Development of a Playground or Park Area With Play Features or Picnic Areas.* To qualify, a minimum of five percent of the gross area of the development must be improved as park area.

iii. Development of a common building which shall be used for meetings, indoor recreation, or other common uses as approved by the planning commission

iv. Development of a trail system throughout the subdivision and connecting to adjacent trail systems where possible

v. Dedication of land to the city for the development of a regional trail system

vi. Dedication of land to the city for the development of all or a portion of a regional or community park as shown on the Parks Master Plan

vii. Dedication of land and construction of all or a portion of a park or trail as shown on the Parks Master Plan

viii. Open space that is designed and improved (not leftover space between buildings) and flows uninterrupted through the entire development, linking dwellings and recreational amenities. Open space shall be improved with grass, shade trees, and a sprinkler system for the majority of the area. Open space areas shall not include areas that are occupied by buildings, lots, structures, parking areas or streets. Additionally, open space shall not include:

- a) Area between buildings and outside of platted lots and building pads unless part of an approved pedestrian circulation plan and at least 18 feet in width;
- b) Front, rear, and side yard setbacks; and
- c) Paved areas such as driveways, streets, and private sidewalks.

ix. A fee in lieu of open space may be provided if the following requirements are met:

- a) The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the City Council.
- b) The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the City.
- c) A portion of open space may be required to remain within the boundaries of the PRUD.

x. *Detention.* Storm water detention facility areas shall be designed and able to be used for recreation purposes, i.e., the grading and landscaping are carried out in such a manner that the use as a detention pond is not discernible

d. *Energy Efficiency.* All dwellings are designed with active, passive, or photovoltaic solar features.

e. *Civic Location.* Providing property to the City, school district, or other public entity for a future civic location, such as a city hall, school, or fire station. To qualify for density using this criteria the property must be given to the public entity and not purchased. Not all developments will be able to qualify for bonus density using this criteria.

f. *Other Amenities.* Other amenities may be approved by the city council as part of the rezone and site plan review.

H. *Common Space Subdivision Development Standards.* The development standards that are set forth in this section shall prevail over any contrary base zoning standards established in this title. The following standards shall apply and are still subject to the requirements set forth in Chapter [17.130](#) WPCC unless flexible deviations are granted as set forth in subsection [\(E\)](#) of this section and are included in a development agreement:

1. The following standards shall apply to common space subdivisions:

a. *Density.* Allowed density and bonus density for common space subdivisions shall conform with the standards set forth in this chapter.

b. *Open Space.* Due to the clustering of dwelling units within the common space subdivisions, there will naturally be open space remaining. The open space must be maintained as set forth in subsection [\(E\)\(9\)](#) of this section.

c. *Zones Allowed.* Common space subdivisions shall only be allowed in the R-2 and R-3 zones.

d. *Attached Units.* Dwelling units in this subdivision option may be clustered in common-wall construction only in the R-2 and R-3 zones. Common-wall construction in the R-2 zones shall be limited to only twin homes. Attached units in the R-3 zone shall be limited to attached twin homes or one-story patio homes.

e. *Private Streets.* Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.

e. *Multifamily.* All PRUDs that have attached units shall follow the standards set forth in WPCC [17.60.110](#), Multifamily residential R-5, which shall include, but not be limited to, landscaping, parking, and building design.

I. *Related Provisions.*

Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Use Permits.

Chapter [17.70](#) WPCC, General Regulations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivisions. [Ord. 08-17-2021B § 2 (Exh. A)].

Planning Commission Staff Report

Subject: Discussion – Landscaping Text Amendments
Author: Troy Moyes
Department: Community Development
Date: May 8, 2025



Background

Weber Basin Water Conservancy District has asked cities to update their landscaping codes to support greater water efficiency. In response, the City Council, with input and recommendation from the Planning Commission, previously adopted changes that included eliminating grass in park strips. More recently, Weber Basin has requested additional updates to align with the requirements of their rebate programs, including the Landscape Lawn Exchange and Flip Your Strip. If adopted, these changes would make West Point residents eligible to participate in those programs.

The City Council reviewed the proposed changes during meetings on December 3 and 17, 2024, and directed the Planning Commission to review the draft and provide a recommendation. The Planning Commission discussed the item on February 27 and April 10, 2025, with input from Jon Parry, Assistant General Manager of Weber Basin. The discussion continued April 24, 2025, to determine how the Commission would like to proceed.

Analysis

The code currently requires all single-family homes to be landscaped. Property owners can install 100% lawn in their yards, or they can do a combination of lawn and xeriscape. In order for residents to qualify for incentives, Weber Basin lists the following minimum requirements that must be adopted into landscape ordinances by municipalities:

- Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.
- Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.
- Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Currently, West Point City Code states that if a property owner wants to do more than 30% xeriscape/rock, they must submit an application to staff for review and approval. If the PC would like to move forward with the Weber Basin requirements, the code would be changed to state that lawn areas cannot exceed 35% of the front and side yard. We would need to determine if we still wanted to require an application process for landscaping, as all new homes would now be required comply with the revised standard. We also have requirements for

providing a certain amount of living material (plants, shrubs, and trees) that may need to be modified. The code would also need to be changed for multi-family and commercial uses. The City has already adopted the code not allowing grass in park strips or areas less than 8 feet wide, so no changes would need to be made to accommodate those requirements.

The proposed changes to the code are below:

17.70.040 Residential landscaping requirements.

Landscaping on residential lots shall comply with the following standards:

- A. Landscaping shall be installed in front yards on the entire width of the lot including park strips but excluding the driveway. On corner lots, landscaping shall be installed in all areas between the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
- B. No new turfgrass shall be planted in park strips or areas with a width of eight feet or less. Park strips shall be landscaped with trees, shrubs, pavers, rock, mulch, or another ground cover. Concrete may be used as long as it is constructed in a way that distinguishes it from the adjacent sidewalk such as stamping with a brick, stone or finishing it with other decorative patterns. All exposed utilities (such as meter boxes and valves) located in the park strip shall have a minimum clearance of one foot from all concrete.
- C. Landscaping shall include a combination of lawn, shrubs, ground cover, or trees. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or nonliving organic permeable material. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand.
- D. ~~Residential dwelling lots shall have no more than 30 percent of “mulch” meaning material such as natural crushed rock, bark, wood chips, or other materials left loose and applied to the soil (excluding driveways).~~ The following materials shall be prohibited in the landscaped area: crushed asphalt, recycled concrete, slag, and road base.
- E. On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.
- F. Said landscaping shall be completed within one year from the date the certificate of occupancy was issued for the residence or within one year of removal of landscaping.
- G. Turfgrass for new yards is limited to a maximum of 35 percent of the total square footage of the front and side yards. Landscapes completely devoid of planned live vegetation are prohibited. If more than 30 percent of “mulch” (as defined in subsection (D) of this section) is desired (excluding driveways), an application, including a professional landscape plan, must be

~~submitted for review by the community development director.~~ Landscapes completely devoid of planned live vegetation are prohibited. The plan must include the following minimum requirements:

1. A combination of at least two different types of “mulch” materials must be used such as artificial turf, rock of different sizes and colors, or wood chips.
2. *Live Vegetation.* The following standards for live vegetation shall be considered the minimum requirement:
 - a. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed or used for every 100 square feet of the landscaped area; and one tree for every 1,000 square feet of the landscaped area; or
 - b. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed for every 50 square feet of the landscaped area;
3. *Trees.* Trees that are used in the calculation for live vegetation shall meet the following minimum size requirement:
 - a. Deciduous: two-inch caliper;
 - b. Ornamental and flowering: one-and-one-half-inch caliper;
 - c. Evergreen: six feet tall.

H. New landscape areas less than eight feet wide shall use drip irrigation on their own irrigation zone and no overhead spray irrigation shall be allowed.

Recommendation

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

Planning Commission Staff Report

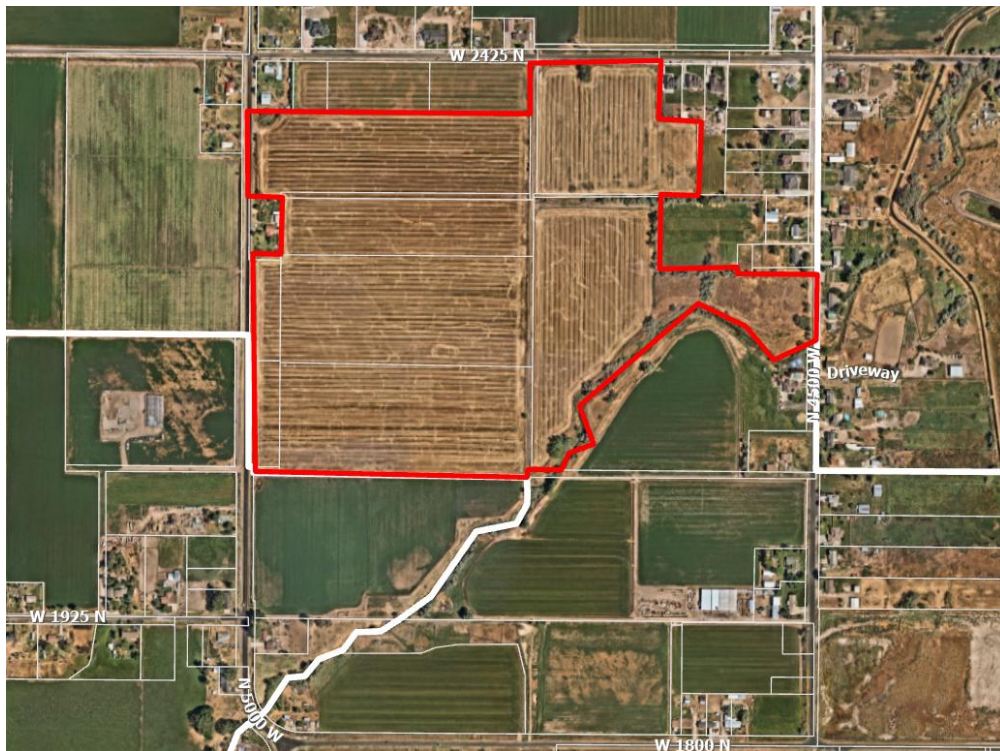


Subject: Public Hearing – PRUD Overlay Zone – Lone Peak Development
Author: Troy Moyes
Department: Community Development
Date: May 8, 2025

Background

Mike Bastian, representing Lone Peak Development, is proposing a Planned Residential Unit Development (PRUD) overlay zone for 82.94-acres of land (comprised of 11 parcels) located at approximately 2350 North 5000 West. The property is currently zoned R-1 Residential (density of 2.2 units/acre). A public hearing is scheduled to gather public input and discuss the proposed PRUD overlay zone.

Note: This proposal was previously discussed during Planning Commission work sessions held on October 10, 2024, January 9, 2025, and April 10, 2025. Initially, a General Plan amendment was under consideration. However, at the meeting on April 24, 2025, the Planning Commission and the applicant determined that pursuing a PRUD overlay zone would be the most appropriate course of action for this development at this time.



Process

Rezone requests (including PRUD Overlay Zoning) are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can

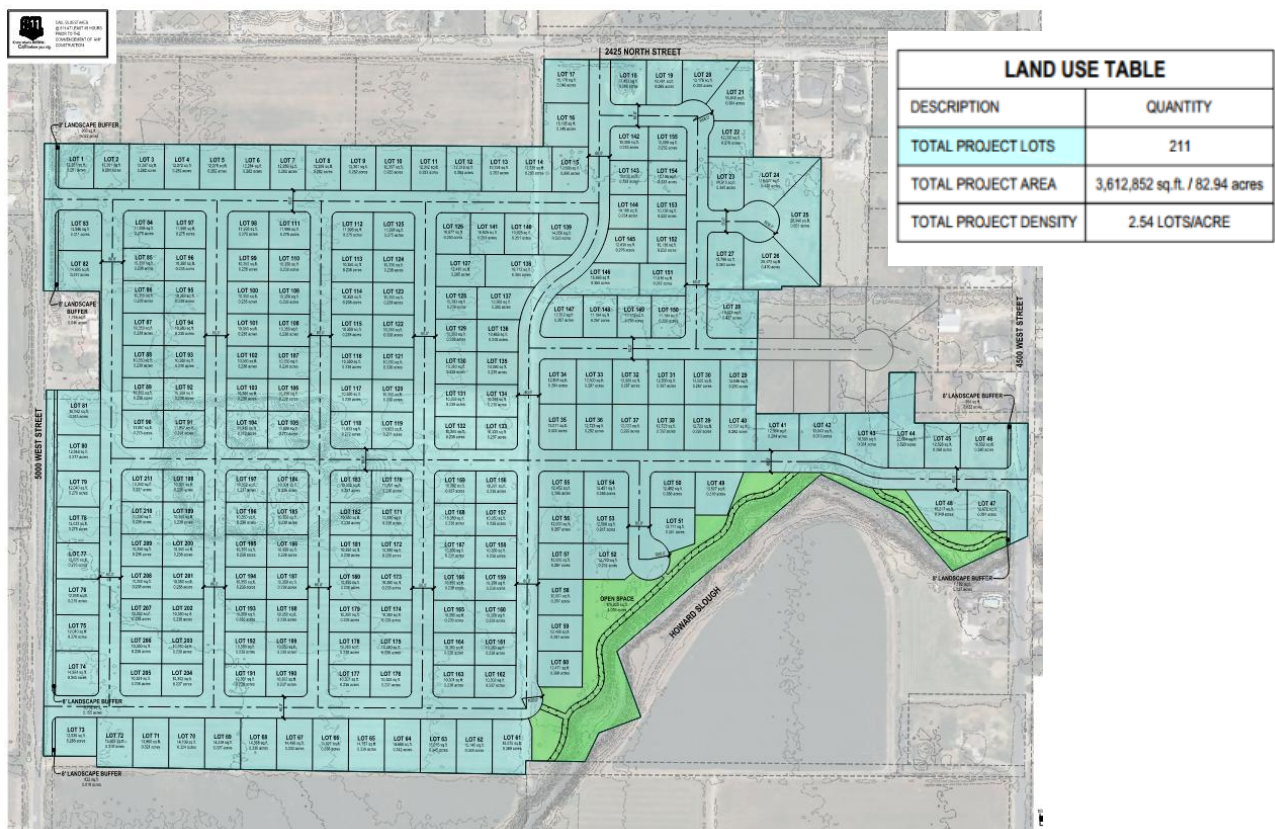
be demonstrated that their action will promote or protect the community's overall welfare. Changes to zoning require a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.

Analysis

The purpose of the PRUD overlay zone as described in WPCC 17.60.160(A) is to "encourage imaginative and efficient utilization of land through large-scale residential development and provide greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units."

The PRUD overlay zone is a special zoning designation that allows for greater flexibility and increased density in exchange for higher development standards. To qualify for the PRUD zone, a development must meet certain requirements, including providing bonus density amenities. Bonus density amenities are features or improvements that go above and beyond the minimum requirements for residential development. Examples of bonus density amenities include parks, playgrounds, street trees, and trails. These amenities provide benefits to both the residents and the community as a whole.

The PRUD overlay zone requires the applicant to submit a concept plan along with a detailed description of the proposed density calculation and bonus amenities. Below is a layout of the applicant's plan.



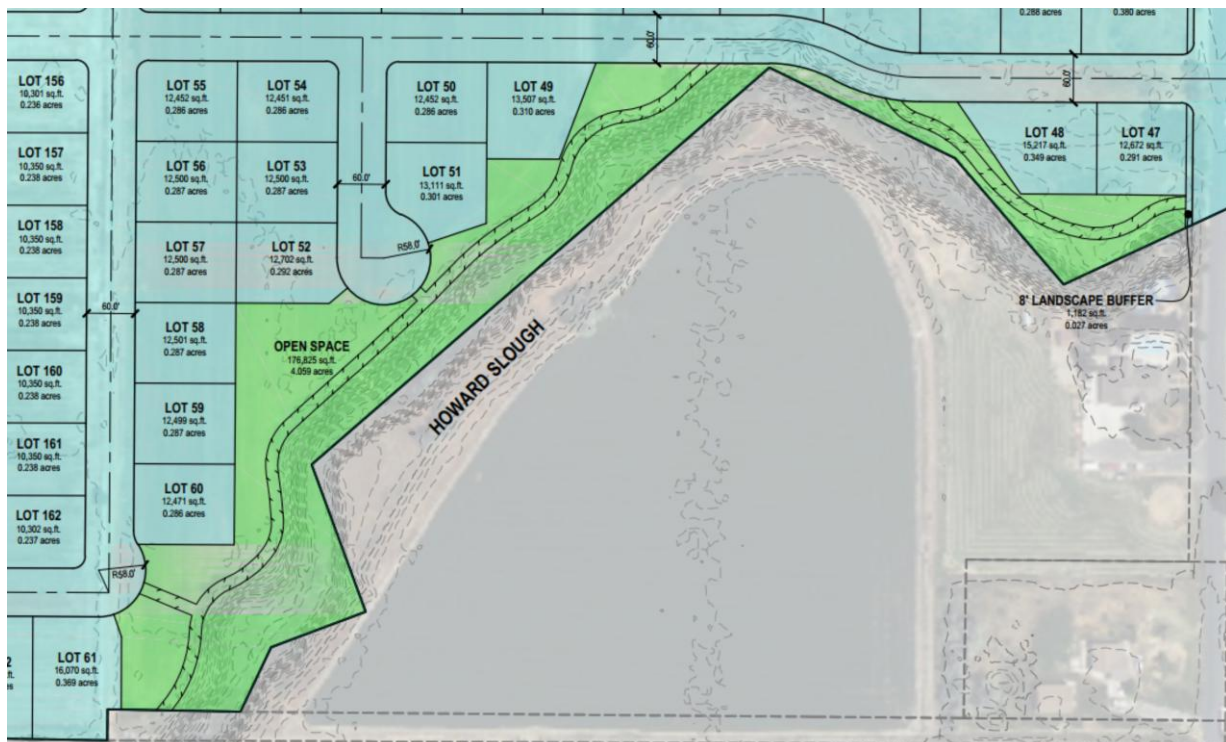
The table below breaks down the applicant's request. The applicant is only requesting additional density, not any flexibility from city standards.

R-1 Zone	Base	PRUD Max	PRUD Proposed
Density (82.94 acres)	2.2 units/acre	2.64 units/acre	2.54 units/acre
Bonus Density	N/A	20%	16%
Max Number Lots	183	219	211
Minimum Lot size	12,000 sq/ft	10,000 sq/ft	10,000 sq/ft

Density Calculations (WPCC 17.60.160(G)(3): Density “bonuses listed” in the PRUD overlay zone “that share common elements regardless of the subsection shall not be used together to create a greater bonus percentage.” The applicant's proposal for bonus density amenities is calculated in the following way:

1. Section C: Recreational Amenities (Up to 20 Percent):
 - Item “v” – “Dedication of land to the city for the development of a regional trail system (up to 10 percent).”

The applicant has submitted the following and is requesting the full 10% bonus density for dedication of a regional trail to the city.



2. Section F: Other Amenities (Up to 15 Percent):

- “Other amenities may be approved by the city council with a recommendation from the planning commission.”

The applicant is also dedicating open space surrounding the trail system and “will also be doing a development agreement with architectural design elements to keep a good design standard for the neighborhood.”

Recommendation

Staff recommends that the Planning Commission review the proposed amendment with the City’s long-term planning goals in mind, along with the availability of infrastructure and any public input received during the hearing. The Commission can choose to forward a recommendation of approval or denial to the City Council, or continue the item if more discussion or changes are needed.

Suggested Motions (Rezone)

- Approve: I move to recommend approval of the PRUD overlay zone request of 83 acres of property located at approximately 2350 North 5000 West from R-1 Residential to R-1 PRUD Residential overlay as presented and forward this item to the City Council for consideration.
- Deny: I make a motion to recommend denial of the PRUD overlay zone request of 83 acres of property located at approximately 2350 North 5000 West from R-1 Residential to R-1 PRUD Residential overlay, due to the possible negative impacts that this development could have on [*explain why the request does not support or protect the overall welfare of the community*], and forward this recommendation to the City Council for their consideration.
- Table: I make a motion to table any action on the rezone request of the PRUD overlay zone request of 83 acres of property located at approximately 2350 North 5000 West from R-1 Residential to R-1 PRUD Residential overlay, until [*explain why the item needs to be tabled*].



Zoning Map Amendment Application

3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointcity.org

The rezoning of property is considered legislative action. All applications submitted must be made in accordance with Section 17.00.090 in the official West Point City Land Use & Development Code. Zoning amendments must be initiated by one or more property owners affected by the amendment.

Note: If the application for a zoning change is denied by the City Council a new application for the same request affecting the same property shall not be eligible for reconsideration for one year after such denial.

For Office Use Only		
Received Payment		
\$		
AMOUNT PAID	DATE RECEIVED	INITIAL
\$250.00	Rezone Application	

Applicant Information

Name:	Email Address:	Date:
Lone Pine Development	mike.bastian88@gmail.com	5.1.25
Address:	Phone Number:	
1877 W. 4000 S. Roy UT 84067	801-645-6735	

Property Information

Property Address:	Parcel Numbers:	
2300 N. 5000 W.	13.045.0039/14.037.0045/14.037.0047 13.045.0007/14.037.0001/14.037.0042/14.037.0040	
Current Zoning:	Requested Zoned:	Total Acres:
R-1	R-1 PRUD	82.94
Legal Description(s) (May Attach Copy):		
see attached. 14.037.0049/14.037.0050/14.103.0041/14.103.0042		

Describe the purpose of the request:

We are requesting the PRUD overlay zone. We will be dedicating open space to the city, along with space for a regional trail to be built. We will also be doing a DA with architectural design elements to keep a good design standard for the neighborhood.

NOTE: If the agent listed above is not the property owner, he/she must be authorized as the assigned "AGENT" by completing the **STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT** section below. This authorization only needs to be completed once, prior to concept approval.

I hereby certify that the requested application meets the standards of the West Point City Land Use & Development Code. I have read the West Point Zoning Amendment regulations and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and follows all requirements of West Point City's Municipal Code.

Michael C. Bastian
Applicant Signature

5.1.25
Date

Affidavit

STATE OF UTAH)
COUNTY OF Weber)

I/WE Mike Bastian-Lone Pine Development BEING DULY SWORN, DEPOSE AND SAY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY IDENTIFIED IN APPLICATION AND THAT THE STATEMENTS HEREIN CONTAINED AND THE INFORMATION PROVIDED IDENTIFIED IN THE ATTACHED PLANS AND/OR OTHER EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE. I/WE ALSO ACKNOWLEDGE THAT I/WE HAVE RECEIVED WRITTEN INSTRUCTIONS REGARDING THE PROCESS FOR WHICH I AM APPLYING AND WEST POINT CITY STAFF HAVE INDICATED THEY ARE AVAILABLE TO ASSIST ME/US IN MAKING THIS APPLICATION.

Michael C. Bastian
Signature of Property Owner

Signature of Property Owner

Subscribed and sworn to me this 1 day of May, 2026.

Joni Nielsen
Notary Public



Residing in: _____

My Commission Expires: _____

Agent Authorization

I/WE _____, BEING DULY SWORN, DEPOSE AND SAY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY IDENTIFIED IN APPLICATION AND I/WE AUTHORIZE AS MY/OUR AGENT(S) _____ TO REPRESENT ME/US REGARDING THIS APPLICATION AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN WEST POINT CITY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE ATTACHED APPLICATION.

Signature of Property Owner

Signature of Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

NW Quarter
Section 30
5N 2W

S L B & M

Tax ID Prefix

14 - 037

Sheet 1 of 1



BOOK - PAGE
PLAT NUMBER

1 inch = 200 feet



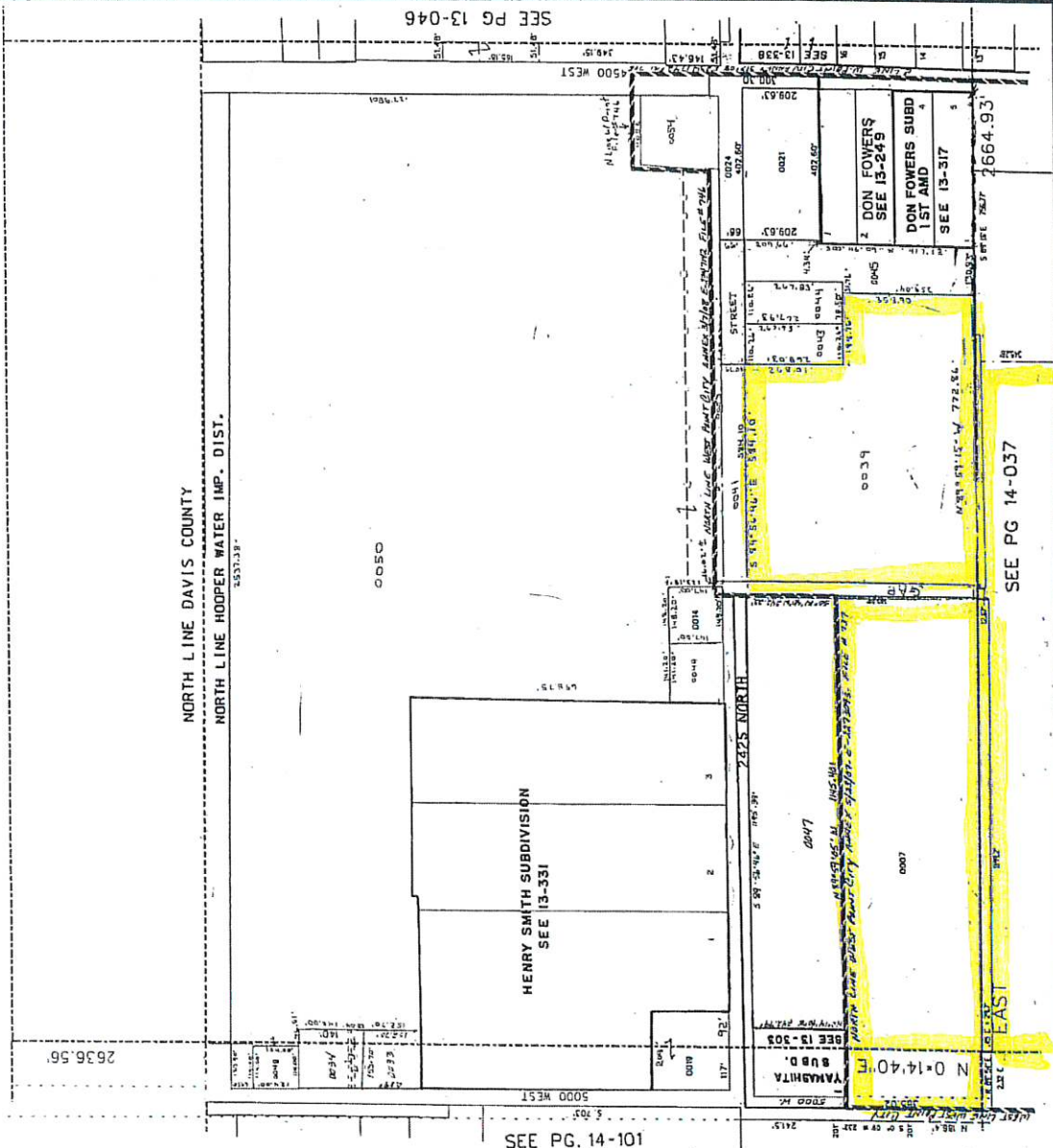
NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information see the dedicated plat and/or legal descriptions in recorded documents.

Davis
COUNTY

Last update 2/21/2024

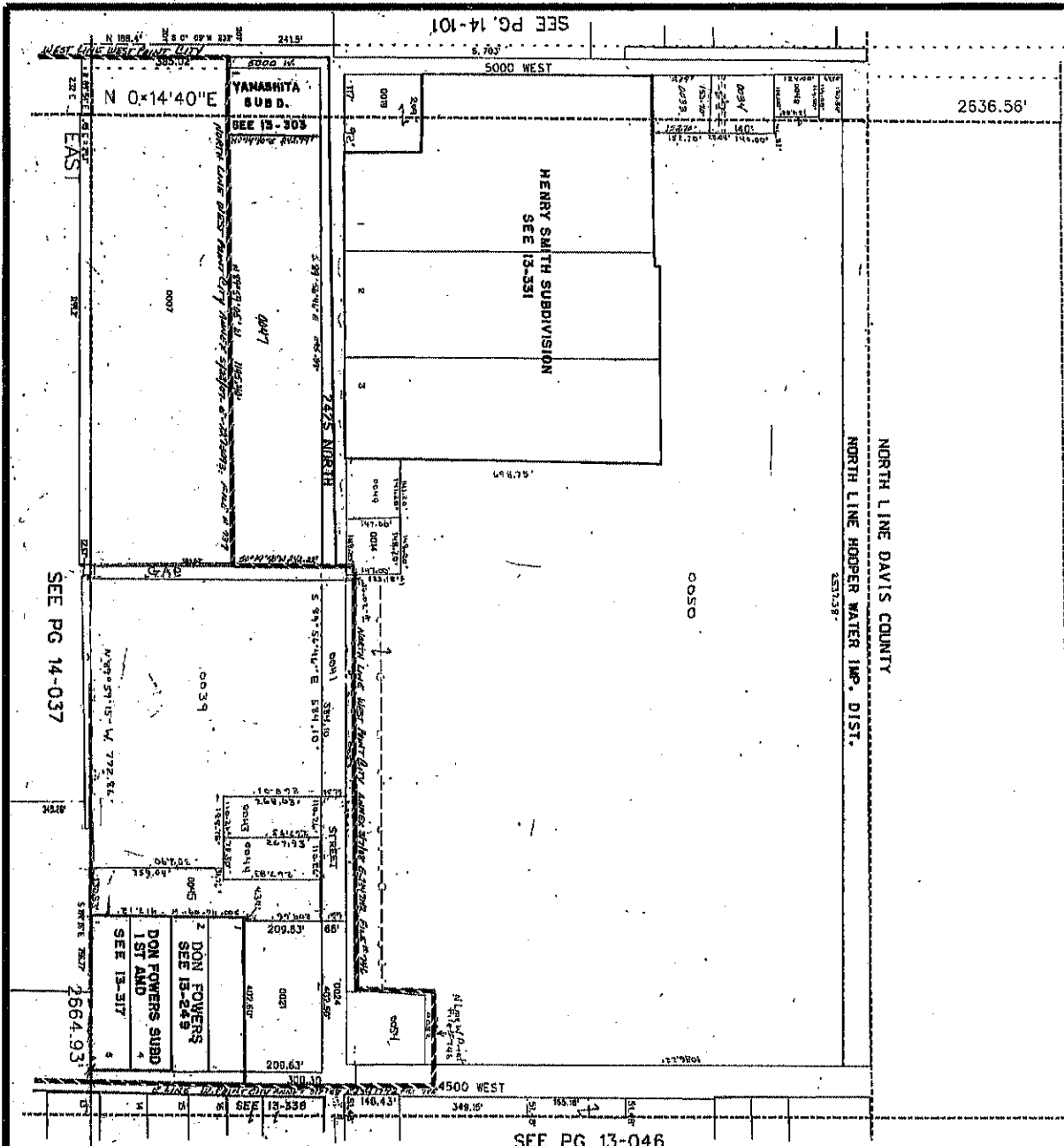
13

11-2000



13

045



PID	OWNER	ACRES	PID	OWNER	ACRES	PID	OWNER	ACRES
0007	Donna K. Bowers, TRS.	11.320	0013	Calhoun, Jameson H. & Co.	2.58	0048	Barbara K. Bowers, TR.	2.28
0014	Stacy D. Pickett	1.50	0014	Calhoun, Jameson H. & Co.	2.58	0049	M. J. J. J. J. J.	2.11
0019	Robert B. Bower	1.00	0014	Calhoun, Jameson H. & Co.	2.58	0050	Barbara K. Bowers, TR.	2.28
0021	William & Josephine Bowers, TRS.	1.50	0014	Calhoun, Jameson H. & Co.	2.58	0051	Barbara K. Bowers, TR.	2.28
0022	Barbara Bowers	1.50	0014	Calhoun, Jameson H. & Co.	2.58	0052	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0053	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0054	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0055	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0056	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0057	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0058	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0059	Barbara K. Bowers, TR.	2.28
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			0014	Calhoun, Jameson H. & Co.	2.58	0093	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0094	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0095	Barbara K. Bowers, TR.	2.28
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			0014	Calhoun, Jameson H. & Co.	2.58	0097	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0098	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0099	Barbara K. Bowers, TR.	2.28
			0014	Calhoun, Jameson H. & Co.	2.58	0100	Barbara K. Bowers, TR.	2.28

TRW

September 30, 2024

13501

Overall Description

A parcel of land, situate in the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 5 North, Range 2 West and the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. Being more particularly described as follows:

Beginning at a point the Northwest Corner of said Section 30 and running thence:

North 89°39'18" West 155.97 feet;
thence North 00°20'40" East 410.01 feet;
thence South 89°38'24" East 1356.46 feet;
thence South 89°36'21" East 31.49 feet;
thence North 00°25'25" East 242.78 feet;
thence South 89°36'21" East 583.39 feet;
thence South 00°20'40" West 267.90 feet;
thence South 89°39'19" East 188.72 feet;
thence South 00°20'40" West 358.96 feet;
thence North 89°39'22" West 107.67 feet;
thence South 00°00'27" East 8.85 feet;
thence South 89°36'34" West 64.96 feet;
thence South 01°01'40" West 345.18 feet;
thence North 89°36'40" East 368.54 feet;
thence North 01°01'45" East 112.23 feet;
thence North 89°36'41" East 72.28 feet;
thence South 01°01'33" West 141.13 feet;
thence South 89°56'31" East 315.84 feet;
thence South 00°15'43" West 314.39 feet;
thence South 65°07'02" West 229.88 feet;
thence North 40°44'14" West 206.92 feet;
thence North 63°59'24" West 256.23 feet;
thence South 49°03'56" West 751.67 feet;
thence South 20°08'34" East 194.25 feet;
thence South 69°18'27" West 125.33 feet;
thence South 25°32'44" West 88.57 feet;
thence North 88°55'11" West 142.25 feet;

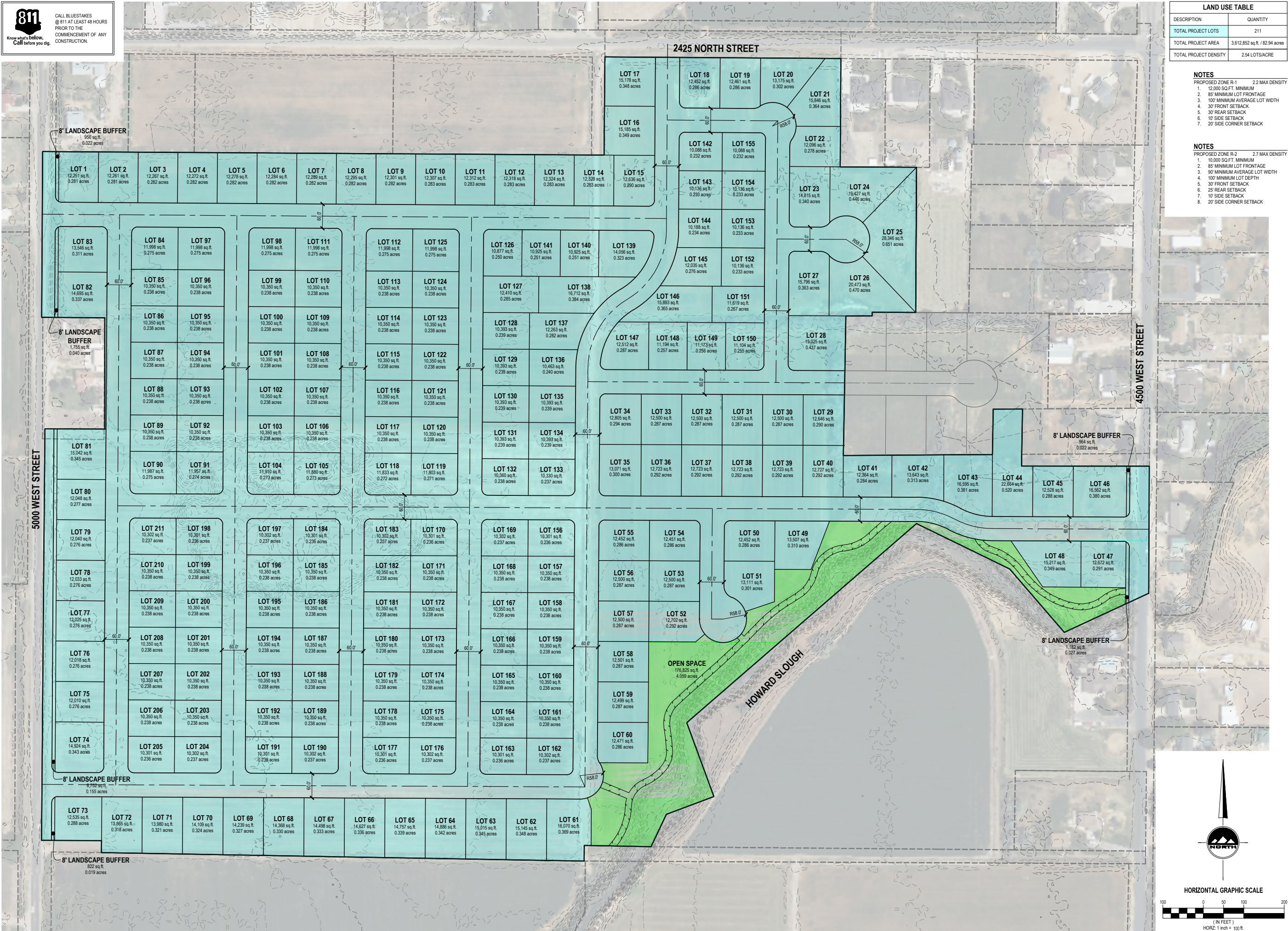
thence North $89^{\circ}15'17''$ West 22.58 feet;
thence South $00^{\circ}20'48''$ West 38.48 feet;
thence North $88^{\circ}59'48''$ West 1193.39 feet;
thence North $00^{\circ}20'40''$ East 29.64 feet;
thence North $89^{\circ}45'19''$ West 148.43 feet;
thence North $00^{\circ}28'49''$ East 107.84 feet;
thence South $89^{\circ}38'52''$ East 147.68 feet;
thence North $89^{\circ}59'50''$ East 0.11 feet;
thence North $00^{\circ}01'41''$ East 272.47 feet;
thence North $89^{\circ}41'08''$ West 0.15 feet;
thence North $00^{\circ}20'56''$ East 3.00 feet to the Point of
Beginning.

Contains: 3,625,736 square feet or 83.235 acres.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



LAND USE TABLE

DESCRIPTION	QUANTITY
TOTAL PROJECT LOTS	211
TOTAL PROJECT AREA	3,612,852 sq. ft. / 82.94 acres
TOTAL PROJECT DENSITY	2.54 LOTS/ACRE

NOTES

PROPOSED ZONE R-1 2.2 MAX DENSITY

1. 12,000 SQ.FT. MINIMUM

2. 85' MINIMUM LOT FRONTAGE

3. 90' MINIMUM AVERAGE LOT WIDTH

4. 30' FRONT SETBACK

5. 30' REAR SETBACK

6. 10' SIDE SETBACK

7. 20' SIDE CORNER SETBACK

NOTES

PROPOSED ZONE R-2 2.7 MAX DENSITY

1. 10,000 SQ.FT. MINIMUM

2. 85' MINIMUM LOT FRONTAGE

3. 90' MINIMUM AVERAGE LOT WIDTH

4. 100' MINIMUM LOT DEPTH

5. 30' FRONT SETBACK

6. 25' REAR SETBACK

7. 10' SIDE SETBACK

8. 20' SIDE CORNER SETBACK

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

CASTLE CREEK HOMES
1788 WEST 5150 SOUTH, SUITE 103
ROY, UTAH 84067

CONTACT:

MIKE BASTIAN
PHONE: 801-645-6735

HERITAGE POINT

5500 WEST STREET

WEST POINT, UTAH

CONCEPT PLAN

R-1 AND R-2 OPTION

PROJECT NUMBER
13501

PROJECT MANAGER
C.PRESTON

PRINT DATE
2025-04-07

DESIGNED BY
M.ELMER

10 F 1