



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA**  
**JULY 1, 2025**  
**WEST POINT CITY HALL**  
**3200 W 300 N | WEST POINT, UT**

Mayor:  
Brian Vincent  
Council:  
Annette Judd, Mayor Pro Tem  
Jerry Chatterton • Michele Swenson  
Brad Lee • Trent Yarbrough  
City Manager:  
Kyle Laws

- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:  
» Online: - <https://us02web.zoom.us/j/83243676597>   » Telephone: 1(669) 900-6833 – Meeting ID: 832 4367 6597

**ADMINISTRATIVE SESSION – 6:00 PM**

1. Discussion Regarding the “Allen Subdivision & Adjoining Properties” Annexation Petition – Ms. Casey Arnold pg. 4
2. Discussion Regarding Landscaping Ordinances – Mrs. Bryn MacDonald pg. 13
3. Discussion Regarding the PRUD Code – Mrs. Bryn MacDonald pg. 17
4. Discussion Regarding a New “A-20” Agricultural Zone – Mrs. Bryn MacDonald pg. 28
5. Other Items

**GENERAL SESSION – 7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives)
7. Recognition of the 2025 Woman of Honor and Grand Marshals – Mayor Brian Vincent
8. Youth Council Update
9. Consideration of Approval of the Minutes from the May 6<sup>th</sup>, 2025 City Council Meeting pg. 43
10. Decision to Deny or Accept for Further Consideration the “Allen Subdivision & Adjoining Properties” Annexation Petition – Ms. Casey Arnold pg. 4
11. Motion to Adjourn the General Session

Posted this 28<sup>th</sup> day of June, 2025:

Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above July 1, 2025 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at [www.westpointutah.gov](http://www.westpointutah.gov) and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://www.utah.gov/pmn).

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

## TENTATIVE UPCOMING ITEMS

Date: **07/15/2025**

### Administrative Session – 6:00 pm

1. Eagle Scout Project Proposal – Carter Allen
2. Discussion Regarding Updates to the General Plan – Mrs. Bryn MacDonald
3. Discussion Regarding the FY2026 Final Budget and 2025 Property Tax Rate for West Point City

### General Session – 7:00 pm

1. Davis County Sheriff's Office Update
2. Consideration of Approval of Ordinance No. \*\*, Amending WPCC Section \*\* Regarding Landscaping Requirements – Mrs. Bryn MacDONald
  - a. **Public Hearing**
  - b. Action
3. Consideration of Ordinance No. \*\*, Amending WPCC Section \*\* Regarding the PRUD Code – Mrs. Bryn MacDonald
  - a. **Public Hearing**
  - b. Action
4. Motion to Adjourn the General Session and Move Into a Special Budget Meeting

### Special Budget Meeting – Following

1. Consideration of Approval of Resolution No. \*\*, Approving the 2025 Property Tax Rate for West Point City
  - a. Public Hearing
  - b. Action
2. Public hearing Regarding the FY2026 Compensation Schedule
3. Consideration of Approval of Ordinance No. \*\*, Approving the FY2026 Final Budget for West Point City & All Related Agencies
  - a. Public Hearing
  - b. Action

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Date: **08/05/2025**

### Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Consideration of Approval Ordinance No. \*\*, Adopting an Updated General Plan – Mrs. Bryn MacDonald
  - a. Public Hearing
  - b. Action

Date: **08/19/2025**

### Administrative Session – 6:00 pm

1. Quarterly Financial Report

### General Session – 7:00 pm

1. Consideration of Approval of \*\*

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Date: **08/26/2025 - (Tentative)**

### Special Meeting

### General Session

1. Consideration of Approval of the 2025 Primary Election Canvass by the Board of Canvassers

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Date: **09/02/2025**

### Administrative Session – 6:00 pm

2. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Davis County Sheriff's Office Update
2. Youth Council Update
3. Swearing-In of the 2025-2026 West Point City Youth Council – Mayor Brian Vincent

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Date: **09/16/2025**

### Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Consideration of Approval of \*\*

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Date: **10/07/2025**

### Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of \*\*

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Date: **10/21/2025**

### Administrative Session – 6:00 pm



# WEST POINT CITY

# 2025 CALENDAR

## 2025

## IMPORTANT DATES

### JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

### FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1			
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

### AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2		
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
						31

### MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
			1			
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

### APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

### OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### MAY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3		
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

### JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

### DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

### JANUARY

1	New Year's Observed-CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
20	MLK Jr. Day - CLOSED
23	Planning Commission - 6 PM
24-25	City Council Planning & Visioning Session
28	Council/Staff Lunch - 11:30 AM

### JULY

1	City Council - 6 PM
3 & 4	PARTY AT THE POINT EVENTS
10	Planning Commission - 6 PM
11	MOVIE IN THE PARK - DUSK
15	Senior Lunch -11:30 AM (Loy Blake)
15	City Council - 6 PM
24	Pioneer Day Holiday - CLOSED

### FEBRUARY

4	City Council - 6 PM
11	Senior Lunch - 11:30 AM
13	Planning Commission - 6 PM
17	President's Day - CLOSED
18	City Council - 6 PM
27	Planning Commission - 6 PM

### AUGUST

5	City Council - 6 PM
8	Summer Social - 6:30 PM
12	Senior Lunch -11:30 AM (Loy Blake)
14	Planning Commission - 6 PM
15	MOVIE IN THE PARK - DUSK
19	City Council - 6 PM
28	Planning Commission - 6 PM

### MARCH

4	City Council - 6 PM
13	Planning Commission - 6 PM
18	Senior Lunch - 11:30 AM
18	City Council - 6 PM
27	Planning Commission - 6 PM

### APRIL

2	CEMETERY CLEANING
7	City Council - 6 PM
9	Planning Commission - 6 PM
11	FALL FESTIVAL
13	Employee Training - CLOSED
21	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
28	Council/Staff Lunch - 11:30 AM
TBD	ANNUAL FALL CLEAN-UP

### NOVEMBER

4	GENERAL ELECTION DAY
11	Veterans Day - CLOSED
18	Senior Lunch - 11:30 AM
13	Planning Commission - 6 PM
18	City Council - 6 PM
27-28	Thanksgiving - CLOSED

### JUNE

3	City Council - 6 PM
7	MISS WEST POINT PAGEANT
10	Senior Lunch -11:30 AM (Loy Blake)
12	Planning Commission - 6 PM
13	MOVIE IN THE PARK - DUSK
21	City Council - 6 PM
25	JUNETEENTH - CLOSED
26	Planning Commission - 6 PM

### DECEMBER

1	CITY HALL LIGHTING - 6 PM





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# CITY COUNCIL STAFF REPORT

**Subject:** "Allen Subdivision & Adjoining Properties"  
**Annexation Petition**  
**Author:** Kyle Laws  
**Department:** Executive  
**Meeting Date:** July 1, 2025

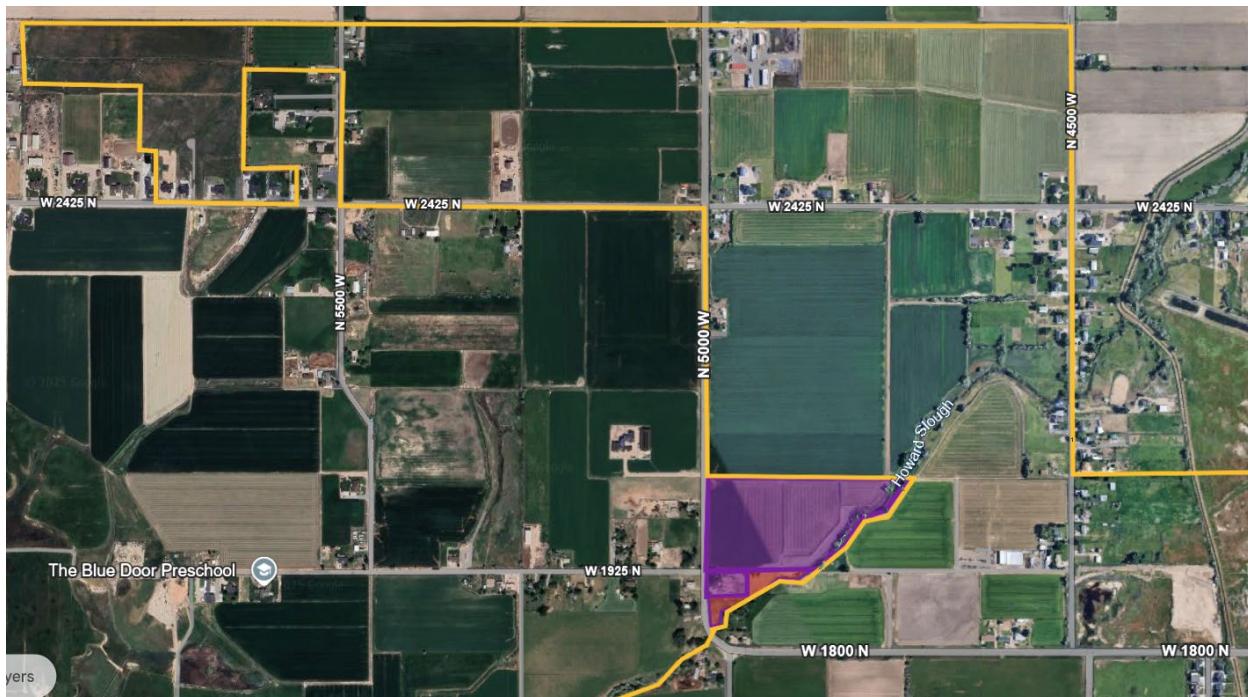


## **Background**

On June 12, 2025, a complete Annexation Petition was submitted to the City. The Petition Title is the "Allen Subdivision & Adjoining Properties" and includes three properties on the east side of 5000 W and north of 1800 N – commonly referred to as "Pig's Corner". The annexation process is dictated by Utah State Code and is found in §10-2-8. In accordance §10-2-807, the Annexation Petition must be placed on a City Council agenda for denial or acceptance for further consideration at the first regularly scheduled meeting that is at least 14 days after the Petition is submitted. The City has no obligation to accept the petition for further consideration, even if the property is within the City's future annexation area, and can deny the Petition at this point. However, if the Council fails to either accept or deny the Petition at this meeting, it is considered as accepted for further consideration. Acceptance of the Petition for further consideration does not mean that the property is annexed or that it *will* be annexed – it only means that the Council is allowing the process to continue.

## **Analysis**

The "Allen Subdivision & Adjoining Properties" Annexation Petition consists of three properties, totaling approximately 19.015 acres. Two of the three property owners (representing 16.895 acres) have signed the Petition in favor of the annexation. A map of the area is below (those in favor shaded in purple, the red is the property included):



If the petition is accepted, whether through approval or non-action, a series of deadlines and processes are initiated. To briefly summarize, a 30-day deadline will begin for the City Recorder to obtain any records or further information needed from the County or Petitioner and work with other Staff and our legal counsel to determine if the Petition meets the requirements of the applicable annexation statutes. Should it not, the City Recorder must reject the Petition and deliver notice of and reasons for the rejection to the City Council, Petitioner, and Davis County Board of Commissioners.

If the Petition is determined to meet the requirements, the City Recorder must certify the Petition and issue a Notice of Certification that must be sent to the Council, Petitioner, and County. Within 10 days of the Notice of Certification being sent, the City Recorder must begin the noticing process to affected entities, surrounding property owners, and the public. Public notice must be posted for three successive weeks.

Protests to the Petition may be filed within 30 days from the date the City Recorder mails the Notice of Certification. Protests may only be filed by the legislative or governing body of an affected entity (including counties, local districts, special service districts, etc.), or the owner of rural real property within the proposed area (simply defined as being over 1,000 acres in size and zoned for agricultural or manufacturing purposes) or owner of private real property located in a mining protection area, neither of which property types apply to the proposed area.

Protests are filed directly with the Davis County Board of Commissioners. Another process begins at that point, but the main takeaway is that accepting the Petition for consideration begins a roughly two to three-month annexation process. Attached is an “Annexation Process” outline Staff has put together that details the responsibilities of each party and the various deadlines and requirements.

Again, it is important to understand that Acceptance of the Petition for further consideration does not mean that the property is annexed or that it *will* be annexed or even that the Council is in favor of the annexation – it only means that the Council is allowing the process to continue. It is also important to understand that the Council does not have to approve an annexation, regardless of whether it meets all of the requirements – the decision is completely at the discretion of the City Council – and it can do so only after holding a public hearing after the protest period has ended.

### **Recommendation**

Staff has no recommendation to the Council on whether to accept or deny this annexation for further consideration. However, it is important to note that staff has been in communication with the petitioner to ensure that the properties included in the petition create a logical, consistent city boundary.

### **Significant Impacts**

If the Petition is accepted for further consideration, the immediate significant impact is that a 30-day deadline is initiated in which the City Recorder must either certify or deny the petition in accordance with the applicable requirements. If certified, the City Council will be given a Notice of Certification and a public noticing process begins.

### **Attachments**

Allen Subdivision & Adjoining Properties Annexation Petition



## WEST POINT CITY

3200 W 300 N  
West Point, UT 84015  
801.776.0970

### ANNEXATION PETITION

(Must be filed with the City Recorder. All required documents must be attached. Incomplete submissions will not be accepted)

**PETITION TITLE:** Allen Subdivision & Adjoining Properties

**PROPERTY LOCATION:** Parcel ID(s): 140370032 - 143340001 - 143340002

19.923  
**ACREAGE:** 20.058

**AFFECTED PROPERTY OWNER NAMES:**

*(within Proposed Annexation Area):*

ALLEN, JIM P & JANETTE M - ETAL - TRUSTEES

FLINT INVESTMENTS LLC DBA HAWK HOMES

WAYNE D GREEN LLC

**PROPERTY ADDRESS:**

1924 N 5000 WEST

1878 N 5000 WEST

**PARCEL ID#:**

140370032

143340001

143340002

*Attach additional sheet as needed*

**PETITION MAIN CONTACT PERSON:**

*(It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition)*

Name: Hunter Murray

Phone: 801-628-3140

Mailing Address: 590 N. Kays Drive

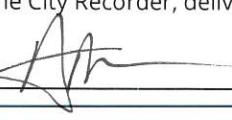
City: Kaysville

State: UT Zip: 84037

Email: hunter@hgroupventures.com

**INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):**

1. A copy of the Notice of Intent to File an Annexation Petition sent to affected entities as required, the date the notice was sent, and a list of the affected entities to which notice was sent.
2. Signature page(s) (**must include the required statement**) of property owners in favor of annexation that are within the proposed annexation area.
3. One 24" x 36" accurate and recordable (mylar) map, prepared by a licensed surveyor, of the area proposed for annexation. Mylar copy must be stamped by the surveyor and meet the requirements of UCA§ 17-23-20(4).
4. One 11" x 17" paper copy of the map prepared by the licensed surveyor.
5. Electronic copy of prepared map sent to [carnold@westpointutah.gov](mailto:carnold@westpointutah.gov)
6. A legal property description of the proposed area in word format sent to: [carnold@westpointutah.gov](mailto:carnold@westpointutah.gov)
7. On the date of filing with the City Recorder, deliver or mail a copy of petition to Davis County Recorder

**Signature of Petitioner:** 

05-14-2025

**Date Submitted**

**Petitioner Information (If different than Main Contact):**

Name:  

Phone:  

Mailing Address:  

Email:  

OFFICE USE ONLY:	Date Submitted:	Received By:
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**CONTINUED LIST OF AFFECTED PROPERTY OWNERS/ADDRESS/PARCEL ID#'S  
(IF NEEDED)**

**AFFECTED PROPERTY OWNER NAMES:**

(within Annexation Area):

Jim Allen (ALLEN, JIM P &  
JANETTE M - ETAL - TRUSTEES)

Jed Flint (FLINT INVESTMENTS LLC DBA HAWK HOMES)

Wayne Green (WAYNE D GREEN LLC))

## PROPERTY ADDRESS:

1924 N 5000 WEST

1878 N 5000 WEST

PARCEL ID#:

140370032

143340001

*Attach additional sheet(s) as needed*

**OFFICIAL PROPERTY OWNER(S) SIGNATURES IN FAVOR**  
**OF ANNEXATION PETITION**

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

By signing below, I certify that I am the owner or majority property owner of the unincorporated property identified and that I am in favor of this petition to annex said property into the boundaries of West Point City:

Jim Allen (ALLEN, JIM P & JANETTE M - ETAL TRUSTEES)		140370032	Property Address or Parcel ID	5/15/2025
Property Owner Name	Property Owner Signature		Date	
Jed Flint (FLINT INVESTMENTS LLC DBA HAWK HOMES)		1924 N 5000 WEST /14334001	Property Address or Parcel ID	5/15/25
Property Owner Name	Property Owner Signature		Date	
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date
Property Owner Name	Property Owner Signature		Property Address or Parcel ID	Date

**NOTICE TO PROPERTY OWNERS:**

*There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.*

*If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.*

*If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.*

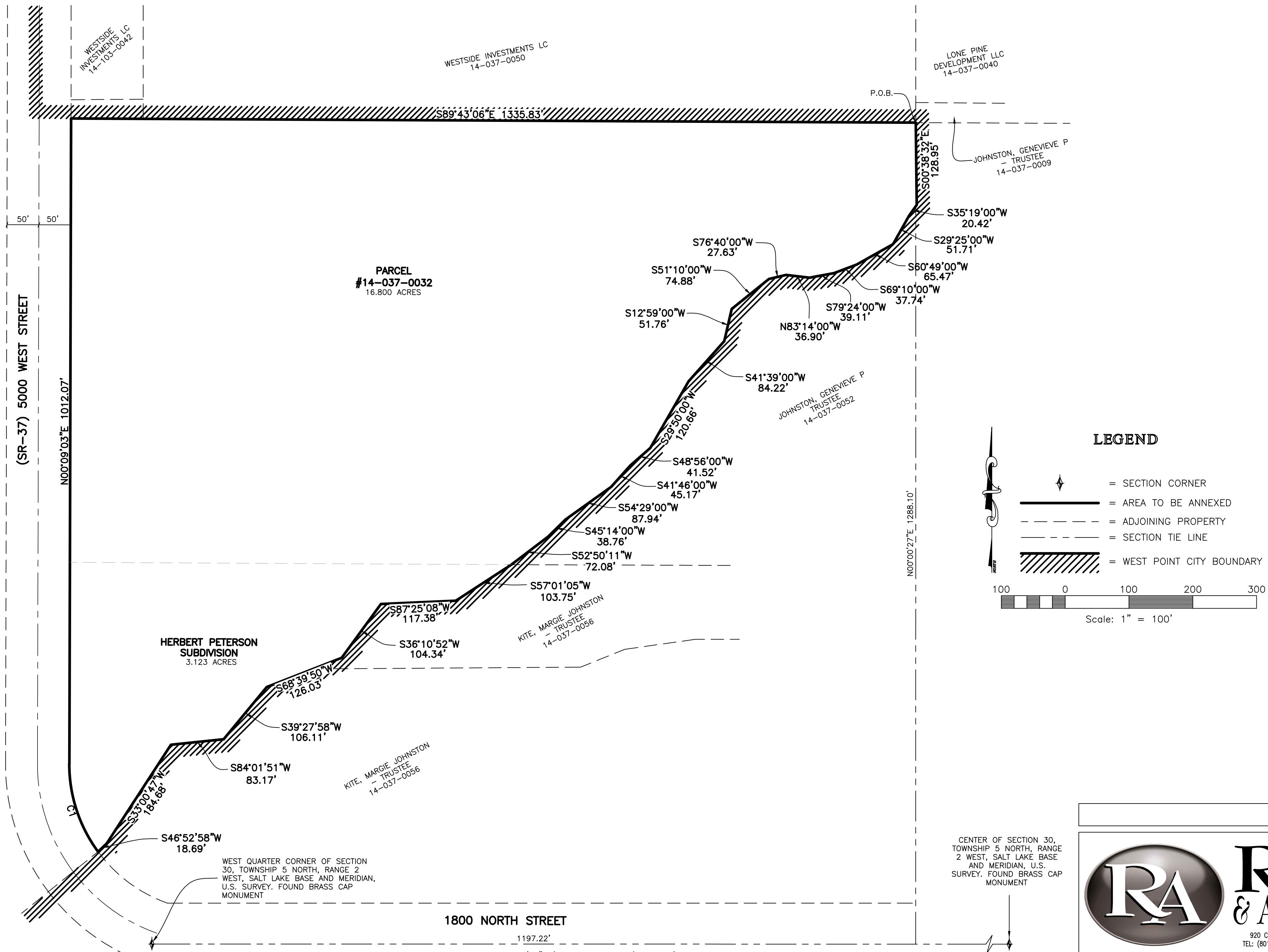
# PLAT OF ANNEXATION TO WEST POINT CITY RESOLUTION #

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

DAVIS COUNTY, UTAH  
MAY, 2025



VICINITY MAP  
NO SCALE



## SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR WEST POINT CITY AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283  
UTAH LICENSE NUMBER



## AREA TO BE ANNEXED

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING WEST POINT CITY BOUNDARY LINE, SAID POINT BEING 1197.22 FEET SOUTH 89°59'33" EAST ALONG THE SECTION LINE AND 1288.10 FEET NORTH 00°00'27" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30 (SAID QUARTER CORNER BEING NORTH 89°59'33" WEST 2687.69 FEET FROM THE CENTER OF SAID SECTION 30); THENCE ALONG SAID CITY BOUNDARY LINE THE FOLLOWING TWENTY-FIVE (25) COURSES: (1) SOUTH 00°38'32" EAST 128.95 FEET; (2) SOUTH 35°19'00" WEST 20.42 FEET; (3) SOUTH 29°25'00" WEST 51.71 FEET; (4) SOUTH 60°49'00" WEST 65.47 FEET; (5) SOUTH 69°10'00" WEST 37.74 FEET; (6) SOUTH 79°24'00" WEST 39.11 FEET; (7) NORTH 83°14'00" WEST 36.90 FEET; (8) SOUTH 76°40'00" WEST 27.63 FEET; (9) SOUTH 51°10'00" WEST 74.88 FEET; (10) SOUTH 12°59'00" WEST 51.76 FEET; (11) SOUTH 41°39'00" WEST 84.22 FEET; (12) SOUTH 29°50'00" WEST 120.66 FEET; (13) SOUTH 48°56'00" WEST 41.52 FEET; (14) SOUTH 41°46'00" WEST 45.17 FEET; (15) SOUTH 54°29'00" WEST 87.94 FEET; (16) SOUTH 45°14'00" WEST 38.76 FEET; (17) SOUTH 52°50'11" WEST 72.08 FEET; (18) SOUTH 57°01'05" WEST 103.75 FEET; (19) SOUTH 87°25'08" WEST 117.38 FEET; (20) SOUTH 36°10'52" WEST 104.34 FEET; (21) SOUTH 68°39'50" WEST 126.03 FEET; (22) SOUTH 39°27'58" WEST 106.11 FEET; (23) SOUTH 84°01'51" WEST 83.17 FEET; (24) SOUTH 33°00'47" WEST 184.68 FEET; (25) SOUTH 46°52'58" WEST 18.69 FEET TO THE EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 230.90 FEET, AN ARC LENGTH OF 147.24 FEET, A DELTA ANGLE OF 36°32'07", A CHORD BEARING OF NORTH 18°07'00" WEST, AND A CHORD LENGTH OF 144.75 FEET; (2) NORTH 00°09'03" EAST 1012.07 FEET TO THE EXISTING WEST POINT CITY BOUNDARY LINE; THENCE ALONG SAID CITY BOUNDARY LINE SOUTH 89°43'06" EAST 1324.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 867846 SQUARE FEET OR 19.923 ACRES.

## DAVIS COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT AS REQUIRED BY UTAH CODE 17-23-20.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVIS COUNTY SURVEYOR

## WEST POINT CITY

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE WEST POINT CITY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST POINT CITY

NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX THIS PROPERTY IN TO THE WEST POINT CITY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°59'33"E [NAD83 S89°38'26"E]



Davis County Recorder  
Entry No. \_\_\_\_\_ Fee Paid  
Filed For Record  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For:  
Davis County Recorder  
Deputy.

May 27, 2025

Davis County hereby certifies that the following notice required by Utah state code 10-2-403 was properly mailed on May 27, 2025.



Jenny Bloemen  
Davis County Planner

**NOTICE OF INTENT TO FILE A PETITION TO ANNEX AN  
UNINCORPORATED AREA OF DAVIS COUNTY TO WEST POINT CITY**

**ATTENTION: YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION**

RECORDS SHOW THAT YOU OWN PROPERTY WITHIN AN AREA THAT IS INTENDED TO BE INCLUDED IN A PROPOSED ANNEXATION TO WEST POINT CITY OR THAT IS WITHIN 300 FEET OF THAT AREA. IF YOUR PROPERTY IS WITHIN THE AREA PROPOSED FOR ANNEXATION, YOU MAY BE ASKED TO SIGN A PETITION SUPPORTING THE ANNEXATION. YOU MAY CHOOSE WHETHER TO SIGN THE PETITION. BY SIGNING THE PETITION, YOU INDICATE YOUR SUPPORT OF THE PROPOSED ANNEXATION. IF YOU SIGN THE PETITION BUT LATER CHANGE YOUR MIND ABOUT SUPPORTING THE ANNEXATION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF WEST POINT CITY WITHIN 30 DAYS AFTER WEST POINT CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

THERE WILL BE NO PUBLIC ELECTION ON THE PROPOSED ANNEXATION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. SIGNING OR NOT SIGNING THE ANNEXATION PETITION IS THE METHOD UNDER UTAH LAW FOR THE OWNERS OF PROPERTY WITHIN THE AREA PROPOSED FOR ANNEXATION TO DEMONSTRATE THEIR SUPPORT OF OR OPPOSITION TO THE PROPOSED ANNEXATION.

YOU MAY OBTAIN MORE INFORMATION ON THE PROPOSED ANNEXATION BY CONTACTING THE WEST POINT CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT, 801-776-0971. ONCE FILED, THE ANNEXATION PETITION WILL BE AVAILABLE FOR INSPECTION AND COPYING AT THE OFFICE OF WEST POINT CITY LOCATED, 3200 WEST 300 NORTH WEST POINT, UT, 84015.

A MAP OF THE AREA THAT IS PROPOSED TO BE ANNEXED IS ATTACHED.

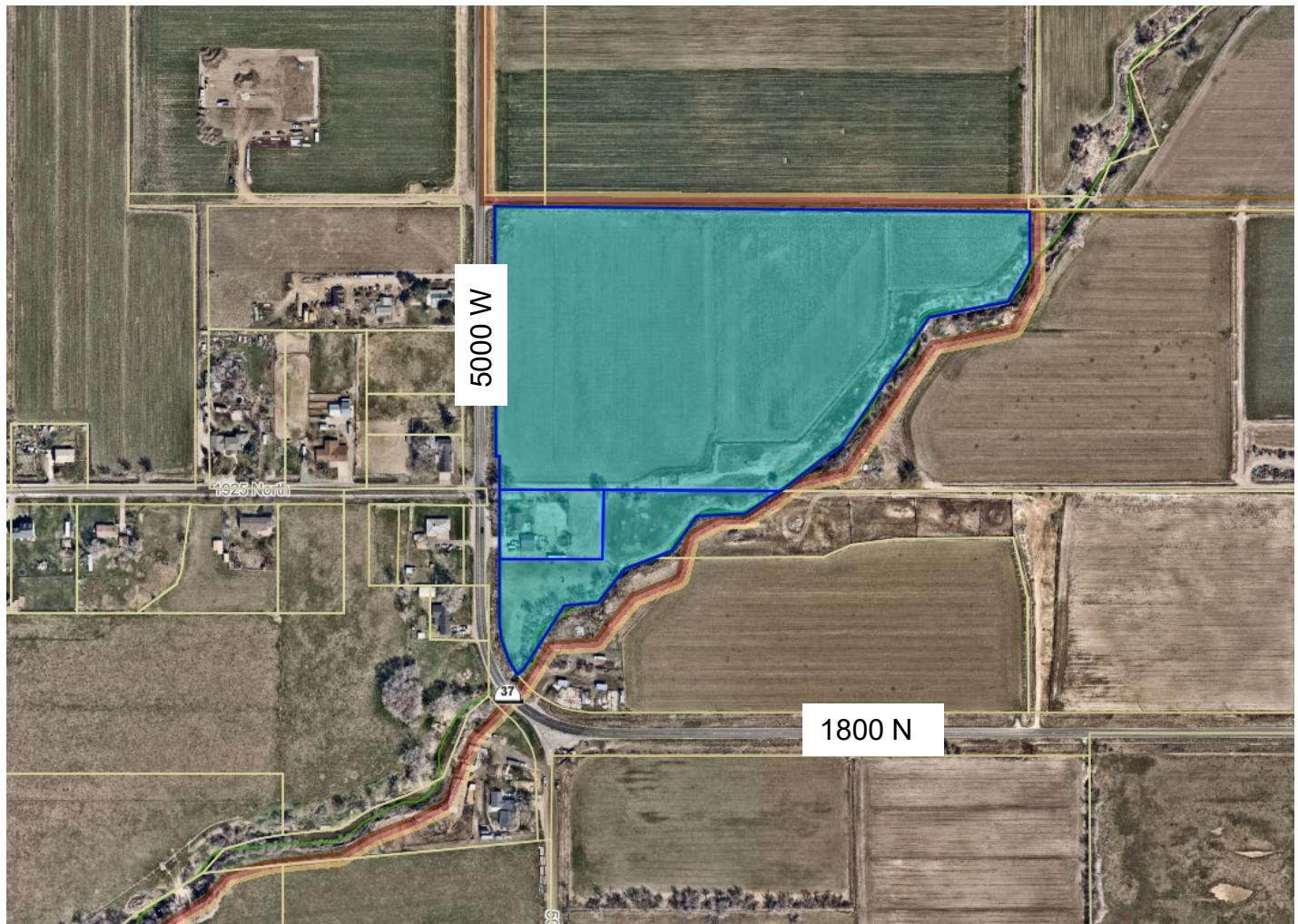


## Annexation to West Point City - Allen



**Parcels:** 140370032 15.89 acres  
143340001 1 acre  
143340002 2.12 acres

**Total Acreage:** 19.01 Acres



**SALE**  
Davis County  
Planning  
61 South Main Street  
Farmington, UT 84025  
801-451-3243

05/27/25 15:55:25  
Merchant ID : 179362  
Terminal : 401-682-937  
Sequence # : 000001  
Auth Number : 027577

**AMOUNT:** \$ 36.00  
**CONVENIENCE FEE:** \$ 1.55  
**TOTAL:** \$ 37.55

CARD ENTRY MODE MANUAL  
Visa \*\*\*\*2629

Trek Loveridge  
SIGNATURE Amber - Allen

I agree to pay above total amount  
in accordance with card issuer's  
agreement (merchant agreement if  
credit voucher). Retain this copy  
for statement verification

Thank you!

**MERCHANT COPY**

# CITY COUNCIL STAFF REPORT

**Subject:** Landscaping Text Amendments  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 1, 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 previously adopted changes that eliminated 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.

On December 3 and 17, 2024, the City Council reviewed Weber Basin Water Conservancy District's requirements for landscaping code updates and directed the Planning Commission to develop draft changes and provide a recommendation. The Planning Commission discussed the matter on February 27 and April 10, 2025, with input from Jon Parry of Weber Basin. The Planning Commission discussed the item further on April 24th and May 8th, 2025. A public hearing was held on May 22, 2025.

## **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**

The code currently requires all single-family homes to be landscaped within the first year of occupancy. Property owners can install 100 percent 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 percent xeriscape/rock, they must submit an application to staff for review and approval. The code would be changed to state that lawn areas cannot exceed 35% of the front and side yard. There are already

requirements for providing a certain amount of living material (plants, shrubs, and trees), and those would remain the same.

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.

### **Recommendation**

This item is on for discussion only. No action is required at this time. The Planning Commission recommended approval of the changes to the landscaping ordinance.

### **Attachments**

Draft 17.70.040 Residential Landscaping Requirements Code

### **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. 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 landscaping 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 its own irrigation zone and no overhead spray irrigation shall be allowed.

# CITY COUNCIL STAFF REPORT

**Subject:** PRUD Overlay Zone  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 1, 2025



## Background

Staff is proposing to revise the Planned Residential Unit Development (PRUD) code. A PRUD overlay zone allows for flexible residential development with integrated amenities. These revisions shift the focus towards larger, more comprehensively planned developments for density increases, while smaller developments can still utilize the PRUD for design flexibility.

Staff presented the existing ordinance and its challenges, proposing a repeal and replacement with 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. The Planning Commission had discussions on April 24 and May 8, 2025. A public hearing was held May 22, 2025. The PC recommended approval of the text change. The City Council must now hold a public hearing and can approve, deny, or modify the request.

## Analysis

The Planned Residential Unit Development (PRUD) overlay zone is designed to encourage efficient utilization of land through large-scale residential development by allowing flexibility in development standards to create more attractive residential areas. The PRUD zone may be applied as an overlay to R-1, R-2, and R-3 zones, and is not a standalone zoning district.

### *Current Code Summary*

Currently, there is no minimum development size required to apply for a PRUD. Developers can obtain up to a 20% bonus density if they incorporate specified amenities. Flexibility in development standards is also available, and to achieve it, developers must include a minimum of 5% of the listed amenities.

### *New Code Summary*

The proposed revisions introduce the following key changes:

- Density requests are limited to properties 10 acres or larger, with a minimum set of enhancements required to qualify for the density.
- Properties under 10 acres are only eligible for flexibility, with the aim of improving smaller projects' design while preserving existing density and must still meet the minimum improvement standards.
- Development standards that apply to all PRUDs regardless of the size will include:
  - Perimeter fencing (vinyl or equivalent)
  - Architectural standards (specific exterior materials, no vinyl siding)
  - Street trees

The Planning Commission held a public hearing on May 22, 2025. There was one public comment regarding wetlands being used as open space. The code does not allow sensitive lands, such as wetlands, to count as open space towards the bonus density requirements.

### **Recommendation**

This item is on for discussion only. No action is required at this time. The Planning Commission recommended approval of the proposed changes to West Point City PRUD code.

### **Attachments**

Draft 17.60.160 Code

## **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.
- 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 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:
    - 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.

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- 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.
- 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. 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 twin homes or attached 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)].

# CITY COUNCIL STAFF REPORT

**Subject:** New A-20 Agriculture Zone  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** July 1, 2025



## Background

The City adopted a new General Plan in December 2024. In response to increasing development interest in the northwest area of the City, the Planning Commission and City Council began discussing land use and zoning strategies to help guide future growth in this area. As part of this review, a general plan map amendment was initiated. This included a new A-20 (Agricultural, Half-Acre) zoning district. The new zone was proposed to provide a transition between larger agricultural parcels and standard residential subdivisions.

During the Planning Commission's meetings on April 24th and May 8th, both the proposed General Plan Map changes and the creation of the new A-20 zoning district were discussed. The Planning Commission held a public hearing on May 22, 2025, regarding the general plan map changes and recommended approval. This included areas proposed for A-20 zoning. The Planning Commission held a public hearing on June 12, 2025, and recommended approval of the A-20 zone.

## Process

Zoning text amendments are considered legislative actions, which allow for broad discretion by both the Planning Commission and City Council. A public hearing must be held before the Planning Commission can forward a recommendation to the City Council. The Council will then make the final decision.

## Analysis

The proposed A-20 zone would establish a new zoning district with the following characteristics (*The proposed text has been attached for review*):

- **Purpose:** The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.
- **Density:** 1.7 units/acre
- **Minimum Lot Size:** 20,000 square feet
- **Permitted Uses:**
  - Single-family residential
  - Accessory structures and home occupations
  - Farm Animals (including roosters)
- **Conditional Uses:**
  - Private dog Kennels
- **Development Standards:**
  - **Setbacks and Height:** Standards are proposed to reflect the larger lot sizes and to preserve open space character.
  - **Lot Coverage:** Intended to promote low-density, spacious lots while still allowing for functional home and yard designs.

The introduction of the A-20 zone gives the City a zoning tool that fits areas with planned sewer access but still desires to retain a semi-rural feel. It also reflects the intent of the updated General Plan to offer a diverse range of housing and lot sizes while respecting surrounding land uses.

### **Recommendation**

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

### **Attachments**

Draft Text Amendments

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## Chapter 17.60

### ESTABLISHMENT AND DESIGNATION OF ZONES

Sections:

- 17.60.010** **Zones established and Zoning Map.**
- 17.60.020** **Application of zoning regulations.**
- 17.60.030** **Rules for interpretation of zoning boundaries.**
- 17.60.040** **Designation of zone(s) upon annexation.**
- 17.60.050** **Table of land use regulations.**
- 17.60.060** **A-5 agricultural and farm industry zone.**
- 17.60.070** **A-40 agricultural zone.**
- 17.60.075** **A-20 agricultural residential**
- 17.60.080** **R-1 residential zone.**
- 17.60.090** **R-2 residential zone.**
- 17.60.100** **R-3 residential zone.**
- 17.60.105** **R-4 residential neighborhood zone.**
- 17.60.110** **R-5 multifamily residential zone.**
- 17.60.120** **R-6 multifamily residential zone.**
- 17.60.130** **Professional office zone (P-O).**
- 17.60.140** **Limited commercial (L-C), neighborhood commercial (N-C), community commercial (C-C) and regional commercial zone (R-C).**
- 17.60.150** **Research/industrial park (R/IP).**
- 17.60.160** **Planned residential unit development overlay (PRUD).**

#### **17.60.010    Zones established and Zoning Map.**

A. For the purposes of this title, all the land within the incorporated boundaries of West Point City is hereby divided into the following zones which are shown on the zoning map of West Point City which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this title:

A-40

Agricultural Zone

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A-5	Agricultural and Farm Industry Zone
<u>A-20</u>	<u>Agricultural Residential</u>
R-1	Residential Zone
R-2	Residential Zone
R-3	Residential Zone
R-4	Residential Neighborhood Zone
R-5	Multifamily Residential Zone
R-6	Multifamily Residential Zone
P-O C	Professional Office Zone
L-C	Limited Commercial
N-C	Neighborhood Commercial
C-C	Community Commercial
R-C	Regional Commercial
R/IP	Research/Industrial Park Zone
PRUD	Planned Residential Unit Development Overlay Zone

## 17.60.050 Table of land use regulations.

### A. *Glossary and Requirements.*

P = Permitted Use (P). A site plan application might be required as outlined in Chapter

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17.30 WPCC.

AC = Administrative Conditional Use (AC). A site plan application with an administrative staff review is required.

PC = Planning Commission Conditional Use Review (PC). A site plan application with planning commission review is required.

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

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
<b>Agricultural Uses</b>															
1. Agriculture – Crop Production	P	P	<u>P</u>	P	P	P	P	P	P			P	P	P	P
2. Intensive Commercial Agricultural Operations	AC	AC													
3. Farm Animals	P	P	<u>P</u>	P	P	AC									
4. Accessory Building (small) up to 1,200 sq. ft.	P	P	<u>P</u>	P	P	P	P	P	P		P	P	P	P	P
5. Accessory Building (medium) 1,201 – 1,449 sq. ft. on a lot under 15,000 sq. ft.	AC	AC	<u>AC</u>	AC	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC
6. Accessory Building (large) 1,5000 sq. ft. +	PC	PC	<u>PC</u>	PC	PC	PC	PC	PC	PC						
7. Accessory Building (side yard)	AC	AC	<u>AC</u>	AC	AC	AC	AC	AC	AC						
8. Animal Enclosures	P	P	<u>P</u>	AC	AC	AC									
9. Beekeeping (apiary)	P	P	<u>P</u>	P	P	P									
10. Kennels, Private > 2 Dogs	PC	PC	<u>PC</u>												

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
11. Agricultural Subdivision	P	P	<u>P</u>												
<b>Residential Uses</b>															
1. Dwelling, Single-Family	P	P	<u>P</u>	P	P	P	P	P	P						
2. Twin Home									P						
3. Minor Home Occupations (see WPCC <a href="#">17.70.140</a> )	AC	AC	<u>AC</u>	AC	AC	AC	AC	AC							
4. Major Home Occupations (see WPCC <a href="#">17.70.140</a> )	PC	PC	<u>PC</u>	PC	PC	PC	PC	PC							
5. In-Home Daycare/Preschool (see WPCC <a href="#">17.70.140</a> )	PC	PC	<u>PC</u>	PC	PC	PC	PC	PC							
6. Townhomes, Duplexes, Patio Homes, Single Story or Stacked Flat Condominiums							P	P							
7. Dwelling, Multiple Unit								PC							
8. Internal Accessory Dwelling Units (see WPCC <a href="#">17.70.060</a> )	P	P	<u>P</u>	P	P	P		P							

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
9. Detached Accessory Dwelling Units (see WPCC <a href="#">17.70.060</a> )	PC	PC	<u>PC</u>	PC	PC	PC									
10. Attached Accessory Dwelling Units (see WPCC <a href="#">17.70.060</a> )	PC	PC	<u>PC</u>	PC	PC	PC									
11. Residential Subdivision (including a model home as a permitted use after the preliminary plat is approved)	P	P	<u>P</u>	P	P	P	P	P	P						

#### Institutional/Quasi-Public

1. Cemetery	PC	PC	PC	PC	PC	PC	PC	PC	PC						
2. Religious Places of Worship and Support Facilities	P	P	<u>P</u>	P	P	P	P	P	P		P	P	P	P	P
3. Commercial Day Care Center and/or Preschool										PC		PC	AC	AC	AC
4. Senior Care Facilities/Nursing Homes										PC		PC	PC	PC	PC
5. Private/Quasi-Public/Charter School	P	P	<u>P</u>	P	P	P	P	P	P		P	P	P	P	P

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
6. Utility Buildings and Structures, Electric Substations	PC	PC	<u>PC</u>	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC
7. Telecommunications Towers (see Chapter <a href="#">17.90</a> WPCC for specific types), and Small Cell Installations.* *Monopole type only and only allowed on public property.				PC*	PC*	PC*	PC*	PC*	PC	PC		PC	PC	PC	PC
8. Public Utilities (including substations). Shops and Storage Yards, and Public Buildings	P	P	<u>P</u>	P	P	P	P	P	P	P		P	P	P	P
9. Public Water Reservoir/Public Storage Tank	P	P	<u>P</u>	P	P	P	P	P	P	P		P	P	P	P
10. Group Homes in Residential Structure	P	P	<u>P</u>	P	P	P	P	P	P						
<b>Entertainment/Recreation Uses</b>															
1. Golf Course (public and private)	P	P	<u>P</u>												
<b>Automobile-Related Uses</b>															

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
1. Convenience Store											PC	PC	PC	PC	PC
2. Vehicle Repair, Limited										PC					
<b>General Retail/Commercial/Hospitality</b>															
1. Retail Shops/Services (under 10,000 sq. ft.)											PC	PC	PC	PC	PC
2. Mid-Box Retail (10,001 – 80,000 sq. ft.)											PC	PC			
3. Big Box Retail (80,001 sq. ft. and larger)												PC			
4. Financial Institutions									PC		PC	PC	PC	PC	PC
5. Restaurants, Bars, Including Fast Food									PC		PC	PC	PC	PC	PC
6. Professional Offices, Business Medical/Dental/Optical Office/Clinics and Laboratories									PC		PC	PC	PC	PC	PC
7. Private Instructional Studio – Artist, Photography, Dance, Music, Drama,										PC	PC	PC	PC		

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
Health, Exercise															
8. Commercial Complex										PC		PC	PC	PC	PC
9. Commercial/Industrial Subdivisions										P		P	P	P	P
10. Signs (see Chapter <a href="#">17.110</a> WPCC)	P	P	<u>P</u>	P	P	P	P	P		P		P	P	P	P
11. Firework Stands (temporary) (see Chapter <a href="#">5.25</a> WPCC)											P	P	P	P	P
12. Animal Clinic												PC			
<b>Commercial Related/Manufacturing</b>															
1. Light Manufacturing (within an enclosed building)														PC	PC
2. General Manufacturing															PC
3. Contractor Storage Yard															PC
4. Self-Storage Units															PC
5. Warehouse															PC

LAND USE ZONES	A-5	A-40	<u>A-20</u>	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
6. Open Storage for Recreational Vehicle, Boat and Trailer															P
7. Office or Retail Shop/Warehouse														PC	PC
8. Sexually Oriented Businesses (see Chapter <a href="#">5.50</a> WPCC)															PC
9. Cannabis Facilities: Cultivation, Processing, and Pharmacies															P

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## **17.60.070 A-20 agricultural residential zone.**

A. Purpose. The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.

B. Use Table. See use table section, WPCC 17.60.050. If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

C. Development and Building Standards.

1. Subdivision Requirements. In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter 17.130 WPCC.

2. A-20 Lot Standards Tables. The following standards apply to all buildings in the A-40 zone:

<b><u>Lot Size and Minimum Dimensions</u></b>	
<u>Maximum Density (units per acre)</u>	<u>1.7</u>
<u>Min. Lot Area (sq. ft)</u>	<u>20,000</u>
<u>Min. Frontage</u>	<u>100'</u>
<u>Min. Depth</u>	<u>100'</u>

<b><u>Principal Structure</u></b>	
<u>Min. Front Yard Setback</u>	<u>30'</u>
<u>Min. Front Yard Setback Arterial Street</u>	<u>40'</u>
<u>Min. Side Yard Setback (one side)</u>	<u>10' (total of 20' for both sides)</u>
<u>Min. Side Yard Corner Lot</u>	<u>20'</u>

<u>Min. Side Yard Corner Lot Arterial Street</u>	<u>30'</u>
<u>Min. Rear Yard Setback (see WPCC 17.70.020 for encroachment standards)</u>	<u>30'</u>
<u>Min. and Max. Height</u>	<u>(See WPCC 17.70.020)</u>
<u>Min. Size of Dwelling</u>	<u>(see WPCC 17.70.020)</u>

#### Accessory Buildings

<u>Animal Enclosures</u>	<u>(see WPCC 17.70.100)</u>
<u>Accessory Buildings</u>	<u>(see WPCC 17.70.030)</u>
<u>Accessory Dwelling Units</u>	<u>(see WPCC 17.70.060)</u>

#### Fencing and Landscaping

<u>Fencing</u>	<u>(see WPCC 17.70.050)</u>
<u>Landscaping</u>	<u>(see WPCC 17.70.040)</u>

#### Towers and Flagpoles

<u>Max. Height for Flagpoles</u>	<u>40'</u>
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3. Animal Enclosures. All pens, corrals, barns, coops, stables and other similar structures to keep animals or fowl shall be located not less than 150 feet from a public street and not less than 100 feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than 150 feet from a public street on one side and 25

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feet from the other public street. All pigs shall be kept at least 200 feet from dwellings on adjacent lots. Also see WPCC 17.70.100.

4. *Front Yard Landscaping.* 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.

D. *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.

WPCC 17.70.100, Farm animal regulations.

WPCC 17.70.140, Home occupations.

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. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

## **17.70.100 Farm Animal Regulations**

B. Animal Allowance. Farm animals held for noncommercial purposes are permitted solely in the agricultural A-5, and A-40, A-20, R-1, and R-2 zones as a permitted use and shall be an administrative conditional use in the R-3 zone for all animals except small animals which may include chickens, ducks, geese, pigeons, and rabbits, unless restricted by private development agreements, covenants, or other legally binding contracts. Roosters shall not be kept in any residential zone. Residents in the R-1, R-2, R-3 and R-45 zones with property not less than 5,000 square feet may, at any time, keep and maintain a base number of no greater than six chickens, regardless of the size of their property, subject to the requirements of this section and any other applicable provisions of this code. The number of additional chickens shall be based on the same formula as other animals as follows:

