



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
August 28, 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 – August 28, 2025, Planning Commission Meeting
- **Email Body:** **Must** include First & Last Name, City and a succinct short statement of your comment

WORK SESSION – 6:00 PM

Open to the public

1. Discussion of revisions to the sign code
2. Review of agenda items
3. Staff Update

GENERAL SESSION – 7:00 PM

Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought (*Please contact the Clerk to request to give a prayer or inspirational thought.*)
4. Disclosures from Planning Commissioners
5. Public Comments (*Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.*)
6. Approval of minutes from the May 22, 2025, Planning Commission meeting
7. Approval of minutes from the August 14, 2025, Planning Commission meeting

Legislative Items

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

8. Discussion and consideration to amend the development agreement for the Heritage Point subdivision located at approximately 5000 W 2425 N; *Mike Bastian, applicant*
 - a. *Public Hearing*
 - b. *Action*
9. Planning Commission Comments
10. Adjournment

Posted this 22nd day of August, 2025

Katie Hansen
Katie Hansen, Deputy City Recorder

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

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 22nd day of August, 2025, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder



**WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES**

May 22, 2025

**WORK SESSION
6:00 PM**

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Commissioner Adam King

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

City Staff Excused: Troy Moyes, City Planner

Visitors: Matt Leavitt, Rena Hunt

1. Discussion of a proposed rezone for property located at 3900 W 300 N (Matt Leavitt)

Matt Leavitt returned with a revised proposal to rezone his property from R-2 to R-4, consistent with the general plan. His updated layout adjusted road stubs as previously discussed and maintained essentially the same number of lots, including twin homes. The plan showed 47 units, slightly below the R-4 minimum density requirement of 3.7 units per acre at 3.6.

The Commission discussed options for addressing the density shortfall, including rezoning to R-3 with a PRUD or approving R-4 with a development agreement. Concerns were raised regarding the number of twin homes, since code allowed only 20%. Previous City Council decisions suggested they would likely require rounding down to eight twin homes rather than allowing ten. Mr. Leavitt stated he would like to keep the number at ten and not remove the two twin homes.

It was noted that the lower density could still be acceptable if addressed through a development agreement, though some commissioners questioned the need for a minimum density requirement in R-4.

Other issues discussed included driveway access on 300 N, which required an exception, and potential future adjustments to the street layout depending on neighboring property. Overall, Commissioners wanted to hold a public hearing to hear feedback and potentially move this on to City Council. Bryn MacDonald reminded the Commission a development agreement would be needed to resolve the density and twin home issues.

A public hearing on the rezone and development agreement was scheduled for June 12.

2. Discussion of a proposed preliminary plat for Nielsen Crossing located at 12 N 2000 W

Bryn MacDonald reported that the Nielsen Crossing subdivision, recently rezoned by the City Council, had submitted its preliminary plat. The proposal was unchanged from earlier versions and would proceed in two phases, with a full preliminary plat followed by separate final approvals for each phase. She noted the layout of the detention area at the rear of the lots and confirmed that the lot owners would be responsible for its maintenance. Because Boyd Davis had not yet completed his review, the item was presented for discussion only and could appear on the next agenda, depending on when the review and revisions were finished.

Commissioner Turner asked about the status of the commercial portion. Bryn MacDonald explained that while the residential had been approved, the commercial lots had been tabled by the Council pending clarification of future uses. A development agreement had since been established for a medical/dental office on the north lot, and Nielsen Frozen Custard was proposed for the south lot, with a site plan submitted the day prior. She anticipated the Council would be comfortable approving the commercial rezone now.

Commissioner Roubinet expressed concern about approving commercial rezones without site plans and suggested the Council consider refining acceptable uses within city code to avoid such issues. He noted that this could prevent landowners from being placed in difficult positions and recommended reviewing whether additional commercial zoning categories were needed, particularly to distinguish between retail and service-based uses. Bryn MacDonald acknowledged that this concern had been part of prior discussions, noting that offices were technically allowed in commercial zones, though Council had expressed some reservations. Commissioner Roubinet suggested possibly amending the commercial zone to better define permitted uses, but Bryn MacDonald pointed out that in many areas, such as larger shopping centers, retail and office often coexisted, making separation difficult. Commissioner Roubinet concluded by suggesting further discussion with the Council about refining use lists to simplify future rezonings.

Bryn MacDonald reiterated that the subdivision would likely return at the next meeting once the review was complete.

3. Discussion of an amendment to the Harvest Fields Development Agreement

Bryn MacDonald explained that the request was for a simple amendment to the Harvest Fields development agreement. The subdivision was already approved as a PRUD, with an existing home and a new lot subdivision next to it. Several mature trees stood along the property line, and the adjacent homeowner wanted to keep them. However, in order to install the required vinyl fence along the property line, the trees would need to be removed. To avoid this, Ovation Homes proposed shifting the property line three feet and deeding that strip of land to the homeowner, allowing the trees to remain.

The challenge was that the affected lot measured exactly 10,000 square feet, the minimum size required. By shifting the property line, the lot would be reduced to about 9,700 square feet. The proposed amendment would simply allow this exception by modifying the development agreement to permit the smaller lot size. Bryn MacDonald emphasized that the request was minor and intended solely to preserve the existing trees. If the Commission was supportive, the development agreement amendment would be brought back at the next meeting for action.

When asked about fencing, Bryn MacDonald noted that there might currently be a chain link or field fence in place, but a vinyl fence would ultimately be required.

4. Review of agenda items

The first item discussed was the Craythorne rezone to R-2 for the Kirkman property on 1300 N. The request proposed rezoning with a development agreement to allow 12 lots rather than the calculated 11.34 at a density of 2.7. The rezone was consistent with the General Plan designation of R-2. It was clarified that the subdivision itself would return later for review, and that the road would be public.

The next item addressed landscaping standards. The proposal, consistent with prior discussions, required 35% grass coverage, inclusion of living material, one shrub per 100 square feet, one tree per 1,000 square feet, and drip irrigation in park strips. This was also scheduled for public hearing.

The Planning Commission then reviewed the PRUD standards, noting that the draft remained the same as previously discussed. The most significant change involved how open space percentages would be calculated. It was noted that earlier development plans, such as Mike Bastian's, would have functioned more effectively under the updated PRUD code. It was also clarified that any alternative road cross-sections would require a development agreement, and that required trees could be located in front yards rather than strictly within park strips.

The final public hearing item concerned the General Plan map and the proposed new A-20 designation. The updated map reflected the A-20 area in light green within the sewer service area, with commercial at the corner, A-40 and one-acre lots on the periphery, and darker green outside those areas. The hearing applied only to the map (see page 11 for the map). A separate public hearing for the A-20 zone text was scheduled for two weeks later.

Discussion followed on whether to approve the map immediately or wait until the A-20 zone hearing, so both could move forward to City Council together. Bryn MacDonald explained that if the map were approved that evening, it would still be held until the zone text was ready. Commissioners considered the advantages of keeping the hearings separate, noting that the current item was focused specifically on the map and zone locations.

5. Other items

No other items were discussed.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES**

MAY 22, 2025

**GENERAL SESSION
7:00 PM**

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

Planning Commission Excused: Commissioner Adam King

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

City Staff Excused: Troy Moyes, City Planner

Visitors: Matt Leavitt, Rena Hunt, Penny Hall, Brooke Hall, Lorraine Hall, Dixie Bunot, Tami Yeoman

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

There were no disclosures from the Planning Commissioners.

- 5. Public Comments**

There were no public comments.

- 6. Approval of minutes from the January 23, 2025, Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the January 23, Planning Commission meeting. Commissioner Wade seconded the motion. All voted aye.

- 7. Discussion and consideration of a rezone for a 4.2 acres located at 3700 W 1300 N from A-40 to R-2; Craythorne Development, applicant**

Bryn MacDonald explained that the request was to rezone 4.2 acres near 3700 W 1300 N from A-40 to R-2. The front portion was already zoned R-2, so the change applied only to the back which is A-40. The applicant planned a 12-lot single-family subdivision, slightly above the 11.34 lots allowed under R-2 density. To accommodate this, a development agreement would permit 12 lots, each at least 10,000 square feet with a minimum width of 92 feet. The homes would be single-story patio-style houses, not age-restricted but with that feel. Bryn MacDonald emphasized that this action was only for the rezone. The subdivision approval would come later.

a. Public hearing

Lorraine Hall, West Point: Ms. Hall said she lived directly across the street from the property and asked how the private road was going to work. She explained that the headlights would come directly into her house, something she had not considered in the 30 years she had lived there, since subdivisions usually went in different directions rather than having a private lane coming straight out. She asked what was required with a private lane and who would handle the snow removal and garbage, as well as how everything would work on a private lane. Commissioner Roubinet responded to her question stating the plan was mislabeled and it will be a public road. She asked if the development would have all the services the city provided, even though it would dead end there. She sought confirmation that the houses would not be a senior community, but would be open to anyone. She then asked how big the houses would be on the small lots and whether there was an idea of the square footage.

Penny Hall, West Point: Mrs. Hall referred to the map and pointed out the property and driveway just to the west of the road, noting concern, as previously mentioned, about headlights shining into the home. She said she was also concerned about utilities and assumed garbage trucks would come down the road and then have to back out since there was no room to turn around. She added that they had recently seen dump trucks and other large vehicles driven carelessly, and she worried about trucks backing into the fence. She explained that the light green area on the map was their field, and with the road coming directly at the property between the house and the field, she feared vehicles might back into the fence. She asked about how a private road would function and commented that, as she had observed, the city did not like road jogs such as those at 1300 N and 4500 W or at 300 N. She asked whether, in the future, when they no longer farmed their property and it was sold, the city would require part of her yard to be taken to align with the existing road. She clarified that she was not opposed to the subdivision but wanted to ensure it was planned carefully to meet the needs of the entire city, not just that strip of land. Mrs. Hall also raised questions about lot sizes, noting the inclusion of smaller patio homes. She asked whether that meant there would be no basements, since the water table was still high in that area, as it was on the other side of the street. She said if the homes were patio-style, that concern would be addressed. She asked the city to consider issues such as garbage, fire hydrants, utilities, and road maintenance. If the road was city-owned, she said, the city would be responsible, but if it was private, as the map indicated, she was concerned about snow removal. She asked whether plows would push snow to the back of the private road or across the street onto their property, which would make it harder for them to access the home. She concluded by thanking the council.

Commissioner Turner motioned to close the public hearing

Commissioner Taylor seconded the motion.

All voted aye.

b. Decision

Bryn MacDonald stated it would not be a private road. The road would need to be public in order to be developed and provide access to the rest of the area if it ever is developed. There will be no basements as these are to be patio homes. She believes they are all single story, slab on grade, with

a few having a loft about the garage. In regards to the end of the subdivision and room for vehicles to turn around, it is required to have a temporary hammerhead to allow fire trucks, garbage trucks, etc. to turn around.

Commissioner Roubinet stated lots 201 and 202 will not be built at this time and the hammerhead could go on those properties. He stated in regards to the question about snow removal, in these situations he has seen the snow pushed down to the hammerhead, but advised the resident to speak with city staff about the snow removal plan for this area.

Commissioner Taylor stated one of the questions asked was whether the new road would align with 3775 West or be centered differently. Mrs. Hall stated that if extended, it would run along the east side of Ms. Hall's driveway. Commissioner Taylor clarified this would only occur if the property were sold, and Bryn MacDonald confirmed explaining the road would only ever go through if the Hall property was developed. She added that the city would likely require the road to be straight, as offset roads were undesirable, but emphasized the city would not buy out or push through the house; it would only happen if the owners chose to sell or develop. Ms. Hall asked whether a builder would be required to remove the house, and Commissioner Roubinet explained the city could only dictate the road's location, not how it was carried out, and that it would only occur if all properties sold and lined up.

Mrs. Hall expressed concern that the current design could create a jog unless the house came down, and she did not want approval of this agenda item to imply that outcome. Commissioner Roubinet clarified that the commission was only approving the 12-lot layout shown, and it would not affect Hall's property across the street until they chose to develop. Commissioner Wade added that this new road was not planned as a through-road like 3500 W, and Bryn MacDonald confirmed it was not a master planned road. Commissioner Roubinet concluded that the city only guided road alignments for master planned roads during development, and Bryn MacDonald reiterated that such requirements applied only when properties were brought in for development.

Commissioner Wade motioned to recommend approval of the rezone request for 4.2 acres of land located at approximately 3700 W 1300 N from A-40 Agriculture to R-2 Residential with a development agreement to allow 12 building lots as presented and forward this item to the City Council for consideration.

Commissioner Taylor – Aye
Commissioner Wade – Aye
Commissioner Turner – Aye
Commissioner Farnsworth – Aye
Commissioner Roubinet – Aye

The motion passed unanimously.

8. Discussion and consideration of a text change to section 17.70.040 regarding landscaping requirements

Bryn MacDonald explained the proposed changes to the landscape ordinance, which had been under discussion for several months. She noted that the updates were based on Weber Basin's

requirements and would allow residents to qualify for rebate programs such as Flip Your Strip or the Landscape Lawn Exchange. The primary change limited grass or sod to a maximum of 35% of the square footage in front and side yards, with the remainder still required to include living plant material, such as one shrub per 100 square feet and at least one tree. The second change required landscape areas less than eight feet wide, such as park strips, to use drip irrigation on a separate zone rather than overhead spray.

Commissioner Roubinet commented that the ordinance language requiring drip irrigation on its own zone was oddly written but understood the intent. Bryn MacDonald clarified that sod was already prohibited in park strips, so drip irrigation would simply apply to any plants in those areas.

Commissioner Roubinet asked about rebates, and Bryn MacDonald explained they were paid per square foot but were small and would not cover the full cost, though they could assist residents converting park strips or sod. Both emphasized that the changes would only apply to new construction and new building permits after adoption, not retroactively. Commissioner Wade asked if new homes required landscaping plans, and Bryn MacDonald said no, explaining that residents currently had one year after occupancy to install landscaping. She noted the city would inform residents through new resident packets, social media, and builders to ensure awareness of the new requirements.

a. Public hearing

Penny Hall, West Point; Mrs. Hall sought clarification that the turf grass requirement for new yards was limited to a maximum of 35% of the front yard. She explained that if she were building a new house, she would only be able to put 35% of her front and side yards in turf, if she understood correctly. She commented that she did not like that restriction, as she preferred having her whole front yard in grass. She added that she did like the idea of a separate zone for a mow strip if she ever had to put in a park strip in the future. However, she questioned why the city was limiting the amount of lawn in the front and side yards, pointing out that if she was a new homeowner, she would want her whole yard in grass since she would be paying for the water, mowing, and upkeep. She said the restriction gave her "a little bit of heartburn," though she was fine with the rest of the ordinance.

Matt Leavitt, West Point: Mr. Leavitt said that his understanding was that the code had to read this way in order to qualify for the Weber Basin rebates on existing yards, and that the rebates were not applicable to new construction, only existing yards.

Commissioner Wade motioned to close the public hearing
Commissioner Farnsworth seconded the motion
All voted aye.

b. Decision

Commissioner Roubinet explained that the 35% turf limit was intended to reduce water usage, noting that rebates required compliance with the limit but applied only to existing homes, not new construction. He stated the rebate was currently \$1.25 per square foot for replacing turf with water-wise landscaping. Commissioner Turner added that Weber Basin's intent was to encourage cities to save water, and Mrs. Hall expressed that residents already paid for significant amounts of water to

irrigate fields. Commissioner Roubinet responded that programs like this helped ensure water would remain available for purchase.

Commissioner Turner then asked whether shrub requirements were from Weber Basin or the city, and Bryn MacDonald confirmed it was the city's standard to prevent gravel-only yards.

Commissioner Turner acknowledged the reasoning but expressed concern that strict requirements could limit creativity, though he still supported water-saving efforts. Commissioner Farnsworth noted that vegetation requirements also helped reduce heat impacts from rock landscaping, and Bryn MacDonald agreed the city could explore alternative decorative options. Commissioner Wade asked if turf limits would apply to small lots, and Bryn MacDonald explained that Weber Basin discouraged exemptions since smaller lots often used more water. Commissioner Turner raised concerns about lost future water supplies from Bear River, and Commissioner Roubinet explained Weber Basin's position that retained water reduced lake inflows. He added that more expensive water sources likely would not affect the city immediately, though Bryn MacDonald warned that future development could face higher costs or limited supply. Commissioner Roubinet emphasized the ordinance was a long-term measure already adopted successfully by many other cities, and Bryn MacDonald noted their city was among the last without such requirements.

Commissioner Taylor motioned to recommend approval of the revisions to the Residential Landscaping Requirements within Title 17 of the West Point City Code, specifically Section 17.70.040, as presented, and forward the matter to the City Council for their final decision. Commissioner Farnsworth seconded the motion.

Commissioner Farnsworth – Aye
Commissioner Wade – Aye
Commissioner Turner – Aye
Commissioner Taylor – Aye
Commissioner Roubinet – Aye

The motion passed unanimously.

9. Discussion and consideration of a text change to section 17.60.160 amending the Planned Residential Unit Development (PRUD) code

Bryn MacDonald explained that the proposal was a text amendment to the Planned Residential Unit Development (PRUD) overlay zone, not a development application. The overlay applied to properties in the R-1, R-2, and R-3 zones, allowing flexibility and potential density increases if requirements were met.

She noted that projects under 10 acres could only receive flexibility in lot widths or sizes but not additional density, as smaller projects typically could not provide the necessary amenities or open space. Projects over 10 acres could request up to 10% additional density, reduced from the 20% allowed in the current code. Density bonuses could be earned by providing amenities such as parks, trails, recreational facilities, affordable housing (as defined by state standards), or through land dedication or fee-in-lieu contributions. However, wetlands or unusable areas would not count toward open space.

All PRUD applications are required to submit a site plan, road layouts, and home elevations, which are reviewed by the Planning Commission and City Council. Approvals expired after 24 months if not built. Developments are required to fence the perimeter, comply with architectural standards (such as required brick or stone percentages), and include street trees. She emphasized that architecture could be required in PRUDs because the state allowed it in planned developments.

Bryn MacDonald clarified that PRUDs did not have to follow lot sizes or widths of the underlying zone. Private roads were not allowed in single-family PRUDs, but could be permitted in R-3 for attached patio homes, such as fourplex-style developments, subject to design standards.

A discussion took place centered on clarifying housing types permitted in the R-2 and R-3 zones. Bryn MacDonald confirmed that twin homes, also called duplexes, were allowed in R-2, while R-3 allowed attached twin homes or attached one-story patio homes, but not multi-story townhomes. Commissioner Roubinet debated whether the wording in the code was redundant or confusing, particularly the use of “attached twin homes.” Bryn MacDonald clarified that a twin home consisted of two units on separate parcels, while townhomes had three or more connected units, often with interior units lacking exterior walls. The group discussed whether patio homes should also be permitted in R-2 and considered removing the word “attached” from the ordinance to avoid confusion. Ultimately, they agreed that the code should specify that R-2 allowed twin homes, while R-3 allowed twin homes or up to four attached one-story patio homes, with final approval of PRUD developments left to the Planning Commission’s discretion.

a. Public hearing

Tami Yeoman, North Hooper; Mrs. Yeoman stated that she did not like PRUDs, but that was okay. She wanted some clarification. She asked if there were wetlands on the property that was being proposed to be developed, could that land be used to count toward the additional density that goes in, and if that was a cut-and-dry rule. She asked if wetlands could not be used. She expressed concern about the property between 4500 W and 2200 N that Mike Bastian had just done. To her, that Howard Slough area seemed like it was wetlands. She did not know whether it was or not, but that was what they were proposing as part of the open space they were doing. She asked if she understood correctly that if it was wetlands, it could not be used toward the open space to improve the density. That was her question.

Commissioner Farnsworth motioned to close the public hearing

Commissioner Taylor seconded the motion

All voted aye.

b. Decision

Bryn MacDonald explained that city code required density to be calculated on the gross area of a site, excluding sensitive lands such as wetlands or floodplains. Bonus density also had to be calculated on gross area without including sensitive lands. However, if sensitive lands could be improved, they might qualify as an amenity. Bryn MacDonald clarified that if the Army Corps of Engineers determined an area was a true wetland, it could not be counted, but if it was deemed not a wetland, then it could. She noted that the slough in question was not officially designated as

wetlands or floodplain, so it could potentially count. Still, because zoning decisions were legislative, the Commission retained discretion to deny a proposal even if it technically met code. Commissioner Roubinet added that in some developments, wetlands had been redesignated after topography changes or repairs to leaky pipes, but no work could proceed until the designation was officially changed. He emphasized that designation came first and the process was lengthy, so it rarely happened.

Bryn MacDonald gave an example of the Salt Grass Townhomes on 4500 W and 1800 N, where wetlands were confirmed and could not be touched. As a result, the developers were still required to provide 15% open space within the project, excluding any of the wetland property.

Commissioner Farnsworth motioned to recommend approval of the proposed revisions to the Planned Residential Unit Development (PRUD) overlay zone within Title 17 of the West Point City Code, specifically Section 17.60.160, as presented except clarification of the attached twin homes and twin patio homes in the R-3 and remove the 35% landscaping requirement if the landscaping ordinance is approved and forward the matter to the City Council for their final decision.

Commissioner Turner seconded the motion

Commissioner Wade – Aye
Commissioner Turner – Aye
Commissioner Farnsworth – Aye
Commissioner Taylor – Aye
Commissioner Roubinet – Aye

The motion passed unanimously.

10. Discussion and consideration of an amendment to the General Plan land use map

Bryn MacDonald explained that the discussion concerned a General Plan amendment. Although a new General Plan had been adopted in December, the Council had asked staff to take a closer look at the northwest annexation area. The current plan designated the area as R-1 across the board, but the proposal introduced new zoning distinctions. The amendment proposed an A-20 designation, a half-acre zone, for the area west of 4500 W the sewer lift station service line, while keeping the land between 5000 W and 4500 W as R-1. Areas closer to the shoreline would be designated A-40, requiring one-acre lots. A small commercial area was also proposed at the intersection of 5000 W and 2425 N. Bryn MacDonald noted that a new A-20 zone would need to be created to match the updated designation. This zone would allow half-acre lots with 100-foot frontages and defined setbacks. The text of the new zone would be presented at the next meeting with a public hearing, but for now, the focus was on changes to the General Plan map (see map on next page).

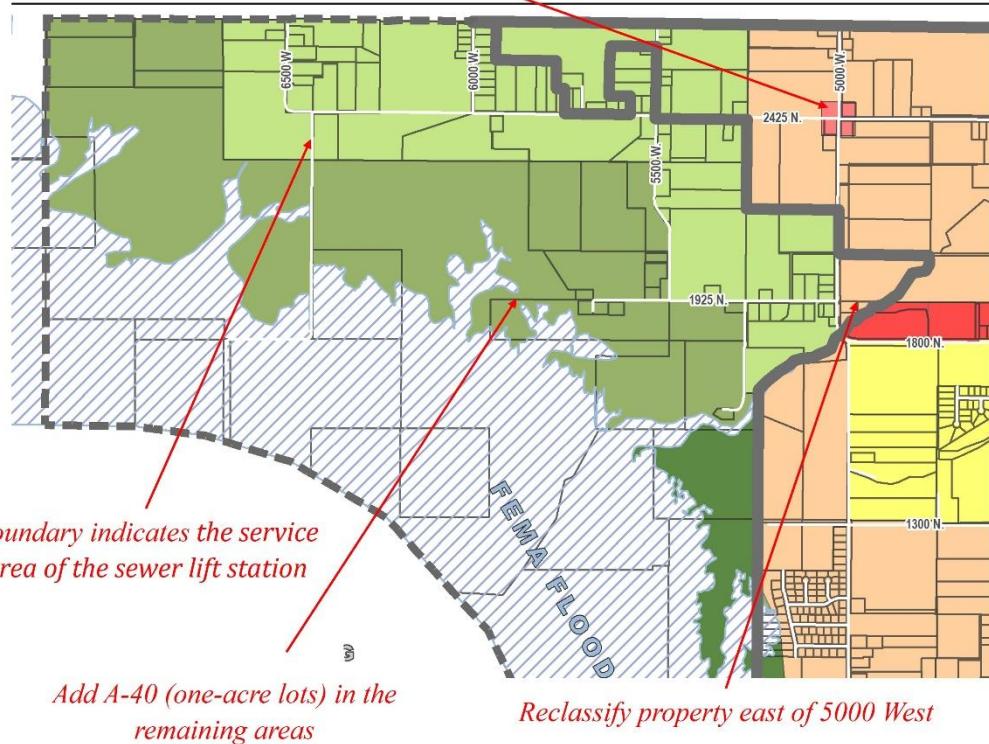
N-C on the corner of 5000 West & 2425 North

New Zone

A-20 Location

GENERAL PLAN ZONING

A-5	(AGRICULTURAL UP TO 1 UNIT PER 5 ACRES)
A-40	(AGRICULTURAL UP TO 1 UNIT PER ACRE)
A-20	(AGRICULTURAL UP TO 1.7 UNIT PER ACRE)
R-1	(RESIDENTIAL UP TO 2.2 UNITS PER ACRE)
R-2	(RESIDENTIAL UP TO 2.7 UNITS PER ACRE)
R-3	(RESIDENTIAL UP TO 3.6 UNITS PER ACRE)
R-4	(RESIDENTIAL UP TO 6.0 UNITS PER ACRE)
R-5	(RESIDENTIAL UP TO 10.0 UNITS PER ACRE)
R-6	(RESIDENTIAL UP TO 20.0 UNITS PER ACRE)
P-0	(PROFESSIONAL OFFICE)
N-C	(NEIGHBORHOOD COMMERCIAL)
C-C	(COMMUNITY COMMERCIAL)
R-C	(REGIONAL COMMERCIAL)
R/I-P	(RESEARCH AND INDUSTRIAL PARK)
PARKS / RECREATIONAL	
	PUBLIC / INSTITUTIONAL
	SCHOOLS



a. Public hearing

Rena Hunt, Hooper; Ms. Hunt expressed that she was happy to find out that the commission was having a discussion on the General Plan for the area that had been considered Hooper, though she wished it could be retroactive. She explained that it took her a while to grasp the fact that the General Plan had previously been approved for R-1 in 2019 when the first attempt for annexation had been denied. In previous Planning Commission meetings she had attended, she seemed to recall that the Commission recommended keeping it agricultural. For the benefit of the City Council members reading the minutes, she stated that she thought it was underhanded and deceitful to change the zoning to land West Point did not have jurisdiction over when no one who lived there would have a clue what was happening or had any representation in the rezoning. Ms. Hunt said she was happy the Commission was taking it back to agricultural, but based on the housing in the area, she believed it should be left at nothing smaller than one acre, or A-40, to match the density of the existing homes that were already one acre or greater. She suggested that West Point consider larger acre areas for those who wanted large lots, buildings, and animals. She noted that much of the proposed A-40 area was at a lower elevation and could be swampy and mosquito-ridden in some years. She added that changing the area around existing one-acre homes would increase density, especially where Parkers and Ivy Meadows were proposing quarter-acre and one-third-acre lots, effectively putting a subdivision in the middle of existing homes. Ms. Hunt also addressed the proposed commercial area at 2425 N 5000 W, noting that each corner currently had a house and questioned where the commercial area would be placed. She emphasized that increased density would increase water usage and expressed concern as she was on agricultural watering with limited access, while new residents would have pressurized irrigation 24/7. She recommended leaving the area A-40 agricultural and stated again that she wished it could be retroactive to affect Parkers and Ivy Meadows.

Tami Yeoman, North Hooper; Mrs. Yeoman stated that she was pleased to see the opportunity for changing the General Plan and gave kudos to West Point City for making the effort. She said that if she had her druthers in a perfect world, she would not have commercial development on that corner, as it frightened her, and she would have the division line be 5000 W, which, in her opinion, was a perfect division to allow for some higher density while moving toward lower density. She explained that if it were entirely up to her, she would have acre lots, but at the same time, she felt there was a need to respect the balance required. Mrs. Yeoman noted that the proposal was a better fit with the Hooper Water District plan, which had slotted two units per acre for this area. She clarified that the district was required to service whatever development occurred and had mapped out the two units per acre to match the plan. On the Weber County side, the future plan for the area adjoining the West Point/Davis County side was designated as acre lots. She noted it needs to have a blending and matching effect and suggested that it would fit better to propose acre lots below 5000 W. She concluded by expressing her gratitude that the city was considering the proposed changes.

Dixie Bunot, Hooper; Ms. Bunot stated that she was really glad to see the city addressing this issue. She noted that making the change retroactive would have been ideal. She expressed that she did not want to see the A-20 designation at all and hoped it could remain as A-40, the one-acre designation. She indicated that the area highlighted in light green represented all the buildable land and mentioned that she owned 60 acres in that area. She emphasized that she hoped for the same treatment for Parkers or Ivy Meadow and was playing fair, with no different rules for others. She recounted feeling discouraged after hearing someone at a City Council work meeting say that the city's responsibility was only to West Point City and not to surrounding areas, calling it a "low blow." She noted that the community in that area was strong and engaged, and although there was limited representation at the current meeting, she expected more residents to participate once word spread. She urged the city not to adopt the A-20 designation, stating that as one of the major landowners in the area, the decision affected her greatly. She clarified that asking for more land was not an act of greed, but a request to maintain adequate acreage for development.

b. Decision

Bryn MacDonald clarified that the decision pertained solely to a General Plan amendment and did not involve changing any existing zoning. She explained that the General Plan depicted the city's intent for the future, specifically for the declared annexation area, but properties still under county jurisdiction remained unaffected and retained their current zoning. If those properties were ever annexed into West Point, the city would then review the map and amend the zoning as necessary. Ms. Bunot expressed appreciation for the pre-planning effort, noting that it could prevent uncontrolled development and confusion similar to prior situations where rapid developments occurred without adequate oversight.

Commissioner Roubinet asked whether landowners could request a lower-density designation, such as A-40, if their property annexed into West Point, and Bryn MacDonald confirmed that such requests were allowed. She emphasized that the proposed A-20 designation would establish a minimum half-acre lot size, with a minimum frontage of 100 feet, 30-foot setbacks, and 40-foot setbacks along busier roads. This was intended to create a more open feel, as opposed to allowing

smaller lots that could meet overall density but reduce the openness of the area. Bryn MacDonald also clarified that the decision focused only on the General Plan map at this stage; the zoning for the A-20 designation did not currently exist in the city code and would be established through subsequent public hearings at both the Planning Commission and City Council.

Commissioner Farnsworth clarified that the proposed commercial designation was intended only for small-scale uses, such as a neighborhood gas station or a doctor's office, and not for large developments like Walmart. Bryn MacDonald confirmed that this commercial development was years away and would only occur if the current landowner chose to sell.

Commissioner Turner noted that an individual landowner, such as Ms. Bunot, could request a different designation, like A-40, and Commissioner Farnsworth added that past landowner requests had been considered by the City Council if deemed appropriate. The discussion emphasized that the goal of the map and A-20 designation was to provide a clear vision for future development, particularly to guide Planning Commission and City Council decisions and to prevent unplanned high-density developments.

Bryn MacDonald clarified that previously tabled applications, such as Parkers and Ivy Meadow, were grandfathered under the current General Plan; however, if denied, new applications would fall under the new General Plan. Commissioner Roubinet noted that public hearings for these parcels would occur after required studies were completed, allowing residents to provide input. Bryn MacDonald emphasized that the General Plan map was only a future vision and did not change current land use, zoning, or property rights, and that any annexation would be initiated by the property owner, though adjacent properties could sometimes be forced in to avoid creating isolated parcels.

Commissioner Wade noted within the proposed A-20 area, half-acre lots were the minimum standard. He asked Bryn MacDonald if the new sewer system could handle this area and she stated the system can handle up to four units per acre. Commissioner Turner and Commissioner Wade noted that setting a minimum lot size provided a framework for future development while preserving flexibility. Bryn MacDonald confirmed that landowners could request amendments to the General Plan designation, such as changing to A-40, once their property annexed into West Point.

Commissioner Turner explained that approving the larger lot zone on the General Plan map now, rather than waiting until the next meeting, would prevent others from applying under the old map. Commissioner Roubinet agreed, noting that this would also help demonstrate the Planning Commission's vision moving forward.

Commissioner Turner motioned to recommend approval of the proposed revisions to the West Point City General Plan Map, as presented, and forward the matter to the City Council for their final decision. Commissioner Farnsworth seconded the motion.

Commissioner Wade – Aye
Commissioner Taylor – Aye
Commissioner Farnsworth – Aye
Commissioner Turner – Aye

Commissioner Roubinet – Aye

The motion passed unanimously.

11. Staff Update

Bryn MacDonald stated the Parker subdivision, as discussed, was tabled, pending the completion of the required studies. They also discussed the Nielsen commercial property, which was continued; the Council would address that at their next meeting. The Council approved Jeremy Humphreys' rezone on 4500 W to R-4 at the previous meeting. As previously mentioned, the A-20 zone would be on the next agenda. Regarding the Ogden Clinic, they were still waiting for them to provide a full site plan with the tweaks discussed, and they would return once that was complete. Matt Leavitt would have a public hearing for his rezone at the next meeting, and the Nielsen Crossing subdivision plat that was also discussed would be on the agenda shortly.

Commissioner Wade asked about the J. Fisher property. Bryn MacDonald stated that while they check in with the owners every few months, the owners were not in a hurry to move forward at this time. Commissioner Wade noted that this had been the first item he encountered when he became a Planning Commissioner, but it seemed as though the applicant had since disappeared. He also asked about the Inland Port, and Bryn MacDonald stated that progress on that project had similarly stalled.

12. Planning Commission Comments

Commissioner Wade expressed that he hoped the property owners in the Hopper area would preserve as much of their land as possible. He said it was hard to see it developed into homes and that he wished farmers could earn a bit more so they wouldn't feel compelled to sell. He noted that he even regretted seeing the Kirkman property go. However, he appreciated the thought, effort, and input that went into the process. He emphasized that all comments and feedback were valued and encouraged, and he thanked everyone for attending.

Commissioner Farnsworth seconded Commissioner Wade's comments.

Commissioner Taylor thanked staff for their hard work.

Commissioner Roubinet made a comment regarding the public hearing discussions. He noted that it was unusual to have that many questions and answers, but in this instance, they responded because the questions were ones they could address. He clarified that this level of back-and-forth was not typical, so attendees should not expect it at every public hearing. He acknowledged that attendees had seen this happen at multiple hearings, but emphasized that generally, if a hearing is busy, there may be no opportunity for extended discussion, and most questions might not be answered during the meeting. However, he added that the mayor, in particular, would usually stay after a City Council meeting to address any questions. He wanted to clarify that this approach was discretionary and dependent on the person running the meeting. He emphasized that attendees should not assume differences in treatment between the Planning Commission and City Council, noting that a packed room would not allow for the same interaction. He concluded by reiterating that this clarification was simply to set expectations about how public hearings were typically conducted.

13. Adjournment

Commissioner Wade motioned to adjourn the meeting at 8:51 pm. Commissioner Taylor seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen



**WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES**

AUGUST 14, 2025

**WORK SESSION
6:00 PM**

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Commissioner Jeff Turner, Commissioner Adam King

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

Visitors: Ken Whitaker, Dave Murdock, Mike Bastian, Doug Hamblin, Marv Drake

1. Discussion of a proposed site plan for a commercial use at 12 N 2000 W

The Planning Commission reviewed a preliminary discussion on a proposed commercial site plan for Nielsen's Frozen Custard, to be located just north of the newly opened Big-O Tires on 2000 W. Applicant Dave Murdock explained that while a full set of plans still needed to be submitted for formal review, the restaurant was intended to mirror an existing Nielsen's location in Ogden. The initial concept had included a coffee shop on the site, but that was removed to allow for increased parking, raising the total from 23 stalls to 40. Adjustments were also being made to accommodate a UDOT-required easement connected to Big-O Tires, with plans to shift it in order to create a 30-foot road with landscaping, separating traffic flow between the two businesses.

Commissioners discussed access points, noting that the primary entrance would be off the newly constructed 100 S rather than 2000 W, though UDOT may eventually extend a median on 2000 W, potentially limiting access to right-in/right-out only. Commissioner Roubinet emphasized the importance of securing written confirmation from UDOT regarding future roadway plans, including a potential signalized intersection, to avoid future conflicts. The applicant confirmed that access to the rear road would be limited to Big-O Tires, keeping traffic separated between the two sites. Overall, commissioners expressed support for the updated parking layout and roadway adjustments. Staff noted that formal review and analysis would be required once complete plans were submitted.

2. Discussion of a proposed amendment to the development agreement for Heritage Point located at 2425 N 5000 W

The Commission reviewed a request from applicant Mike Bastian to amend the Heritage Point development agreement, previously rezoned to R-1 PRUD. Mr. Bastian explained that the lots had been adjusted to provide more variety, with widths ranging from 86 feet and above, allowing for larger rambler-style homes while maintaining continuity in the design. He requested approval for 46

lots to be slightly reduced below the 10,000-square-foot minimum, with the smallest lots around 9,980 square feet. This adjustment, he noted, could also assist in meeting water requirements from Hooper Irrigation and aligned with the PRUD overlay potentially used on adjacent properties. Staff indicated that the updated plan appeared nearly identical to the original and reflected prior Commission requests for variation in lot sizes. Commissioners discussed establishing a clear minimum, possibly 9,500 square feet, to set a specific figure. Overall, the revision did not alter the subdivision's overall layout, number of lots, or larger features such as detention areas and shared access points. The proposal was scheduled for a public hearing at the next meeting.

3. ULCT Conference planning

The date for the Planning Commission to attend the Utah League of Cities and Towns annual conference will be October 2. This annual conference will take place in the same location as previous years, the Salt Palace in downtown Salt Lake. It was discussed which Planning Commissioners would be able to attend. Commissioners Roubinet, Farnsworth, and Wade stated they would be able to attend.

4. Review of agenda items

The Planning Commission reviewed a request for a major home occupation permit for Larkin Lawncare. Under city code, a minor home occupation cannot have more than two vehicles, including trailers or equipment, while a major home occupation allows three or more. Because the business may occasionally have an extra trailer on site, the owners sought approval to ensure compliance, even though by definition they generally function more like a minor home occupation. The trucks are assigned to employees and are not kept at the residence, with only one backup truck stored on site. Employees do not report to the home, and the only regular presence is the secretary. Snow removal equipment is stored in an accessory building, and no landscaping materials are kept outside.

The applicant had already spoken with neighbors, who expressed no concerns, and the business has been operating for several months without issues. Staff noted that the vehicles and trailers would be stored behind the house, minimizing visibility and avoiding impacts to sightlines or sidewalks. Since city code already prohibits outside storage, any materials must remain inside the accessory building. Overall, staff and commissioners agreed the request presented minimal impact to neighbors and that the permit conditions were already addressed under existing code requirements.

The second agenda item was a rezone request for property located at 1383 N 4350 W. The applicant, Jason Hamblin, sought to rezone 0.71 acres from Agricultural and a small portion of R-2 to R-1 in order to subdivide the property into two residential lots. The property met the requirements for R-1 zoning, which included a minimum lot size of 12,000 square feet and 100 feet of frontage. A one-foot holding strip, previously established by the applicant's father when it was legal in the 1990s, had been sold to allow access to the street. Staff explained that holding strips were once used by developers as a way to recover street construction costs but are no longer permitted. Notices were sent to 36 surrounding property owners, and no comments or objections had been received. The applicant's father, Doug Hamblin, confirmed the intent was to divide the property equally into two lots.

5. Staff Update

Bryn MacDonald provided updates on several items from City Council. The PRUD ordinance and the A-20 zone were both revised, with the minimum lot size in the A-20 changed to 20,000 square feet, while the average remains 21,780 square feet (a true half-acre). The General Plan map was adopted with the A-20 zone extended into the current annexation area, with existing applicants grandfathered in. Discussion was also held regarding Matt Leavitt; while no public hearing took place, numerous public comments were received, and further discussion will follow. On the landscaping code, John Perry from Weber Basin spoke, and a public hearing will be held next week. Bryn MacDonald will start working on the sign code to bring to Planning Commission for review. The whole chapter will likely be repealed and replaced.

Troy Moyes reported that foundations were underway for the North Point Retail project at 300 N and 2000 W. Of the two planned multi-tenant buildings, only one tenant, Good Vets, had submitted applications, received a conditional use permit, and even turned in a sign permit. While discussions were ongoing with other potential tenants, no additional applications had been received. He also noted that the townhome project at 1800 N and 4500 W had been recorded, and construction would soon begin after a lengthy delay. Bryn MacDonald added that the Ogden Clinic had been approved by Council and submitted its building permit the following day, moving forward quickly. Troy Moyes further reported that Craythorne Homestead Phase Six had been recorded, with four or five building permits already processed. In commercial updates, Dirty Dough had moved out near Smith's and would be replaced by Baja Bar, a smoothie and acai bowl shop, while Big-O Tires had held its grand opening the previous Saturday. Additionally, an annexation request for property at 1800 N and 5000 W was scheduled for City Council consideration the following week.



**WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES**

AUGUST 14, 2025

**GENERAL SESSION
7:00 PM**

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Commissioner Jeff Turner, Commissioner Adam King

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

Visitors: Doug Hamblin, Karon Cook, Daniel Gaytan, Maria Mata

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer – Commissioner Taylor**
- 4. Disclosures from Planning Commissioners**

There were no disclosures from the Planning Commissioners.

- 5. Public Comments**

There were no public comments.

- 6. Approval of minutes from the May 8, 2025, Planning Commission meeting**

Commissioner Farnsworth motioned to approve the minutes from the May 8, 2025, Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

- 7. Approval of minutes from the June 26, 2025, Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the June 26, 2025, Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

- 8. Discussion and consideration for a major home occupation for Larkin Lawncare located at 467 N 4000 W; Daneil Gayton, applicant**

Daniel Gaytan is requesting a Conditional Use Permit for a Major Home Occupation to operate Larkin Lawncare at his residence located at 467 N 4000 W. The applicant runs a landscaping business with several trucks and trailers often being stored at the residence. This requires approval of a major home occupation. The approval of a conditional uses is an administrative decision and is

subject to all the requirements found in the West Point City Code. The lot is 0.75 acres. There is a large accessory building behind the home that is used to store much of the equipment for the business. There is never any landscaping materials stored on site. The employees take their work trucks home each night, but there may occasionally be trucks or trailers parked on site. Under West Point City Code 17.70.140(D)(2), a Minor Home Occupation is not permitted to have more than two vehicles, including trailers or equipment. Since this business may occasionally have more than two vehicles on site, they will need approval for a major home occupation. The code states that vehicles may be kept on site, as long as they are out of the front yard and screened with a fence. The property has adequate space behind the home for all vehicles to park off the street and out of sight.

Commissioner Roubinet asked whether material could be stored inside the building, noting the code stated "never," but clarifying that the restriction applied only to outdoor storage.

Ms. Cook, Bountiful, representing the applicant, explained that most materials were delivered directly to customers, with little to no storage occurring on-site. She confirmed they did not plan to store materials outside and appreciated the clarification about inside storage being permissible.

The discussion then turned to vehicle storage. Commissioner Roubinet explained that the code allowed no more than three commercial vehicles, clarifying that this referred to business-marked vehicles, not personal cars. Ms. Cook stated that while personal vehicles were present, business vehicles would remain behind the house, and occasionally a vehicle awaiting repair might be stored temporarily. Commissioner Farnsworth and others noted that code required commercial vehicles to be parked behind a fence, though Ms. Cook pointed out in pictures provided that fencing existed along parts of the property with additional vegetation screening. Bryn MacDonald stated if it's situated behind the house and not visible from the road, then that is acceptable.

Ultimately, the Commission agreed that the condition should be that no commercial vehicles be visible from the road or driveway, requiring them to be parked behind the house overnight. Daytime parking was considered acceptable as long as it remained compliant with visibility restrictions. This clarification ensured that both material and vehicle storage expectations were clear for ongoing compliance.

Commissioner Wade motioned to approve the conditional use permit for a major home occupation for Daniel Gaytan to operate Larkin Lawncare on the property located at 457 N 4000 W with the condition that all commercial vehicles associated with the business including trailers will be parked out of sight from the road during nighttime hours. Commissioner Farnsworth seconded the motion. All voted aye.

9. Discussion and consideration to rezone 0.71 acres located at 1383 N 4350 W from A-40 and R-2 to R-1 Residential (2.2 units per acre); Jason Hamblin, applicant

Jason Hamblin, representing the property owners Johanna Lainez and Bruce Suarez, has applied to rezone approximately 0.71 acres of land located south of 1383 N 4350 W. The property consists of two parcels, 14-040-0106 (.31 acres), 14-040-0114 (.4 acres) and 14-414-0043 (onefoot holding strip). The property is currently zoned A-40 Agricultural and R-2 Residential. The applicant is requesting a rezone to R-1 Residential to develop the two parcels into two buildable residential lots.

According to the application, these two lots would tie in with the Pheasant Creek subdivision, which was originally developed by the applicant's father, Doug Hamblin.

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

The R-1 Residential zone allows for a density of up to 2.2 dwelling units per acre. The applicant's request is to rezone a 0.71 acre site to create two residential lots, which aligns with the allowable density. The minimum lot size in the R-1 zone is 12,000 square feet. The proposed lots will need to comply with this minimum size requirement. If approved, the applicant would come back at a later date for a preliminary plan to be recorded.

This item was discussed in the work session and all questions from the Planning Commission were asked during that time.

a. Public Hearing

No comments

Commissioner Taylor motioned to close the public hearing

Commissioner Wade seconded the motion

All voted aye.

b. Action

Commissioner Wade motioned to recommend approval of the rezone request for 0.71 acres of property located at 1383 N 4350 W from A-40 Agricultural and R-2 Residential to R-1 Residential and forward this item to the City Council for consideration. Commissioner Farnsworth seconded the motion.

Commissioner Taylor – Aye

Commissioner Wade – Aye

Commissioner Farnsworth – Aye

Commissioner Roubinet – Aye

The motion passed unanimously.

10. Planning Commission Comments

Commissioner Taylor stated the summer pool party was a lot of fun and he thanked the staff who were involved.

Commissioner Farnsworth had no comment.

Commissioner Wade had no comment.

Commissioner Roubinet second what Commissioner Taylor stated. He also appreciated the fireworks at the 4th of July and stated the parade was fun. He felt the attendance was higher than in the past. He appreciated the Staff for their work and getting everything together.

11. Adjournment

Commissioner Farnsworth adjourned the meeting at 7:29 pm. Commissioner Taylor seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen

Planning Commission Staff Report



Subject: Public Hearing – Amendment to
Development Agreement – Heritage Point
PRUD

Author: Troy Moyes

Department: Community Development

Date: August 28, 2025

Background

On June 17, 2025, the City Council approved a Planned Residential Unit Development (PRUD) overlay zone and development agreement for 82.94 acres at approximately 2350 North 5000 West known as the future Heritage Point Subdivision. The PRUD approval allowed up to 213 single-family lots with a minimum lot size of 10,000 square feet (as required by ordinance for the R-1 PRUD overlay zone), in exchange for the dedication of regional trail connections, open space, and architectural design standards.

The applicant, Mike Bastian representing Heritage Point Development, is now requesting an amendment to the approved development agreement.

Process

Amendments to development agreements require a public hearing before the Planning Commission, which then makes a recommendation to the City Council. The City Council will make the final decision to approve, deny, or modify the request.

Analysis

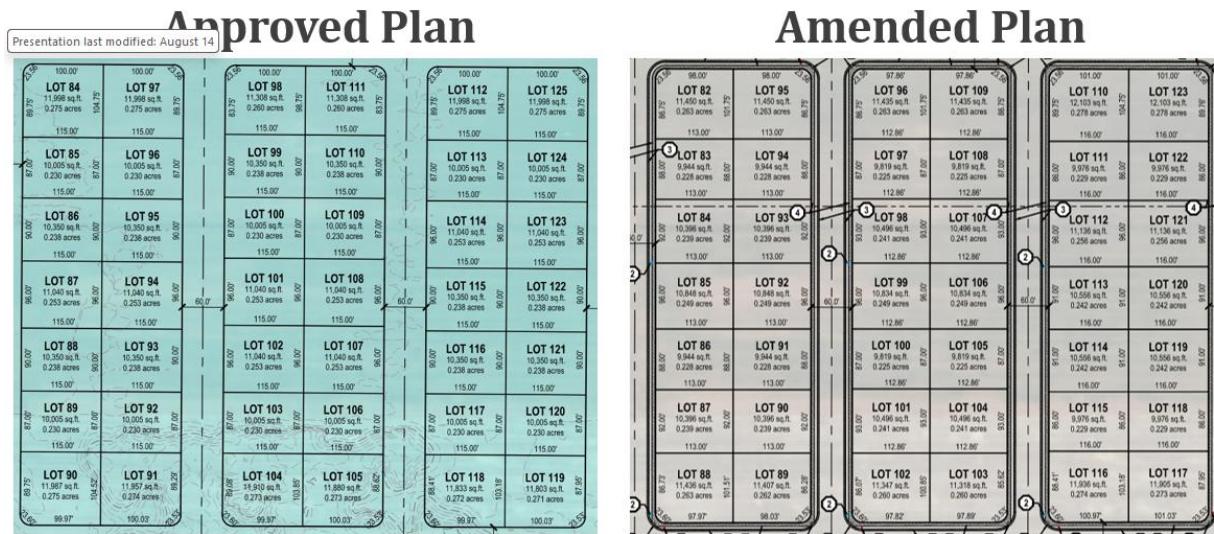
The applicant is requesting a modification to the approved development agreement that would allow 46 lots in the Heritage Point subdivision to be slightly under the 10,000 sq. ft. minimum required by the PRUD ordinance. The smallest proposed lots in this subdivision are approximately 9,819 sq. ft., with most lots between 9,820–9,944 sq. ft. According to the applicant, this adjustment will provide “flexibility to design wider lots that can better accommodate single-level ramblers and other home plans that require greater frontage, while preserving the overall neighborhood character.”

The applicant also notes that the property to the south is in the process of annexing into the City and is expected to pursue PRUD zoning under the current ordinance. “This amendment” according to the applicant “would help maintain consistency and a cohesive streetscape across both developments.”

The main change between the approved plan and the proposed amendment is in the lot sizes. The number of total lots goes down slightly, but 46 of the lots are now shown just under 10,000 square feet. The overall density, bonus density, and open space stay the same. The table below shows the differences between the two plans.

	Approved Concept Plan (June 2025)	Proposed Amendment (Aug 2025)
Total Lots	213	211
Lots < 10,000 sq. ft.	0	46 (22%)
Smallest Lot Size	10,005 sq. ft.	9,819 sq. ft.
Density	2.568 units/acre	2.568 units/acre
Bonus Density	16%	16%
Open Space	202,753 sq. ft. (5.61%)	187,268 sq. ft. (5.61%)
Average Lot Width	95.36'	95.36'

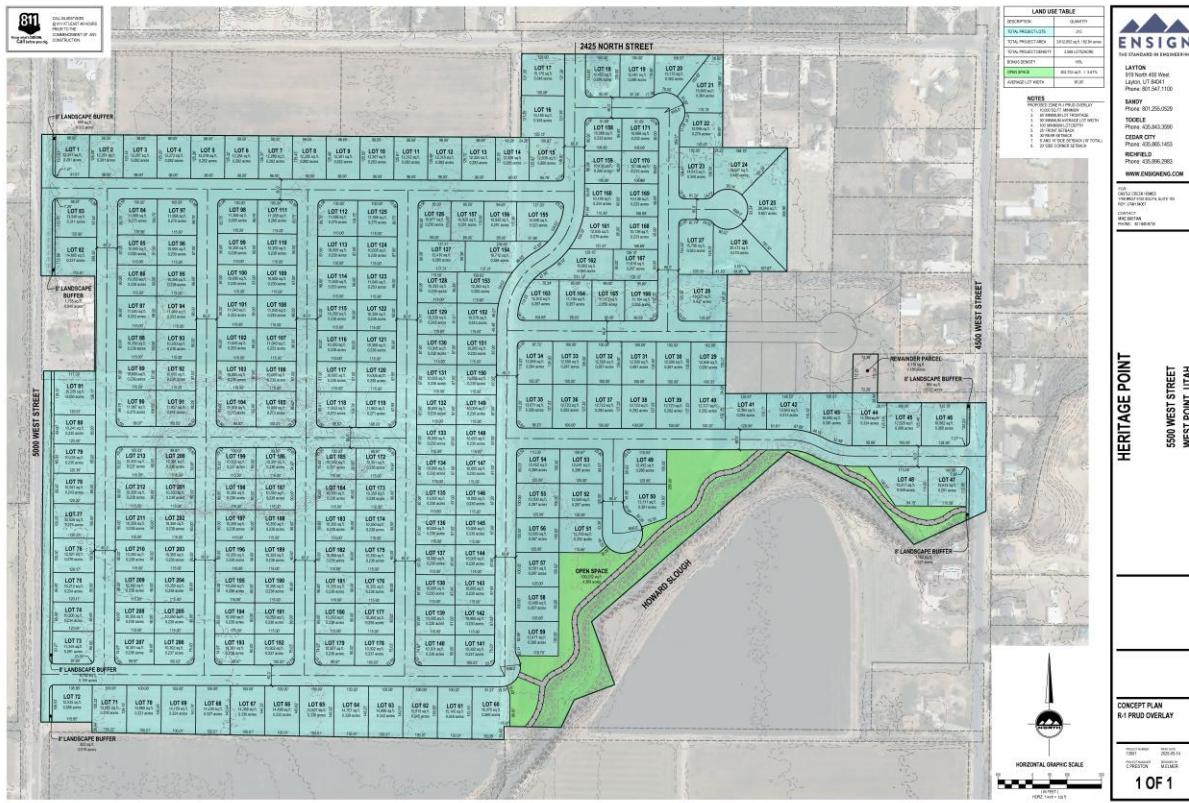
To better illustrate the proposed modification, the following side-by-side comparison highlights sample areas of the subdivision where lot sizes are affected.



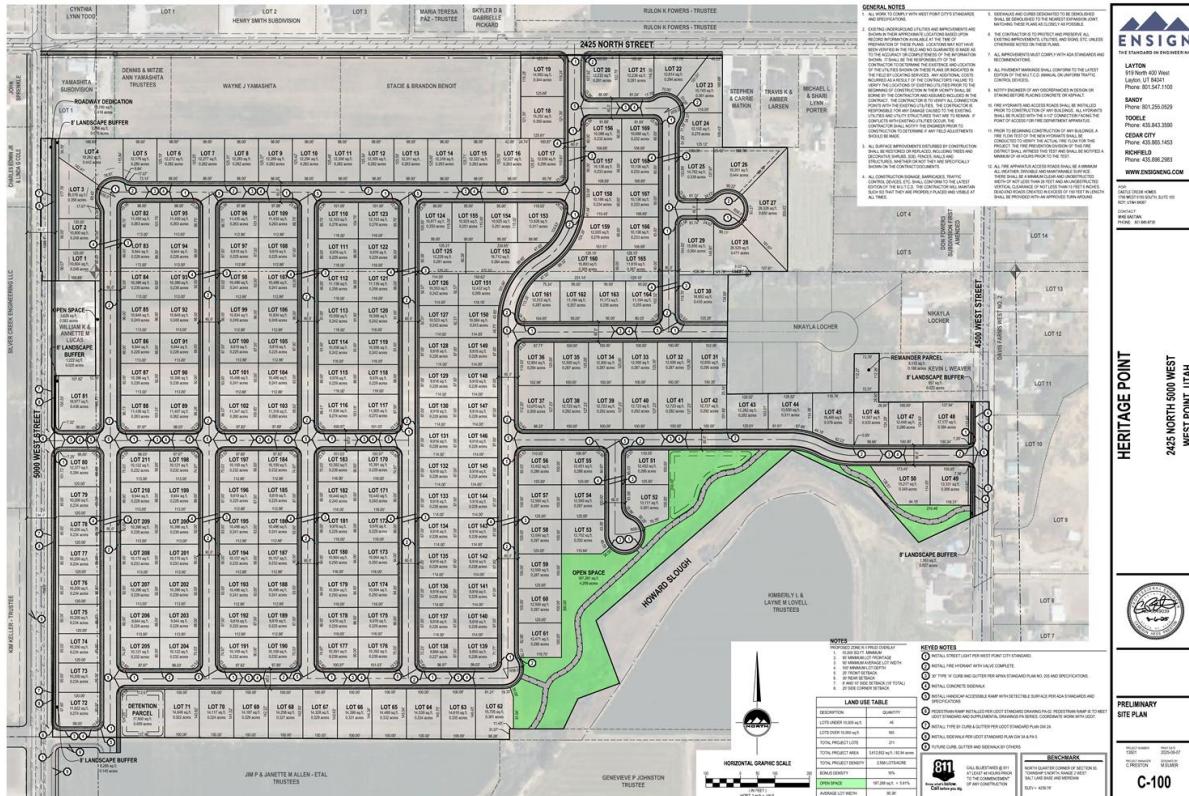
Highlights & Takeaways

- Lot Size Flexibility: The amendment reduces the total number of lots by two but allows 46 to fall just below 10,000 sq. ft.
- Neighborhood Design: The plan continues to require 85' minimum frontage and a 90' average lot width.
- Density & Amenities: No change to overall density, bonus density, or the previously approved open space and trail dedication.

JUNE 2025 APPROVED CONCEPT PLAN



PROPOSED AMENDED PLAN



Recommendation

Staff recommends that the Planning Commission review the proposed amendment with the City's long-term planning goals in mind, along with 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 proposed amendment to the Heritage Point PRUD development agreement, located at approximately 2350 North 5000 West, to allow 46 lots to be between 9,500 and 10,000 square feet as presented, and forward this recommendation of approval to the City Council for consideration.
- *Deny*: I make a motion to recommend *denial* of the proposed amendment to the Heritage Point PRUD development agreement, located at approximately 2350 North 5000 West, to allow 46 lots to be just under 10,000 square feet as presented, 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 of the proposed amendment to the Heritage Point PRUD development agreement, located at approximately 2350 North 5000 West, until *[explain why the item needs to be tabled]*.



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

8' LANDSCAPE BUFFER
956 sq. ft.
0.022 acres

LOT 1
12,251 sq. ft.
0.281 acres

LOT 2
12,261 sq. ft.
0.281 acres

LOT 3
12,267 sq. ft.
0.282 acres

LOT 4
12,272 sq. ft.
0.282 acres

LOT 5
12,278 sq. ft.
0.282 acres

LOT 6
12,284 sq. ft.
0.282 acres

LOT 7
12,289 sq. ft.
0.282 acres

LOT 8
12,295 sq. ft.
0.282 acres

LOT 9
12,301 sq. ft.
0.282 acres

LOT 10
12,307 sq. ft.
0.283 acres

LOT 11
12,312 sq. ft.
0.283 acres

LOT 12
12,318 sq. ft.
0.283 acres

LOT 13
12,324 sq. ft.
0.283 acres

LOT 14
12,328 sq. ft.
0.290 acres

LOT 15
12,336 sq. ft.
0.290 acres

LOT 16
12,345 sq. ft.
0.294 acres

LOT 17
12,348 sq. ft.
0.348 acres

LOT 18
12,352 sq. ft.
0.348 acres

LOT 19
12,356 sq. ft.
0.348 acres

LOT 20
12,360 sq. ft.
0.302 acres

LOT 21
15,846 sq. ft.
0.364 acres

LOT 22
12,096 sq. ft.
0.278 acres

LOT 23
14,815 sq. ft.
0.340 acres

LOT 24
19,427 sq. ft.
0.446 acres

LOT 25
28,346 sq. ft.
0.651 acres

LOT 26
20,473 sq. ft.
0.470 acres

LOT 27
15,796 sq. ft.
0.363 acres

LOT 28
19,020 sq. ft.
0.437 acres

LOT 29
12,512 sq. ft.
0.287 acres

LOT 30
11,194 sq. ft.
0.257 acres

LOT 31
12,564 sq. ft.
0.256 acres

LOT 32
12,500 sq. ft.
0.287 acres

LOT 33
12,500 sq. ft.
0.287 acres

LOT 34
12,805 sq. ft.
0.294 acres

LOT 35
13,071 sq. ft.
0.300 acres

LOT 36
12,723 sq. ft.
0.292 acres

LOT 37
12,723 sq. ft.
0.292 acres

LOT 38
12,727 sq. ft.
0.292 acres

LOT 39
12,729 sq. ft.
0.292 acres

LOT 40
12,747 sq. ft.
0.292 acres

LOT 41
13,634 sq. ft.
0.313 acres

LOT 42
13,643 sq. ft.
0.313 acres

LOT 43
16,595 sq. ft.
0.381 acres

LOT 44
14,554 sq. ft.
0.334 acres

LOT 45
12,528 sq. ft.
0.288 acres

LOT 46
16,562 sq. ft.
0.380 acres

LOT 47
12,527 sq. ft.
0.291 acres

LOT 48
12,672 sq. ft.
0.291 acres

LOT 49
15,027 sq. ft.
0.349 acres

LOT 50
13,111 sq. ft.
0.301 acres

LOT 51
12,702 sq. ft.
0.292 acres

LOT 52
12,500 sq. ft.
0.287 acres

LOT 53
12,451 sq. ft.
0.286 acres

LOT 54
12,452 sq. ft.
0.286 acres

LOT 55
12,500 sq. ft.
0.287 acres

LOT 56
12,500 sq. ft.
0.287 acres

LOT 57
12,501 sq. ft.
0.287 acres

LOT 58
12,499 sq. ft.
0.287 acres

LOT 59
12,471 sq. ft.
0.286 acres

LOT 60
16,070 sq. ft.
0.369 acres

LOT 61
15,145 sq. ft.
0.348 acres

LOT 62
15,015 sq. ft.
0.345 acres

LOT 63
14,986 sq. ft.
0.342 acres

LOT 64
14,757 sq. ft.
0.339 acres

LOT 65
14,627 sq. ft.
0.336 acres

LOT 66
14,498 sq. ft.
0.333 acres

LOT 67
14,333 sq. ft.
0.327 acres

LOT 68
14,239 sq. ft.
0.327 acres

LOT 69
14,109 sq. ft.
0.324 acres

LOT 70
13,865 sq. ft.
0.318 acres

LOT 71
12,535 sq. ft.
0.288 acres

LOT 72
10,88 sq. ft.
0.153 acres

8' LANDSCAPE BUFFER
622 sq. ft.
0.019 acres

LOT 73
11,349 sq. ft.
0.261 acres

LOT 74
10,206 sq. ft.
0.234 acres

LOT 75
10,212 sq. ft.
0.234 acres

LOT 76
12,021 sq. ft.
0.276 acres

LOT 77
12,028 sq. ft.
0.276 acres

LOT 78
10,591 sq. ft.
0.243 acres

LOT 79
12,051 sq. ft.
0.235 acres

LOT 80
10,241 sq. ft.
0.235 acres

LOT 81
15,256 sq. ft.
0.350 acres

LOT 82
14,696 sq. ft.
0.337 acres

LOT 83
15,546 sq. ft.
0.311 acres

LOT 84
10,005 sq. ft.
0.230 acres

LOT 85
10,005 sq. ft.
0.230 acres

LOT 86
10,350 sq. ft.
0.238 acres

LOT 87
11,040 sq. ft.
0.253 acres

LOT 88
10,350 sq. ft.
0.238 acres

LOT 89
10,005 sq. ft.
0.230 acres

LOT 90
10,005 sq. ft.
0.230 acres

LOT 91
11,957 sq. ft.
0.274 acres

LOT 92
10,005 sq. ft.
0.230 acres

LOT 93
10,005 sq. ft.
0.230 acres

LOT 94
11,040 sq. ft.
0.253 acres

LOT 95
10,005 sq. ft.
0.238 acres

LOT 96
10,005 sq. ft.
0.238 acres

LOT 97
11,038 sq. ft.
0.275 acres

LOT 98
10,005 sq. ft.
0.230 acres

LOT 99
10,005 sq. ft.
0.230 acres

LOT 100
10,005 sq. ft.
0.230 acres

LOT 101
10,005 sq. ft.
0.230 acres

LOT 102
10,005 sq. ft.
0.230 acres

LOT 103
10,005 sq. ft.
0.230 acres

LOT 104
11,880 sq. ft.
0.273 acres

LOT 105
11,880 sq. ft.
0.273 acres

LOT 106
10,005 sq. ft.
0.230 acres

LOT 107
10,005 sq. ft.
0.230 acres

LOT 108
10,005 sq. ft.
0.230 acres

LOT 109
10,005 sq. ft.
0.230 acres

LOT 110
10,005 sq. ft.
0.230 acres

LOT 111
10,005 sq. ft.
0.230 acres

LOT 112
10,005 sq. ft.
0.230 acres

LOT 113
10,005 sq. ft.
0.230 acres

LOT 114
10,005 sq. ft.
0.230 acres

LOT 115
10,005 sq. ft.
0.230 acres

LOT 116
10,005 sq. ft.
0.230 acres

LOT 117
10,005 sq. ft.
0.230 acres

LOT 118
10,005 sq. ft.
0.230 acres

LOT 119
10,005 sq. ft.
0.230 acres

LOT 120
10,005 sq. ft.
0.230 acres

LOT 121
10,005 sq. ft.
0.230 acres

LOT 122
10,005 sq. ft.
0.230 acres

LOT 123
10,005 sq. ft.
0.230 acres

LOT 124
10,005 sq. ft.
0.230 acres

LOT 125
10,005 sq. ft.
0.230 acres

LOT 126
10,005 sq. ft.
0.230 acres

LOT 127
10,005 sq. ft.
0.230 acres

LOT 128
10,005 sq. ft.
0.230 acres

