



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
October 9, 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 – October 9, 2025, Planning Commission Meeting
 - **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.
-

WORK SESSION – 6:00 PM

Open to the public

1. Discussion of a General Plan Amendment for property located at 39 S 2000 W (*Don Mendenhall*)
2. Discussion of a General Plan Amendment for property located at 4200 W 800 N (*Jacob Jones*)
3. Discussion of a General Plan Amendment for property located at 2084 N 4500 W (*Nilson Land Development*)
4. Discussion of a proposed rezone for property located at approximately 2000 N 5000 W (*The Holland Group*)
5. Review of agenda items
6. Other items

GENERAL SESSION – 7:00 PM

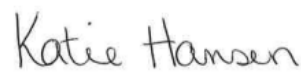
Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought (*Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought*)
4. Disclosures from Planning Commissioners
5. Public Comments
6. Approval of minutes from the September 25, 2025, Planning Commission meeting

Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application's compliance with the ordinance.

7. Discussion and consideration of a preliminary plat for 3 lots known as Pheasant Creek phase 4 on property located at approximately 1383 N 4350 W; Jason Hamblin, applicant
8. Staff Update
9. Planning Commission Comments
10. Adjournment



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 6th day of October, 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



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 25, 2025

WORK SESSION 6:00 PM

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

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

Visitors: Trek Loveridge, Hunter Murray

1. Discussion of a rezone for property located at approximately 2000 N 5000 W (The Holland Group, applicant)

Troy Moyes explained that this item involved a recently annexed area near pig corner at 1800 N and 5000 W, which had received an A-5 designation. The applicants, Trek Loveridge and Hunter Murray representing The Holland Group, were proposing a rezone from A-5 to R-1 PRUD. He noted that while it was similar to a previous Castle Creek project under Mike Bastian, this proposal fell under the city's new PRUD code, which allowed a maximum 10% density increase if certain requirements were met, such as street trees, fencing, and architectural standards. The conceptual plan aligned with the development to the north, including a continuation of the Howard Slough trail as an amenity dedicated to the city. The 19.92-acre property under the current R-1 would allow about 44 lots, but the applicants proposed 48, qualifying for the 10% increase. They also proposed a pocket detention open space at the corner of 5000 W and 1800 N. Commissioner Roubinet questioned whether a detention pond could count as open space, noting it was required regardless. Troy Moyes responded that under the new code, unlike the old point system, the question was whether the amenities provided equaled the 10% density increase.



Trek Loveridge, representing the Holland Group, explained that the plan was still conceptual, with details such as the size of the detention basin not yet finalized. He stated that regardless of its placement, they intended to dedicate additional space for a playground or play set near the trailhead so it would serve as a functional beginning or end to the trail. Troy Moyes clarified that the PRUD code allowed flexibility in lot sizes as long as overall density was not exceeded, noting the lots ranged from about 8,000 to 30,000 square feet with widths around 85 feet. Commissioner Roubinet raised concerns about the narrow condition of 2425 N, which currently lacked sidewalks, curbs, and gutters, and functioned as a shared path for both vehicles and pedestrians. Mr. Loveridge responded that they were coordinating improvements with Castle Creek who has a proposed subdivision nearby. Bryn MacDonald added that access in the area would align with existing driveways and nearby roads.

Mr. Loveridge emphasized their goal of mimicking Castle Creek's design by continuing the pathway, adding a pocket park, and ensuring the detention basin could serve multiple purposes beyond stormwater storage. He explained that while one lot measured 8,000 square feet, most lots were 10,000 square feet or larger, with some as large as 30,000 square feet, creating a range of housing options. He highlighted that the project combined three parcels through collaboration with property owners, which he felt resulted in a plan with smart growth principles.

Commissioner Taylor asked about an L-shaped lot, and Hunter Murray clarified that it was not a flag lot but a large lot whose shape and size could change depending on the detention basin design. Mr. Loveridge added that the basin would likely reduce its overall area, and Bryn MacDonald noted that despite its odd shape, it had sufficient frontage and would not be allowed access off 5000 W. Mr. Murray said they had spoken with the homeowner, who wanted to preserve the character of his property, so minor adjustments to lots 26, 27, and 28 were likely. He confirmed that the existing home would remain as a single-family residence.

Commissioner Roubinet then questioned whether the existing driveway near 1925 N would need to be removed or realigned and if UDOT had approved access. Mr. Loveridge responded that a traffic study, conducted jointly with Castle Creek, was underway and that they would follow UDOT's requirements. Commissioner Roubinet noted that eliminating access might be a condition and also asked how the proposed trail would connect with Castle Creek's trail system once built out.

Mr. Loveridge explained that another property owner controlled a small piece of land affecting the trail connection. Mr. Murray outlined two possible scenarios: Routing the trail through the neighborhood to avoid the neighbor, or negotiating with the Allens, relatives of the adjacent property owner, for access. Bryn MacDonald noted that the area in question was a small triangular piece on the other side of the slough, and there was also uncertainty about a narrow rectangular strip nearby. She said UDOT had questioned whether it was a road, but title searches by Castle Creek showed no evidence that it was. Commissioner Roubinet stated that Davis County records had a property owner listed, but cautioned that even if unclear on maps, it could still be private property with taxes paid on it, meaning ownership would need to be resolved.

Commissioner Roubinet suggested possibly adjusting the trail alignment through one of Mike Bastian's lots if necessary (subdivision to the north). Bryn MacDonald believed a solution could be worked out. Commissioner Roubinet emphasized that the value of the project relied on a

continuous trail, similar to Mike Bastian's development, and that a disconnected or winding trail would be harder to justify under the new code, which no longer used a point system. Mr. Murray stated that he was confident a continuous connection could be achieved through one of the available options.

Commissioner Turner asked if the proposal reflected the intent of the new PRUD code. Commissioner Farnsworth and Commissioner King both agreed it did, stating that the variation in lot sizes matched what they had envisioned, offering both smaller and larger ones. Bryn MacDonald added that the plan also provided trail and open space. Commissioner Roubinet clarified that the code regulated density rather than average lot size and expressed support for the balance of smaller and larger lots, noting it created better spacing than uniformly tight developments. Mr. Loveridge explained that mixed lot sizes attracted a wider range of buyers and fostered stronger communities, based on their experience in Weber and Davis counties.

Commissioner Turner asked whether the applicants were building or just developing, and Mr. Loveridge confirmed they were developers. Mr. Murray said they were working with preferred builders and had designed lot widths, even on smaller lots, to accommodate setbacks and three-car garages. He noted that lots along the slough ranged from about 115 to 140 feet wide, while northern lots measured closer to 95 feet. Mr. Loveridge added that some slough-side lots were shallow due to the property line, requiring side-yard placement.

Commissioner Turner asked how far the property extended into the slough, and Mr. Loveridge replied that ownership varied but the trail followed closely along it with buffers where needed. Commissioner Roubinet inquired about drainage plans, referencing Mike Bastian's project, which included basin and an HOA for maintenance. Troy Moyes confirmed that the current proposal would also require an HOA for detention areas and landscaping along 5000 W, noting city code no longer allowed the city to maintain such, except in R-4 zones. Bryn MacDonald acknowledged that staff would prefer fewer HOAs but said the requirement remained.

Commissioner King and others questioned the necessity of a detention basin with the slough nearby, asking whether water would ultimately flow there. Mr. Loveridge said ownership and maintenance of the slough were unclear, while Bryn MacDonald confirmed Davis County controlled it. Commissioner Roubinet suggested the basin would function more as a buffer than a quality structure. Commissioner King pointed out that the size and purpose of the basin directly affected how much space remained for a park. Mr. Murray asked whether the city had an interest in maintaining a pocket park, as developers would prefer to dedicate it but recognized the city might not want the responsibility.

Commissioner King raised questions about whether the proposed park should be HOA-managed or deeded to the city, and how it would connect to the trail system, noting safety concerns at that corner. Bryn MacDonald explained that while the trail was not being built immediately, securing the property first was essential. She suggested a possible access point between lots 24 and 25 to connect the trail to the neighborhood street. Commissioner King agreed this would be a safer crossing point but questioned the practicality of starting or ending a trail there without parking or amenities. Commissioner Roubinet and Mr. Loveridge supported the idea of using the narrow point

for neighborhood access, while Commissioner King emphasized the trail's continuation along the slough with a potential turnaround park.

Commissioner Turner asked about the trail's connection to UDOT's planned trail system. Bryn MacDonald confirmed UDOT was required to build a trail alongside the freeway and that it would connect to 4500 W, tying into the city's master plan that extended down the slough. Commissioner Turner expressed concern about investing density bonuses without guaranteed connections, but Bryn MacDonald stressed the importance of securing land before development blocked future trails. Commissioner Roubinet requested trail alignments be shown on maps, and Troy Moyes asked about city responsibility for maintaining donated land and a proposed pocket park. Commissioner Turner raised concerns about trail construction feasibility near the slough, and Mr. Loveridge acknowledged it would be challenging but possible, with 20 feet provided from the top of the bank for trail development.

Discussion shifted to buffer zones, with Commissioner Roubinet questioning their value and Commissioner Farnsworth suggesting eliminating them in favor of wider streets and bike paths that could connect to a park. Mr. Loveridge clarified the proposed park was intended to be small but functional for families, while Commissioner Roubinet questioned whether it was large enough to justify city maintenance. Bryn MacDonald said it would likely be addressed at rezone with council input due to financial implications. Commissioner Farnsworth noted that granting the 10% density bonus depended on whether the open space provided real value. Commissioner Roubinet argued that a trail connection was necessary for that value, otherwise the project should remain R-1 zoning. Mr. Murray clarified that a trail connection between lots 24 and 25 could tie back into the subdivision, even if coordination with neighboring property owners was needed. Commissioner King and Commissioner Roubinet agreed this would be a workable solution as long as it maintained connectivity. Commissioner Wade expressed opposition to extending the trail further south down the slough near the duck club, citing conflicts with hunting activities. Commissioner King maintained support for continuing the trail at least to pig corner, with a neighborhood connection, while Commissioner Wade questioned whether a trail ending there had any real value.

Commissioner Farnsworth asked about home counts under R-1 zoning, and Mr. Loveridge estimated 46 homes at most, though realistically fewer due to lot size requirements. Mr. Murray suggested it would likely be in the 30s. Commissioner Farnsworth observed that the developers' flexibility in lot sizing might yield greater value than just four additional homes, and emphasized the need to balance developer gains with city benefits. She also noted after serving on the Trails Master Plan Committee City Council was strongly supportive of trail connections as part of the master plan.

Time expired in the work session for this discussion, but it continued during the General Session after completion of those items. The following is the rest of the discussion.

Commissioner King said he supported the idea of a trail along Howard Slough, noting it would help preserve West Point's character and could connect to the West Davis trail system, even if it did not extend further west. He suggested a pocket park at pig corner could serve as a turnaround or landmark. Commissioner Wade asked about future plans for property to the south, while Bryn MacDonald explained the area north of 1800 N had been rezoned commercial, with other portions designated R-2 or R-3, and emphasized that the current Trails Master Plan showed a trail in the

proposed area. Commissioner Wade agreed that a single short trail segment would not make sense. Commissioner Roubinet suggested ending the trail at a park could create a functional destination, and Bryn MacDonald added that even short trails were used frequently as cut-throughs in neighborhoods.

The discussion then shifted to alternative designs, such as a 10-foot wide multi-use path along roads instead of a slough trail, and the possibility of incorporating pollinator habitats along the corridor. Commissioner Roubinet requested clarity on the difference in home numbers between a standard R-1 layout and the proposed PRUD, saying it would help evaluate the value of the 10% density increase. Commissioner Farnsworth echoed that concern, noting the project could set a precedent under the city's new code and emphasized the importance of determining whether the added trail justified the additional homes. Mr. Murray responded that the PRUD had allowed flexibility to work with the uniquely shaped property while maintaining lot sizes close to R-1 standards, with an average lot size of 11,729 square feet. Commissioner Farnsworth agreed this flexibility was valuable for irregular parcels, balancing city goals with development feasibility.

Commissioner Turner expressed concern that the proposed PRUD relied on unusually shaped large lots to boost density without truly creating variety, resulting in a neighborhood that felt more like R-3 than R-1. He argued that a 30,000 square foot lot did not add meaningful diversity and questioned whether the subdivision would ultimately improve upon an R-1 standard. Commissioner Farnsworth responded that each PRUD needed to be evaluated individually, based on property shape, feasibility, and the value offered to the city, noting that the purpose of the code was to allow flexibility without changing zoning classifications. Commissioner Turner compared the proposal unfavorably to other subdivisions that achieved better balance between large and small lots, saying this project lacked the same variety. Bryn MacDonald clarified that the new PRUD code removed minimum lot sizes specifically to allow flexibility on irregular parcels and pointed out that this plan included a wider range of lot sizes than older projects.

Mr. Loveridge explained that a conventional R-1 layout on the Allen piece would yield about 37 lots, compared to 39–40 under the PRUD, meaning only about seven additional units overall. Commissioner Turner objected to existing lots being counted toward density, while Mr. Murray noted that one such lot actually reduced overall density because of its larger size. Commissioner Turner maintained that some developments had used large, unusable lots to inflate density, and he worried this plan would create an R-3 appearance. Bryn MacDonald and Troy Moyes clarified that the proposed density was below R-2 levels, even though some lots were smaller than typical R-1. Commissioner Turner emphasized that odd-shaped parcels, such as a narrow 30,000 square foot lot, did not contribute to the look or feel of a quality subdivision.

Mr. Murray responded that the development team had already discussed adjustments with the property owner, including reconfiguring lots 26–28 to create wider frontages and avoid L-shaped parcels. Commissioner Turner countered that narrower lots could not accommodate features like detached garages, but Mr. Murray said the adjustments could provide widths near 98 feet, suitable for larger homes and garages. Commissioner Wade questioned whether all lots could practically fit homes within setback requirements and suggested reviewing sample plans for clarity. While he was generally supportive of the concept and mix, he echoed concerns about ensuring the subdivision felt like a true R-1 neighborhood and added long-term value to the city. He said 8,800 square foot

lots seemed small and stressed the importance of achieving a quality design rather than approving a project that would later feel substandard.

Mr. Loveridge explained that, from his personal experience, purchasing large lots was financially out of reach for many younger buyers, and smaller lots provided a more attainable option for building equity. Commissioner Turner acknowledged the concern but argued that the city had already planned areas with smaller lots and questioned whether this subdivision truly reflected an R-1 character or if it appeared more like R-3. He emphasized that the purpose of the PRUD zone was to allow some density in exchange for amenities that added real value to the community, such as parks, trails, or recreational facilities, and he felt the proposed plan offered little beyond a trail. Mr. Loveridge responded that the subdivision remained livable and diverse, and he highlighted the challenge of securing trail land.

Commissioners discussed lot sizes, noting that about 25% of the subdivision resembled R-3, half resembled R-2, and only 25% aligned with R-1 standards. Commissioner Farnsworth supported the diversity of housing types but wanted more clarity on the value the city would receive in exchange for the additional density. Commissioners suggested adjustments such as widening frontages or removing specific lots to improve the layout.

The discussion turned to trail connectivity, with several Commissioners urging safer alignment away from a busy corner and possible future underpass considerations. Mr. Loveridge agreed to work with staff on creative trail solutions and frontage adjustments, stating the developers wanted to ensure success and present a stronger plan at the next meeting. Commissioner Roubinet reminded the applicants to clearly demonstrate how the PRUD offered added value beyond what an R-1 subdivision would provide, since the city regularly faced pressure for higher density projects. Mr. Loveridge concluded by affirming the developers' commitment to collaboration, their intent to preserve the spirit of R-1, and their willingness to improve the proposal based on the commission's feedback.

2. Review of agenda items

Time expired in the work session and this item was not discussed.

3. Staff update

Time expired in the work session and this item was discussed in the General Session after item number 9 and before the continuation of Work Session item number 1.

Troy Moyes provided a staff update, noting that the new PRUD and the A-20 zone had been approved. He reported that Matt Levitt's application, which had been denied at Planning Commission, was awaiting City Council review, with public pushback influencing adjustments. Troy Moyes stated that the new landscaping code was approved at 35%, but commercial standards had been omitted and would be addressed soon. Discussion arose about the landscaping requirements on larger set back lots, creating significantly less pasture area. Commissioner Wade expressed a desire for an opt-out option for those lots.

Troy Moyes noted the Planning Commission would soon be reviewing the Mike Bastian PRUD preliminary plat and the Hamblin preliminary plat, which added two lots near the Pheasant Creek subdivision. He also noted ongoing conversations regarding the Stoddard property, which is a very deep property, and the Carlisle property, which had court rulings regarding a public road and now has a subdivision application. Additionally, a General Plan amendment was submitted to change a residential property next to Big-O Tires to commercial, and General Plan Amendment applications close at the end of the month. Troy Moyes concluded with a status update on Parker's property, pending a storm drain study expected in early spring.

4. Other items

There were no other items discussed.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 25, 2025

GENERAL SESSION 7:00 PM

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

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

Visitors: Hunter Murray, Trek Loveridge, Samuel Wolfley, Scott Turner

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

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

Scott Turner, West Point City: Mr. Turner stated he attended the meeting due to an application for building an accessory building. He noted that he wanted to point out an issue he had discussed with staff the previous day. He explained that a fraudulent email had been sent out, attempting to scam him into paying \$6,900. He stated the email appeared legitimate from West Point City containing his address, lot size, and details of his construction project, instructing him to wire the money. He noted that, as someone in the building industry and having attended numerous Planning Commission meetings in other cities, he recognized that spending money in this context was unusual and suspected the email was a scam. He then called the city, as stated earlier, but expressed uncertainty about how to address the situation further.

Troy Moyes stated that the issue had been occurring for about a year. Katie Hansen explained that someone had been monitoring postings on the Utah Public Notice Website, copying information from applications, and creating realistic-looking emails to attempt scams. Troy Moyes suggested that the city could send a notification to applicants clarifying that no additional fees would ever be requested, advising them to disregard any suspicious emails.

6. **Approval of minutes from the June 12, 2025, Planning Commission meeting**

Commissioner King motioned to approve the minutes from the June 12, 2025, Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

7. Approval of minutes from the August 28, 2025, Planning Commission meeting

Commissioner King motioned to approve the minutes from the August 28, 2025, Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

8. Discussion and consideration of a conditional use for a 2,208 square foot accessory building on property located at 4662 W 650 N; Scott Turner, applicant

Scott Turner is requesting a Conditional Use Permit to construct a 2,208-square-foot accessory building on his property located at 4662 W 650 N. The property measures 0.96 acres, which is equivalent to approximately 41,818 square feet. According to West Point City Code 17.70.030(A)(5), all accessory buildings that exceed 1,500 square feet, regardless of the lot size, require a conditional use permit.

The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	5.3%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	41,818
Max structure height	$\leq 25'$	21'
Not closer than 5' from the main building	$\geq 5'$	100'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+100'

According to the West Point City Code, the side yard setback for all accessory buildings in the rear yard shall be five feet. The proposed building is 21' tall, and therefore requires a 10-foot rear setback.

There were no questions from the Planning Commission.

Commissioner King motioned to approve the conditional use request for Scott Turner to construct a 2,208-square-foot accessory building on his property located at 4662 W 650 N as presented. Commissioner Farnsworth seconded the motion. All voted aye.

9. Discussion and consideration of a conditional use for a 1,750 square foot accessory building to be located at 4804 W 650 N; Samuel Wolfley, applicant

Samuel Wolfley is requesting a Conditional Use Permit to construct a 1,750-square-foot accessory building on his property located at 4804 W 650 N. The property measures 0.92 acres, which is

equivalent to approximately 40,075 square feet. According to West Point City Code 17.70.030(A)(5), all accessory buildings that exceed 1,500 square feet, regardless of the lot size, require a conditional use permit.

The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	4.4%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	40,075
Max structure height	$\leq 25'$	14'
Not closer than 5' from the main building	$\geq 5'$	100'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+100'

According to the West Point City Code, the side yard setback for all accessory buildings in the rear yard shall be five feet. The proposed building is 14' tall, and therefore requires a five foot rear setback.

Samuel Wolfley, applicant, submitted a picture of the color of the steel that would be used for the building. He also noted the building in the picture is taller than the structure he plans to build. He plans to set his building 20 ft from his backyard neighbor's building and seven feet from the fence.



Troy Moyes clarified that side-yard dimensions were the primary concern and the applicant had adequate space on his lot.

Commissioner King motioned to approve the conditional use request for Samuel Wolfley to construct a 1,750-square-foot accessory building on his property located at 4804 W 650 N as presented. Commissioner Wade seconded the motion. All voted aye.

10. Planning Commission Comments

Commissioner Turner thanked the staff and fellow Planning Commissioners for their work and the discussion. He expressed appreciation for them and specifically thanked Mr. Murray and Mr. Loveridge for staying.

Commissioner Wade referenced the upcoming Utah League of Cities and Towns Annual Conference and transportation options.

Commissioner Farnsworth had no comment.

Commissioner Taylor had no comment.

Commissioner King departed the meeting at 8 pm and was not able to provide any closing remarks.

Commissioner Roubinet thanked Mr. Murray and Mr. Loveridge for the discussion and thanked Commissioner Turner and the other commissioners for their comments. He indicated that he preferred to receive answers now and have a more detailed discussion, rather than wait for a public hearing.

11. Adjournment

Commissioner Turner motioned to adjourn the meeting at 8:37 pm. Commissioner Wade seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen

Planning Commission Staff Report



Subject: Discussion – General Plan Amendment
39 S 2000 W - Shaw Property
Author: Troy Moyes
Department: Community Development
Date: October 9, 2025

Background

Donald Mendenhall, representing the property owner Clint Shaw, has submitted a request for a General Plan Amendment for property located at 39 South 2000 West (Parcel 12-023-0046), containing approximately one acre. The property is currently designated R-3 Residential on the City's General Plan Map. The applicant is requesting that the General Plan Map designation be changed to "C-C (Community Commercial), consistent with the properties to the north." The applicant will attend the Planning Commission meeting to present the request and answer any questions.

In accordance with West Point City Code 17.00.090, property owners or their representatives may petition the City for General Plan amendments during the months of March and September. This application was received during the September submittal window.

Process

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

Analysis

The subject property is located along 2000 West, a major arterial corridor with existing commercial development to the north. The applicant's proposal seeks to extend the Community Commercial designation to this parcel to allow future development that aligns with the adjoining uses and frontage along the state route.



Recommendation

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

Written Proposal:

Here is the written proposal for the General Map Amendment request for the property located at 39 S 2000 W West Point, UT 84015, TAX ID# 12-023-0046 in Davis County, UT. This property is currently owned by Clint Shaw. I am Donald Mendenhall, his Real Estate Agent and Representative with this application.

We are requesting a General Map Amendment to change this to the CC (Community Commercial), to match the properties to the north.

This property is on 2000 W adjacent to, and diagonal to West Point's prime commercial. This is an ideal piece and with its access only onto 2000 W, it doesn't make sense for anything other than commercial. It will also make the piece to the north even more functional.

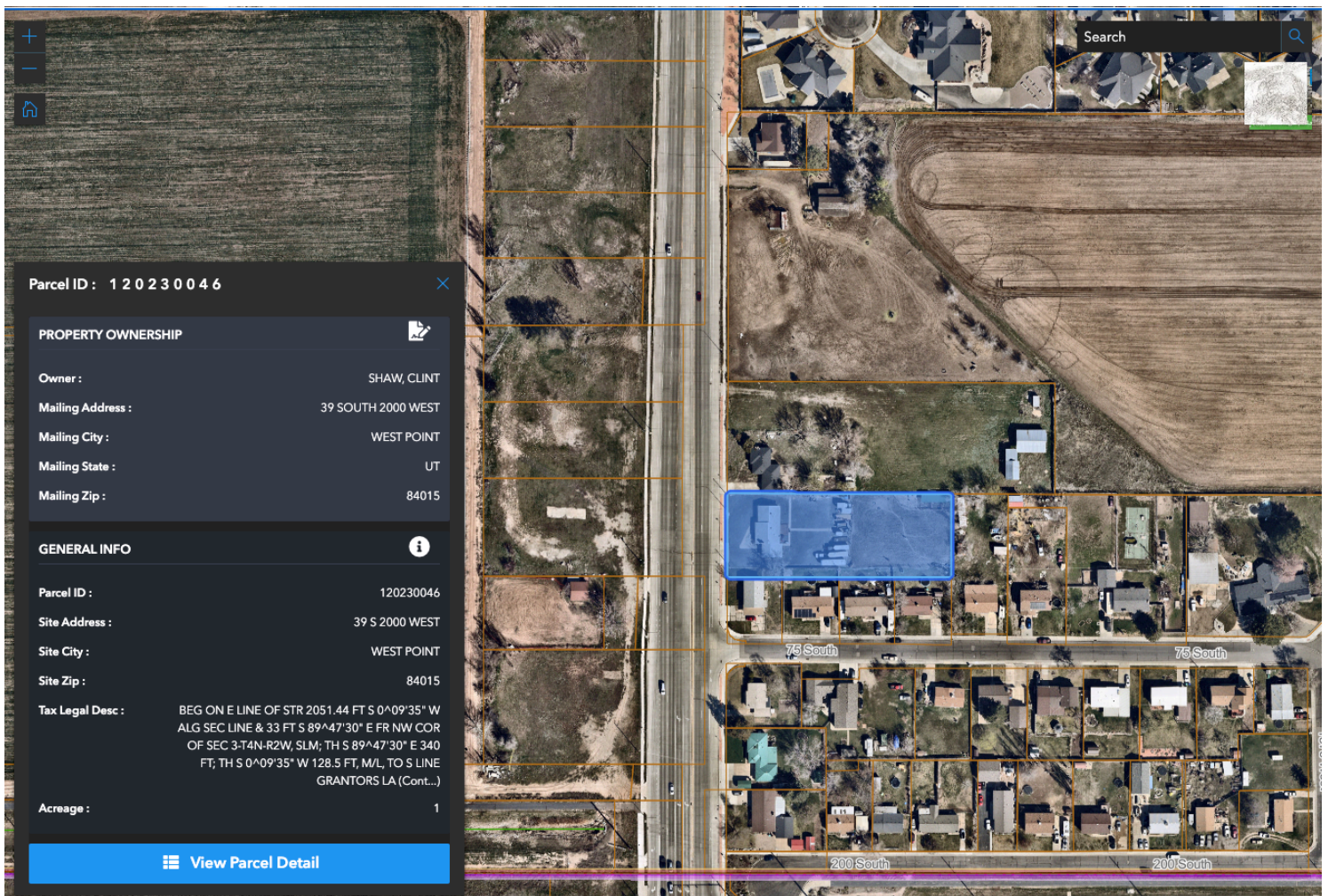
We have evaluated potential impact and feel the only thing to be concerned with, involves UDOT and access to the state road. This will be resolved as a part of the re-zone, but for the general map amendment we see no reason this should not be changed. We feel that we can come to a reasonable agreement with UDOT for maybe a right in, right out.

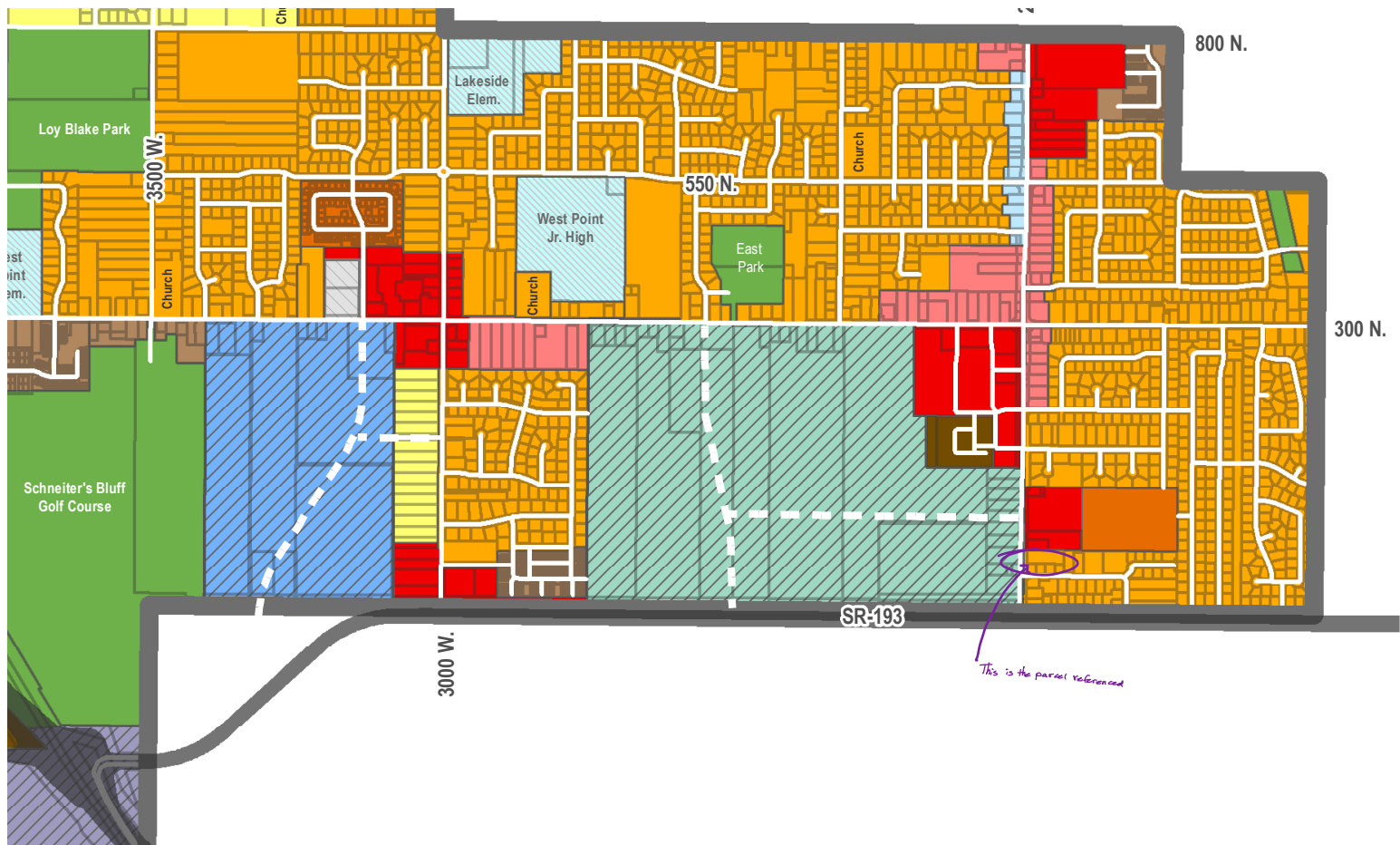
Other than the access resolution, all other utilities and infrastructure exist on 2000 W with many of the utilities already stubbed to the lot for the existing structure.

Map Amendment:

Here is the legal description on file with the county.

BEG ON E LINE OF STR 2051.44 FT S $0^{\circ}09'35''$ W ALG SEC LINE & 33 FT S $89^{\circ}47'30''$ E FR NW COR OF SEC 3-T4N-R2W, SLM; TH S $89^{\circ}47'30''$ E 340 FT; TH S $0^{\circ}09'35''$ W 128.5 FT, M/L, TO S LINE GRANTORS LAND; TH W 340 FT, M/L, ALG SD S LINE TO E LINE OF STR; TH N $0^{\circ}09'35''$ E 128.62 FT, M/L, ALG SD STR TO POB. CONT. 1.00 ACRE





Planning Commission Staff Report



Subject: Discussion – General Plan Amendment
4200 W 800 N – Stoddard Property
Author: Troy Moyes
Department: Community Development
Date: October 9, 2025

Background

Jacob Jones, representing A.G. Stoddard Family LLC-2, has submitted a request for a General Plan Amendment for property located near the Layton Canal, north of 800 North, identified as Parcel 14-042-0107, containing approximately 10 acres. The property is currently designated R-1 Residential (up to 2.2 units per acre) on the City's General Plan Map. The applicant is requesting that the General Plan Map designation be amended to R-2 Residential (up to 2.7 units per acre) to allow the property to develop with single-family residential lots.

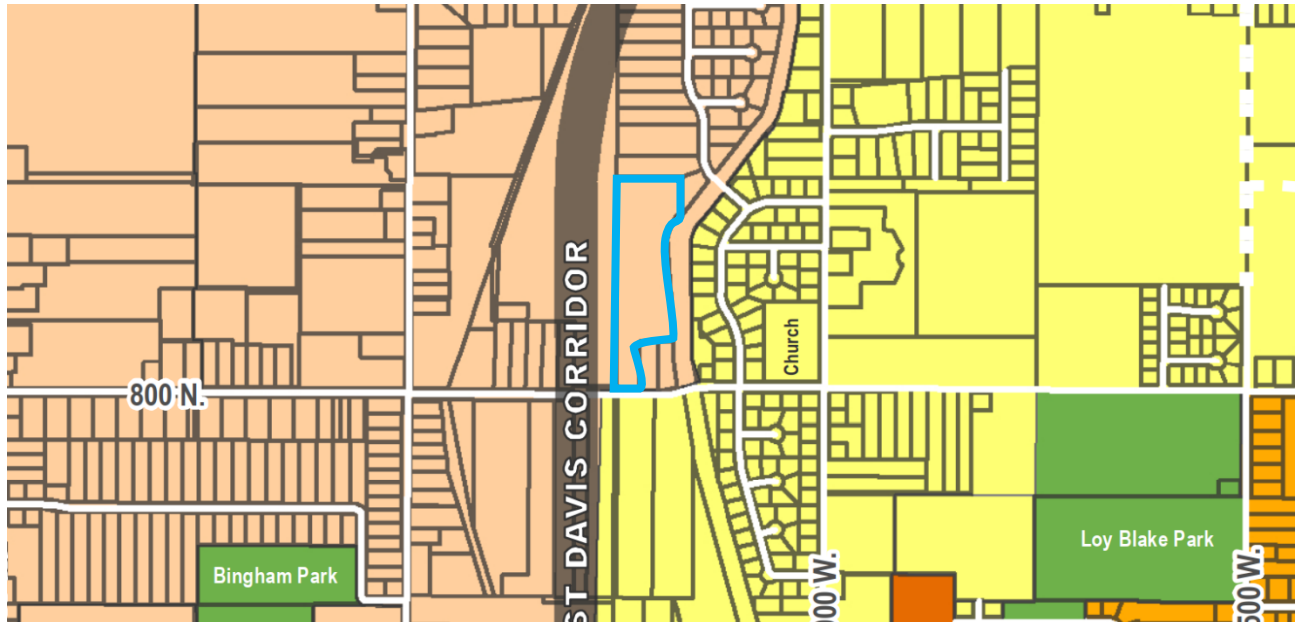
The applicant will attend the Planning Commission meeting to present the request and answer questions.

Process

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

Analysis

According to the applicant, the proposed amendment would change the General Plan designation from R-1 to R-2 to allow development of single-family residential lots. The applicant states that all property to the south and east is already designated R-2, and that the location between the regional trail and the future West Davis Corridor makes the site appropriate for additional residential density.



Recommendation

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

Significant Impacts

None

Attachments

Description of the proposed amendment request.

- Proposal to amend the general plan map for parcel 140420107 from R-1 to R-2.

Written statement specifying the potential use of property within the area of the proposed amendment.

- The contemplated use of this parcel is single family lots.

Written statement explaining why the existing General Plan Designation for the area is no longer appropriate or feasible.

- All the property to the south is R-2 and all the property to the east is R-2. The fact that the property sits between the regional trail and the future West Davis Corridor makes it ideal for additional density.

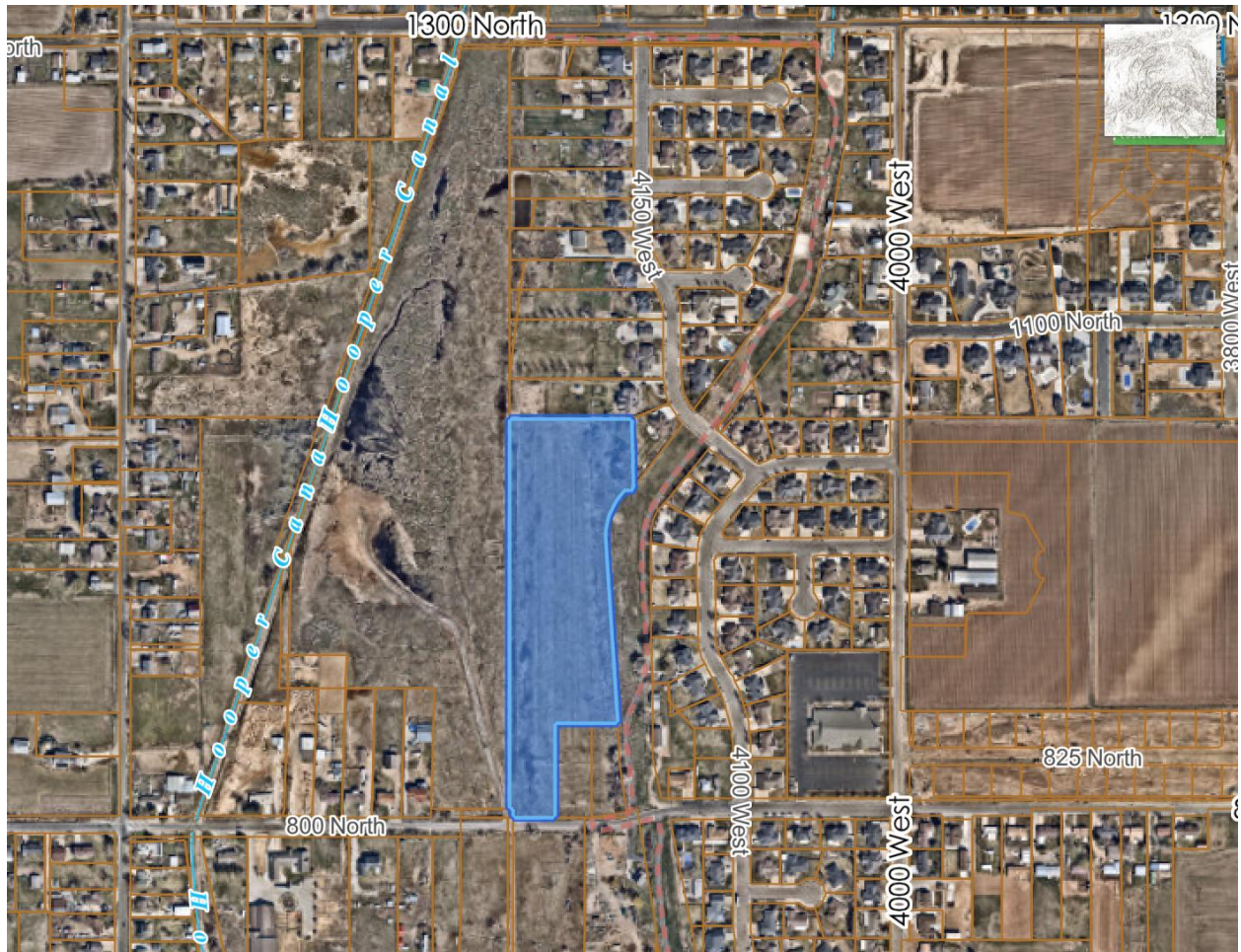
Analysis of the potential impacts of the proposed amendment on existing infrastructure and public services (traffic, streets, intersections, water, sewer, storm drains, electrical power, fire and police protection, garbage collections, etc.)

- The contemplated use will only add 8 lots. Preliminary conversations indicate no issues with impacts on existing infrastructure.

A complete and accurate legal description of the area to be changed.

- BEG AT THE SW COR OF THE SE 1/4 OF THE NE 1/4 OF SEC 31-T5N-R2W, SLM; & RUN TH S 31 FT, M/L, TO THE N LINE OF A RD; TH E 150 FT ALG THE N LINE OF SD RD; TH N 315 FT; TH E 205 FT, M/L, PARALLEL TO THE N LINE OF SD RD TO THE W LINE OF THE LAYTON CANAL R/W; TH N'LY ALG THE W LINE OF SD R/W TO THE S'LY LINE OF GLENDELL ACRES PH 1; TH ALG SD SUB 2 COURSES: N 1°52'52" W 232.93 FT & S 89°55'39" W 411.37 FT TO THE CENTER OF THE NE 1/4 OF SD SEC; TH S 1320 FT, M/L, TO THE POB. CONT. 10.00 ACRES.

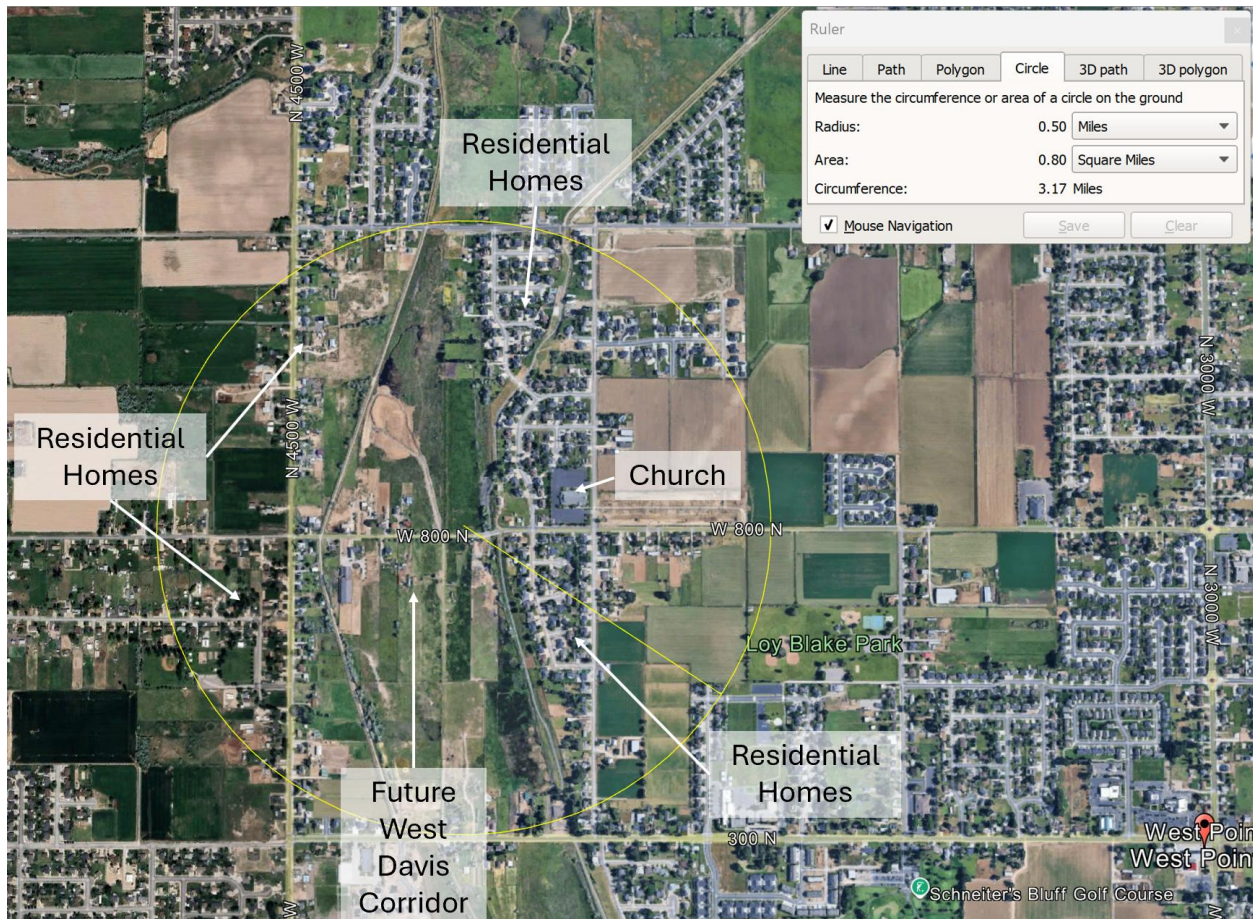
Map showing the area of the proposed amendment.



Current copies of the Davis County parcel Map showing the area of the proposed amendment.

- See above

Mapped inventory of existing land uses within the area of the proposed amendment and extending ½ mile beyond such area.



Correct property addresses of parcels included within the area of the proposed amendment

- Not applicable

Signatures of the majority of the property owners within the area proposed for a General Plan Map or Policy amendments.

- Attached

Planning Commission Staff Report

Subject: Discussion – General Plan Amendment
2084 N 4500 W – Nilson Land Development
Author: Troy Moyes
Department: Community Development
Date: October 9, 2025



Background

Nilson Land Development has submitted a request for a General Plan Amendment for property located at approximately 1900 North 4500 West (Parcel 14-165-0001), containing approximately 4.42 acres. The parcel is currently designated R-1 Residential (up to 2.2 units per acre) on the City's General Plan Map. The applicant is requesting to amend the General Plan Map designation to R-4 Residential (up to 6.0 units per acre) to allow the property to be incorporated into the larger Trail's Edge subdivision area, which includes land in both West Point City and Clinton City.

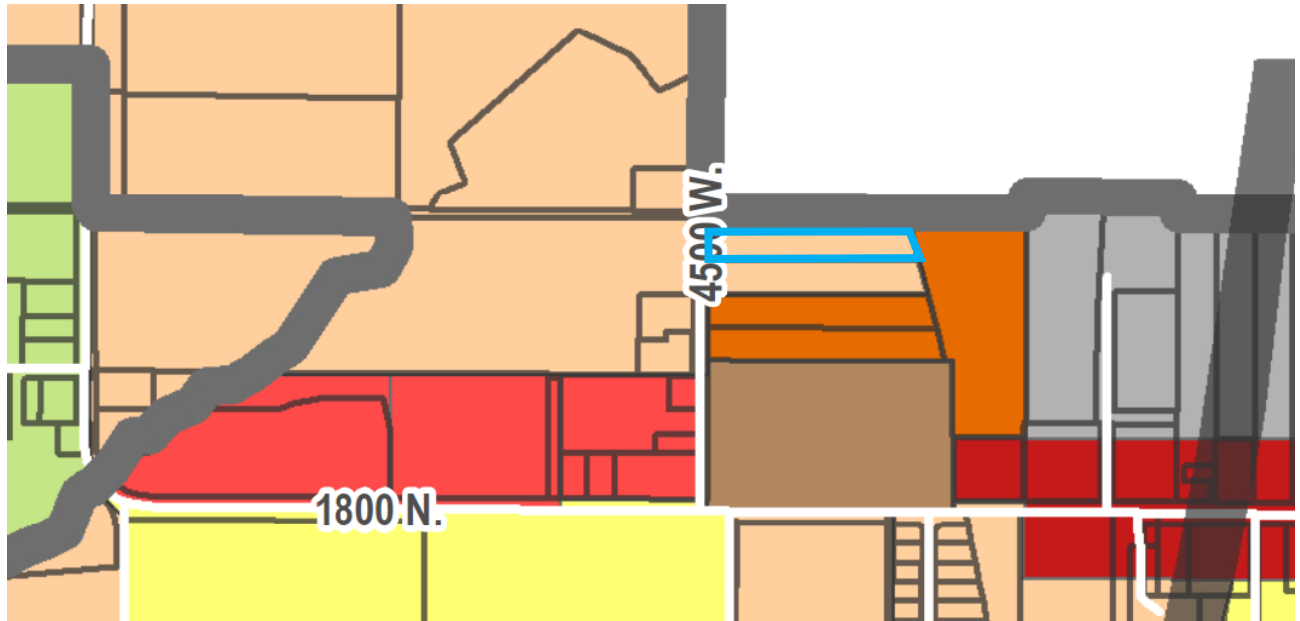
The applicant will attend the Planning Commission meeting to present the request and answer questions.

Process

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

Analysis

According to the applicant, the proposed amendment would change the General Plan designation from R-1 (2.2 units per acre) to R-4 (6.0 units per acre). The applicant explains that this change is intended to ensure consistency with the surrounding Trail's Edge subdivision, which contains similar residential products and design standards.



Recommendation

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

General Plan Amendment Proposal

West Point City, Utah

1. Description of the Proposed Amendment

This application requests an amendment to the West Point City General Plan to re-designate one parcel currently identified as R-1 (Residential up to 2.2 units per acre) to R-4 (Residential up to 6 units per acre). This parcel is located within the boundary of a larger planned subdivision known as Trail's Edge, which includes parcels in both West Point City and Clinton City.

2. Potential Use of the Property

The subject parcel is planned for residential dwellings, developed as part of the cohesive Trail's Edge subdivision concept plan. These homes will:

- Maintain consistency with adjacent phases in terms of lot size, setbacks, and design standards.
- Benefit from shared community amenities, including parks and open space located throughout the larger subdivision.
- Tie directly into the subdivision's overall street network and utility layout.

3. Appropriateness of the Amendment

The existing R-1 General Plan designation is no longer appropriate or feasible because:

- Inconsistent Density: R-1 does not allow for the same residential density as the surrounding subdivision and undeveloped adjacent parcels. Leaving this parcel as R-1 would result in isolated, oversized lots surrounded by higher-density products, creating a mismatch in both land use and infrastructure planning.
- Cohesive Planning: Re-designating the parcel to R-4 ensures a unified approach to subdivision planning, consistent architectural design, and coordinated open space/amenity placement.
- Efficient Land Use: The requested amendment aligns with current City and regional housing needs by supporting efficient use of land and providing additional single-family housing opportunities in an area already designated for growth.

4. Infrastructure and Public Services Analysis

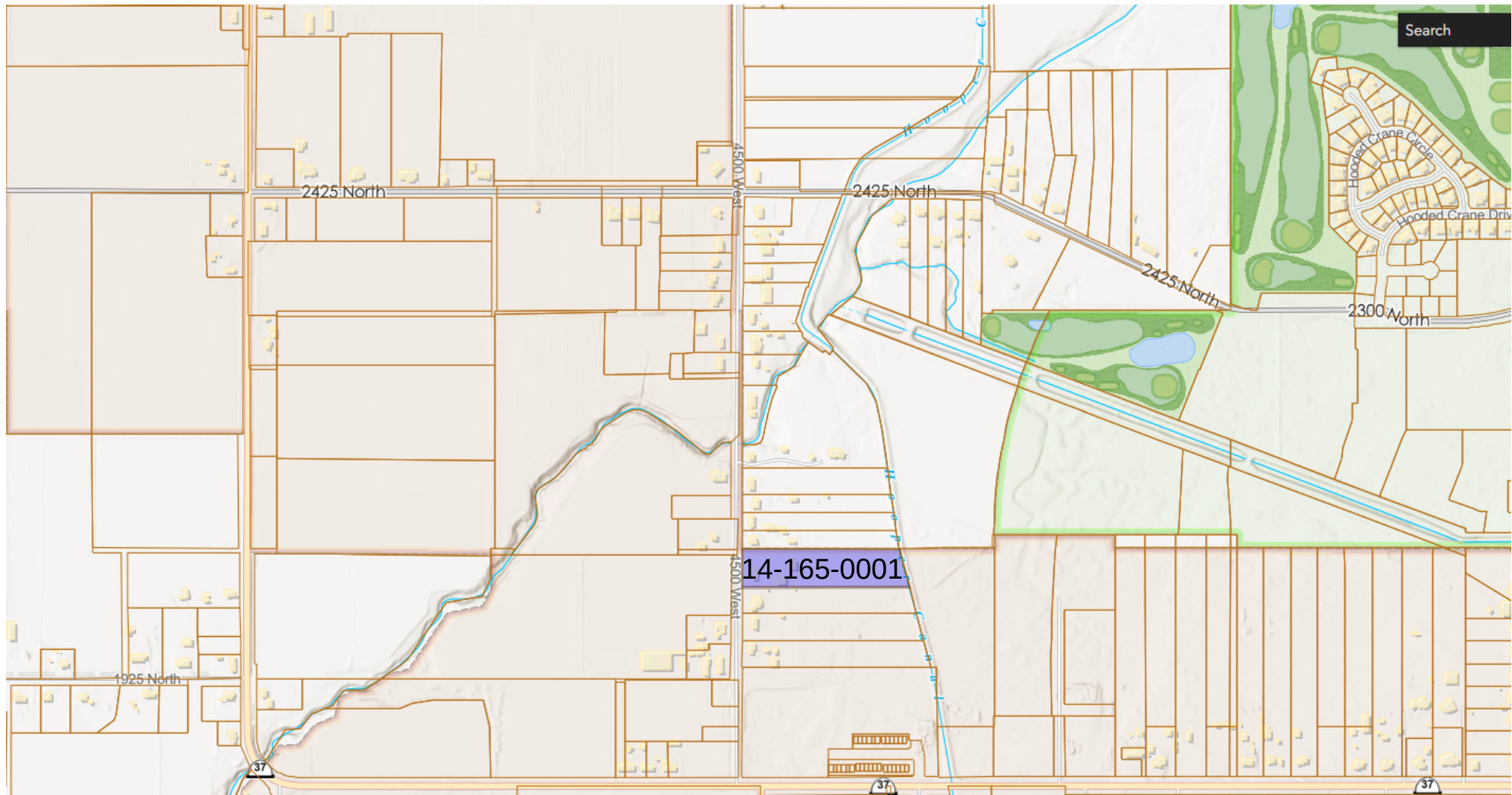
- Water: Conversations with the utility provider confirm capacity to serve this parcel.
- Sewer: Conversations with West Point City have confirmed Sewer Connection is viable.
- Storm Drain: West Point City has confirmed that on-site detention/retention will not be required. Stormwater will be discharged via connection to the Howard Slough

system, consistent with City standards.

- Electrical: Service will be provided by Rocky Mountain Power, with adequate capacity confirmed.

- Fire and Police: The project will remain within the jurisdiction of West Point City for police and fire protection. The subdivision's street layout and hydrant plan will be designed in coordination with fire safety standards.

Legal: All of Lot 1, Davis Farms West. Contains 4.42 Acres



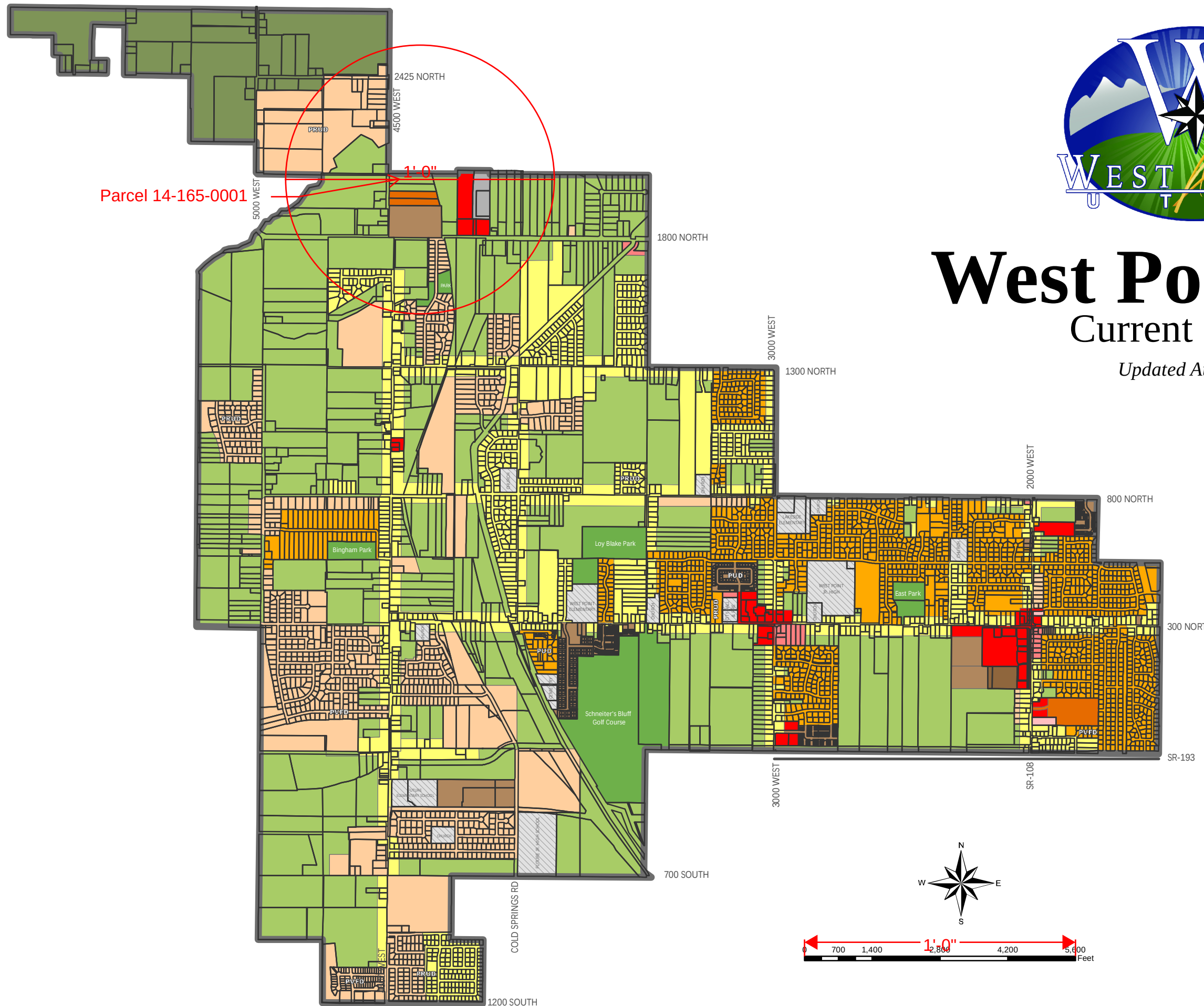


West Point City

Current Zoning

Updated August 2025

- R-1** (RESIDENTIAL 2.2 UNITS PER ACRE - 12,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.7 UNITS PER ACRE - 10,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.6 UNITS PER ACRE - 9,000 SQ. FT.)
- R-4** (RESIDENTIAL 6.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL 8.0 UNITS PER ACRE)
- R-6** (RESIDENTIAL 20 UNITS PER ACRE)
- A-5** (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- A-40** (AGRICULTURAL 1 UNIT PER ACRE)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- L-C** (LIMITED COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- R/I-P** (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**



Planning Commission Staff Report

Subject: Discussion - Rezone – 5000 W. 1800 N.
Author: Troy Moyes
Department: Community Development
Date: October 9, 2025



Background

The Holland Group has submitted a request to rezone property located near 5000 West and 1800 North from A-5 Agricultural to R-1 PRUD Residential. The proposed subdivision, known as Sky Meadows, is intended to be a single-family residential development that incorporates a PRUD (Planned Residential Unit Development) overlay. The PRUD overlay provides opportunities for a mix of lot sizes and configurations in exchange for community benefits such as enhanced architecture, landscaping, street trees, trails, or parks.

The Planning Commission discussed this proposal during its September 25, 2025 meeting. During that meeting, a couple Commissioners raised questions regarding the total project acreage, the number of lots, and how density calculations were being applied. The applicant has since revised the plans to address those concerns and will present the updated proposal for further discussion.

Process

Rezone requests, including application of a PRUD overlay, are legislative decisions. Unlike administrative approvals where the City must grant an application that meets objective standards, legislative matters give the Planning Commission and City Council broad discretion. The Commission is not required to recommend approval simply because the request is technically eligible. Instead, your recommendation should hinge on whether the proposal advances the community's health, safety, and welfare and aligns with the City's long-term planning goals.

Analysis

The proposed R-1 PRUD zoning designation is consistent with the low-density residential land use identified in the City's General Plan for this area. The applicant is seeking to use the PRUD overlay to provide additional design flexibility, preserve open space, and incorporate amenities such as trails or parks within the neighborhood.

The applicant will present revised plans at the meeting and explain how the proposed design responds to comments and questions raised during the previous discussion.

Recommendation

This item is for discussion only. Staff recommends that the Planning Commission review the proposal and provide feedback to the applicant.

Because this is a legislative request, the Commission has broad discretion to recommend approval, denial, or continuation based on overall community welfare, consistency with City policies and plans, infrastructure capacity, neighborhood compatibility, and whether the requested PRUD flexibilities are adequately justified by the proposed amenities and design.

Attachments

Planning Commission Staff Report

Subject: Preliminary Plat – Pheasant Creek Estates - Phase 4
Author: Troy Moyes
Department: Community Development
Date: October 9, 2025



Background

Jason Hamblin, representing Hamblin Investments, has submitted an application for a preliminary plat amendment for the Pheasant Creek Estates Subdivision, located at approximately 1383 North 4350 West. Pheasant Creek Estates Phase 1 was originally recorded in August of 2004. This amendment would add two new lots to the subdivision and create Phase 4 while enlarging the overall subdivision boundary to include additional property recently rezoned to R-1 Residential.

Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the preliminary plat for compliance with these requirements, including density, lot sizes, setbacks, street layout, preliminary utilities, and other items needed for review.

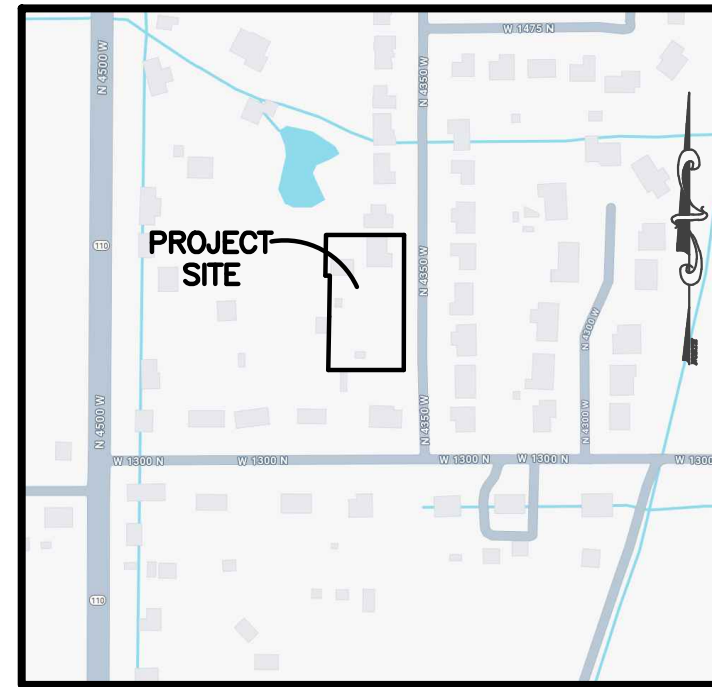
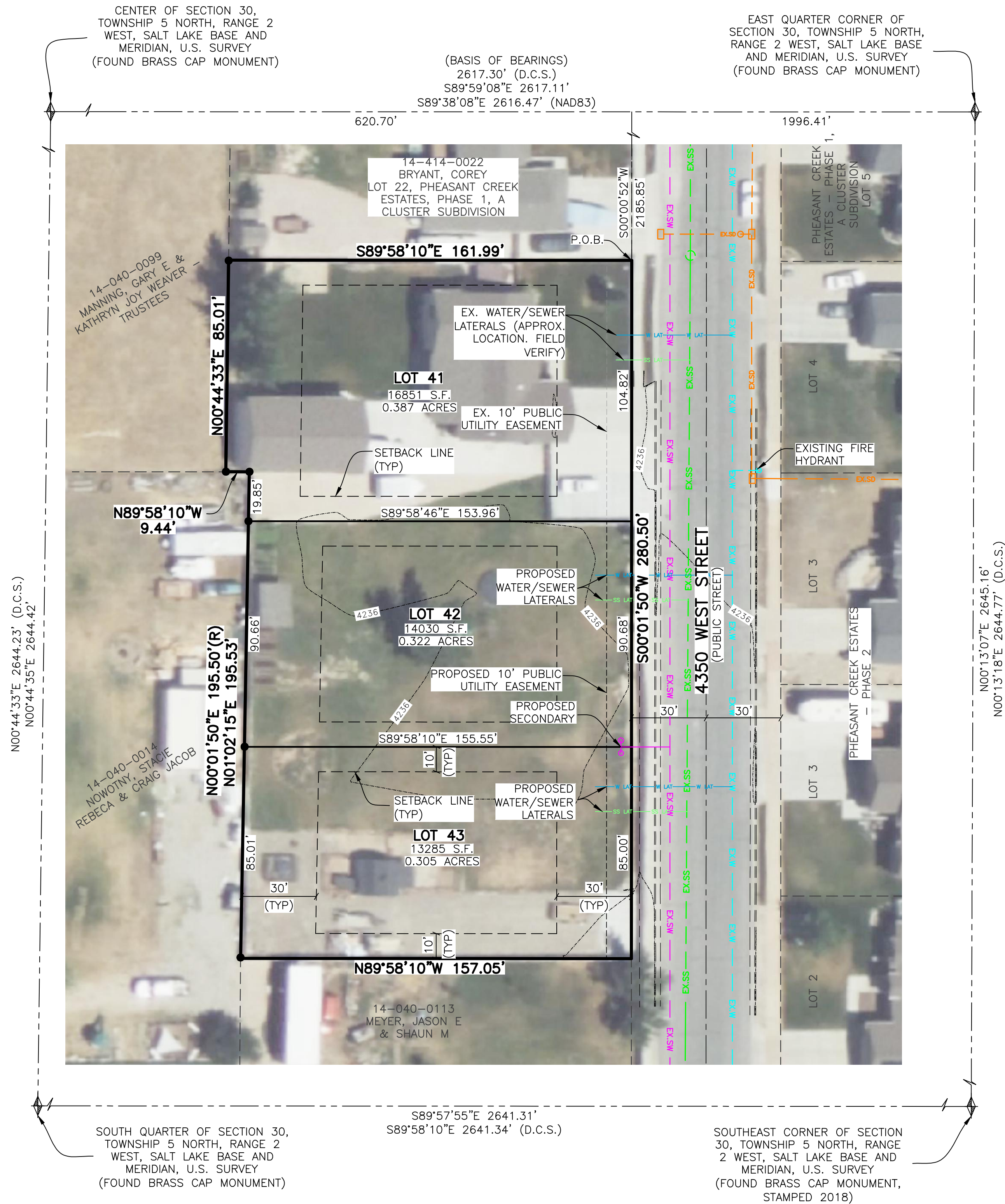
Analysis

The purpose of this amendment is to add two new residential lots to the existing Pheasant Creek Estates subdivision which will slightly expand the overall subdivision boundary. As part of this request, the southern property line of Lot 21 from the original 2004 plat will be moved approximately 20 feet to the south to better align the existing driveway. The adjustment does not affect any existing structures and allows the new lots to integrate properly with the existing subdivision layout.

Standard	Required	Proposed
Density for R-1 Residential (units per acre)	≤ 2.2	2.2
Maximum number of lots	≤ 2	2
Minimum lot size (square feet)	$\leq 12,000$	13,285
Minimum lot frontage average (min of 85')	$\leq 85'$	85'
Minimum lot depth	$\leq 100'$	155'
A dedicated landscape strip required	No	No
Landscape buffering required	No	No

PHEASANT CREEK ESTATES SUBDIVISION - PHASE 1 (A CLUSTER SUBDIVISION) - 1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST POINT CITY, DAVIS COUNTY, UTAH
AUGUST, 2025



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 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 SOUTHEAST CORNER OF LOT 22, PHEASANT CREEK ESTATES, PHASE 1, A CLUSTER SUBDIVISION, SAID POINT BEING 620.70 FEET SOUTH 89°59'08" EAST ALONG THE SECTION LINE AND 2185.85 FEET SOUTH 00°00'52" WEST FROM THE CENTER OF SAID SECTION 30; (SAID CENTER BEING NORTH 89°59'08" WEST 2617.11 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30); THENCE S00°01'50"W 280.50 FEET ALONG THE WESTERLY LINE RIGHT OF WAY LINE OF 4350 WEST STREET; THENCE NORTH 89°58'10" WEST 157.05 FEET; THENCE NORTH 01°02'15" EAST 195.53 FEET; THENCE NORTH 89°58'10" WEST 9.44 FEET; THENCE NORTH 00°44'33" EAST 85.01 FEET TO THE SOUTHERLY LINE OF LOT 22, PHEASANT CREEK ESTATES, PHASE 1, A CLUSTER SUBDIVISION; THENCE SOUTH 89°58'10" EAST 161.99 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

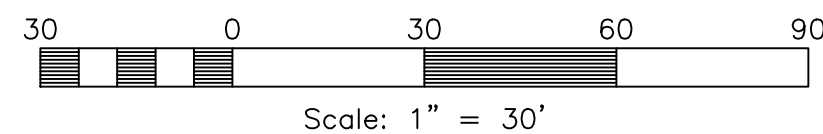
CONTAINING 43,898 SQUARE FEET OR 1.008 ACRES.

NOTES

- MANY AREAS IN WEST POINT CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- THE MAXIMUM BASEMENT DEPTH ALLOWED IS 24 INCHES BELOW EXISTING GRADE.
- ZONE: R-1
- SUBDIVISION IS IN FEMA FLOOD ZONE X PER FLOOD PANEL 49011C0063E, EFFECTIVE 6/18/2007
- SUBDIVISION IS IN LAND DRAIN ZONE B - LAND DRAIN REQUIRED.

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- D.C.S. = DAVIS COUNTY SURVEY
- EX.SS--- = EXISTING SANITARY SEWER LINE
- EX.SW--- = EXISTING SECONDARY WATER LINE
- EX.W--- = EXISTING CULINARY WATER LINE
- EX.SD--- = EXISTING STORM DRAIN
- = EXISTING FIRE HYDRANT



SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PHEASANT CREEK ESTATES SUBDIVISION - PHASE 1 (A CLUSTER SUBDIVISION) - 1ST AMENDMENT IN WEST POINT CITY, DAVIS COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST POINT CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9239283

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PHEASANT CREEK ESTATES SUBDIVISION - PHASE 1 (A CLUSTER SUBDIVISION) - 1ST AMENDMENT**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: **J. FELT** Project Name: **PHEASANT CREEK ESTATES**
Designer: **E. ROCHE** **PHASE 1, 1ST AMENDMENT**
Number: **3442-A58**
Begin Date: **8-28-25** Scale: **1"=30'**
Revision: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.

