



3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
www.westpointutah.gov

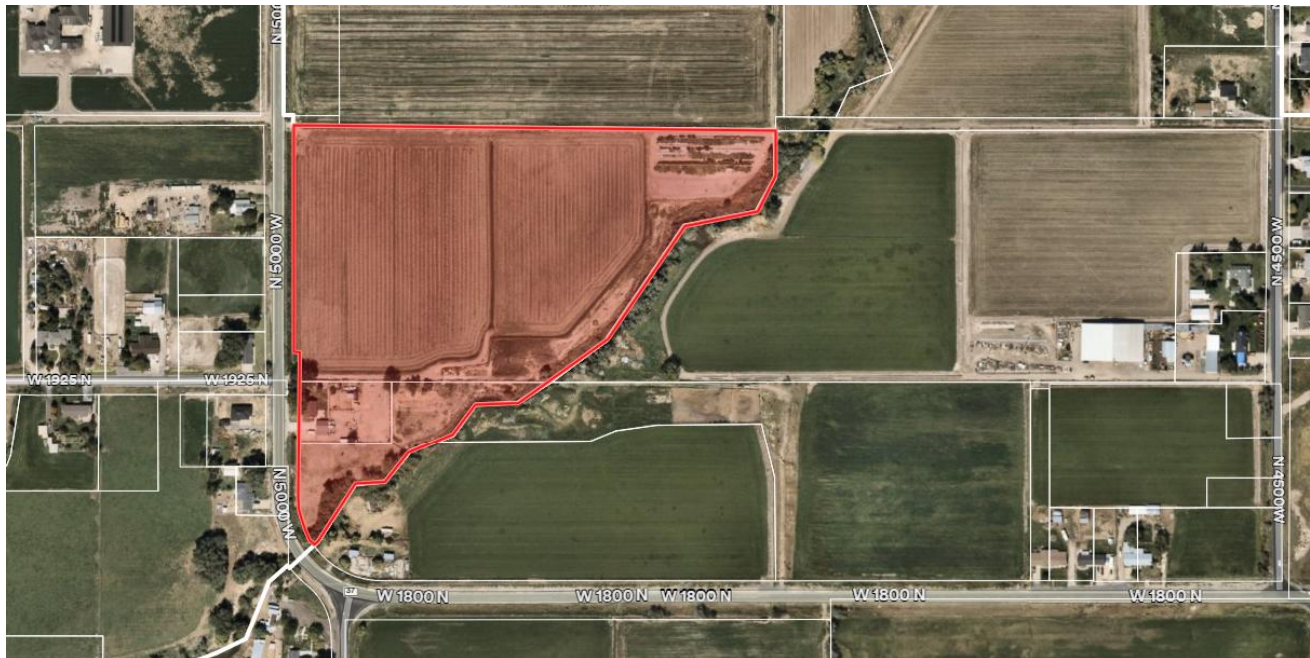
WEST POINT CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, October 23, 2025, the West Point City Planning Commission will hold a public hearing at 3200 West 300 North, West Point City, UT, beginning at 7:00 PM. The public hearing will be for a proposed rezone regarding property located at approximately 2000 North 5000 West. The request made is to change the zoning on 19.92 acres of land from A-5 (Agricultural/maximum of 1 unit per 5 acres) to R-1 (Residential/maximum of 2.2 units per acre) with a PRUD (Planned Residential Unit Development) overlay zone. The PRUD overlay is being requested to allow for flexibility in the underlying zoning standards and to provide for additional density consistent with the PRUD provisions of the West Point City Code.

All interested parties are encouraged to attend and express their opinion on the matter. To review documentation related to the above hearing, contact West Point City Hall at 801-776-0970. If you need special accommodations to participate in the meeting, please call West Point City at least twenty-four (24) hours prior to the meeting at 801-776-0970.

Rezone

Approximately 2000 N 5000 W



Katie Hansen

Katie Hansen, West Point City Deputy Recorder
Posted this 10th day of October, 2025

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice was posted on the date indicated in 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>



VICINITY MAP
SCALE: NONE

CURVE TABLE

CURVE	BEARING	CHORD	CHORD BEARING	CHORD	CHORD BEARING
1	S89°43'06"E	1335.83'	S89°43'06"E	1335.83'	S89°43'06"E

SITE DATA

TOTAL AREA	19.92 ACRES
AVERAGE LOT SIZE	12,279 S.F.
MINIMUM LOT SIZE	10,000 S.F.
MAXIMUM LOT SIZE	21,772 S.F.
CALCULATED DENSITY	2.3 UNITS PER ACRE
10,000+ S.F. LOTS	28
12,000+ S.F. LOTS	7
14,000+ S.F. LOTS	10

OPENSOURCE (POCKET PARK)	0.36 A.C. (1.8%)
OPENSOURCE (TRAIL AREA DEDICATION)	1.80 A.C. (9%)

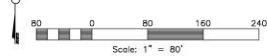
TOTAL NUMBER OF SINGLE FAMILY LOTS: 45

BUILDABLE SETBACKS:

FRONT SETBACK: 25 FEET
SIDE SETBACK: 8 FEET
SIDE FACING STREET SETBACK: 15 FEET
REAR SETBACK: 25 FEET

LEGEND

- BOUNDARY
- LOTS
- - - ADJOINING PROPERTY



West Point

Davis County, Utah

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DATE	DESCRIPTION
7/23/2023	44 LOTS DOWN TO 38
8/2/2023	TRAIL-LEAD
9/7/2023	SHIFT CUL-DE-SAC
10/17/2023	REVISIONS TO LOTS 1-10
10/24/2023	ALL DOWN TO 47 LOTS

West Point	Concept Plan
PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, 10N 2W, 30E, DAVIS COUNTY, UTAH	

Project Info.
Engineer: J. M. REEVE, P.E.
Planner: C. CAVE
Designer: S. SIMIRAYH
Date: 06-13-25
Name: WEST POINT
Number: 7605-12