



3200 W 300 N, West Point, UT 84015  
801.776.0970

**West Point City  
Planning Commission Agenda  
October 23, 2025  
WEST POINT CITY HALL  
3200 W 300 N WEST POINT, UT**

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**IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO [khansen@westpointutah.gov](mailto:khansen@westpointutah.gov)**

- **Subject Line:** Public Comment – October 23, 2025, Planning Commission Meeting

- **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.

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**WORK SESSION – 6:00 PM**

*Open to the public*

1. Discussion of a General Plan Amendment for property located at 800 N 4200 W (*Jacob Jones*)
2. Discussion of a text amendment for commercial landscaping requirements
3. 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

**Legislative Items**

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

6. Discussion and consideration of a request to rezone property located at approximately 2000 N 5000 W from A-5 to R-1 with a Planned Residential Unit Development Overlay Zone; *The Holland Group, applicant*
  - a. *Public Hearing*
  - b. *Action*
7. Discussion and consideration of a request to amend the General Plan for property located at 39 S 2000 W from R-3 (Residential) to C-C (Commercial); *Don Mendenhall, applicant*
  - a. *Public Hearing*
  - b. *Action*
8. Discussion and consideration of a request to amend the General Plan for property located at 2084 N 4500 W from R-1 (Residential, 2.2 units per acre) to R-4 (Residential, 6 units per acre); *Nilson Land Development, applicant*
  - a. *Public Hearing*
  - b. *Action*
9. Staff Update
10. Commission Comments
11. Adjournment

*Posted this 20<sup>th</sup> day of October, 2025*



Katie Hansen, Deputy City Recorder

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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 20<sup>th</sup> 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

# Planning Commission Staff Report



**Subject:** Discussion – General Plan Amendment  
4200 W 800 N – Stoddard Property  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** October 23, 2025

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## **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.

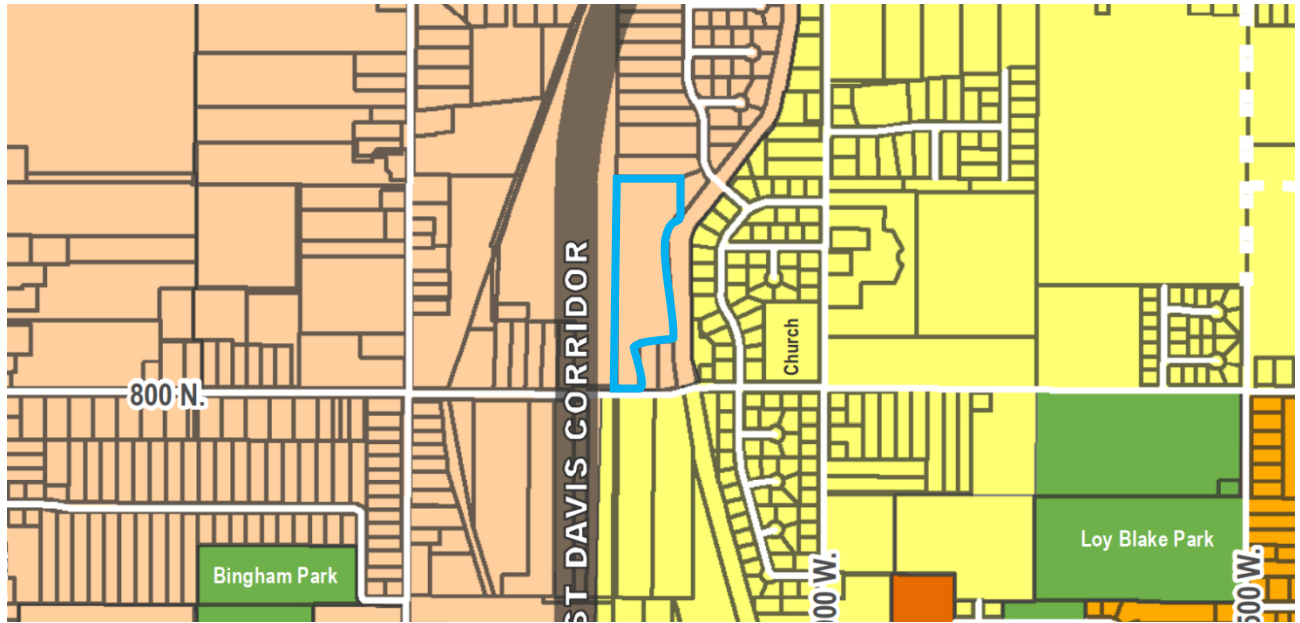
The applicant will attend the Planning Commission meeting to present the request and answer questions.

## **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.)

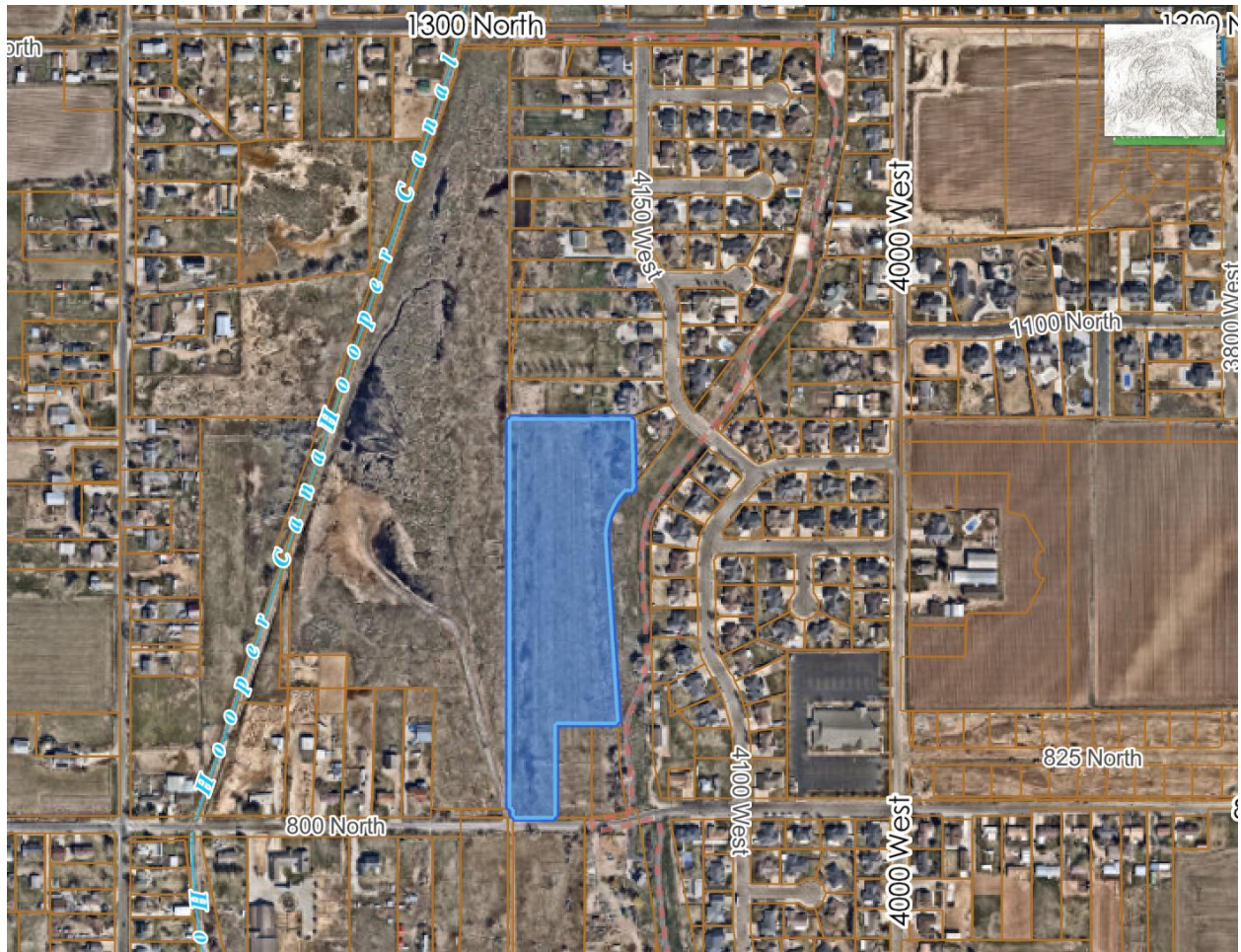
- The contemplated use will only add 8 lots. Preliminary conversations indicate no issues with impacts on existing infrastructure.

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  $1^{\circ}52'52''$  W 232.93 FT & S  $89^{\circ}55'39''$  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.

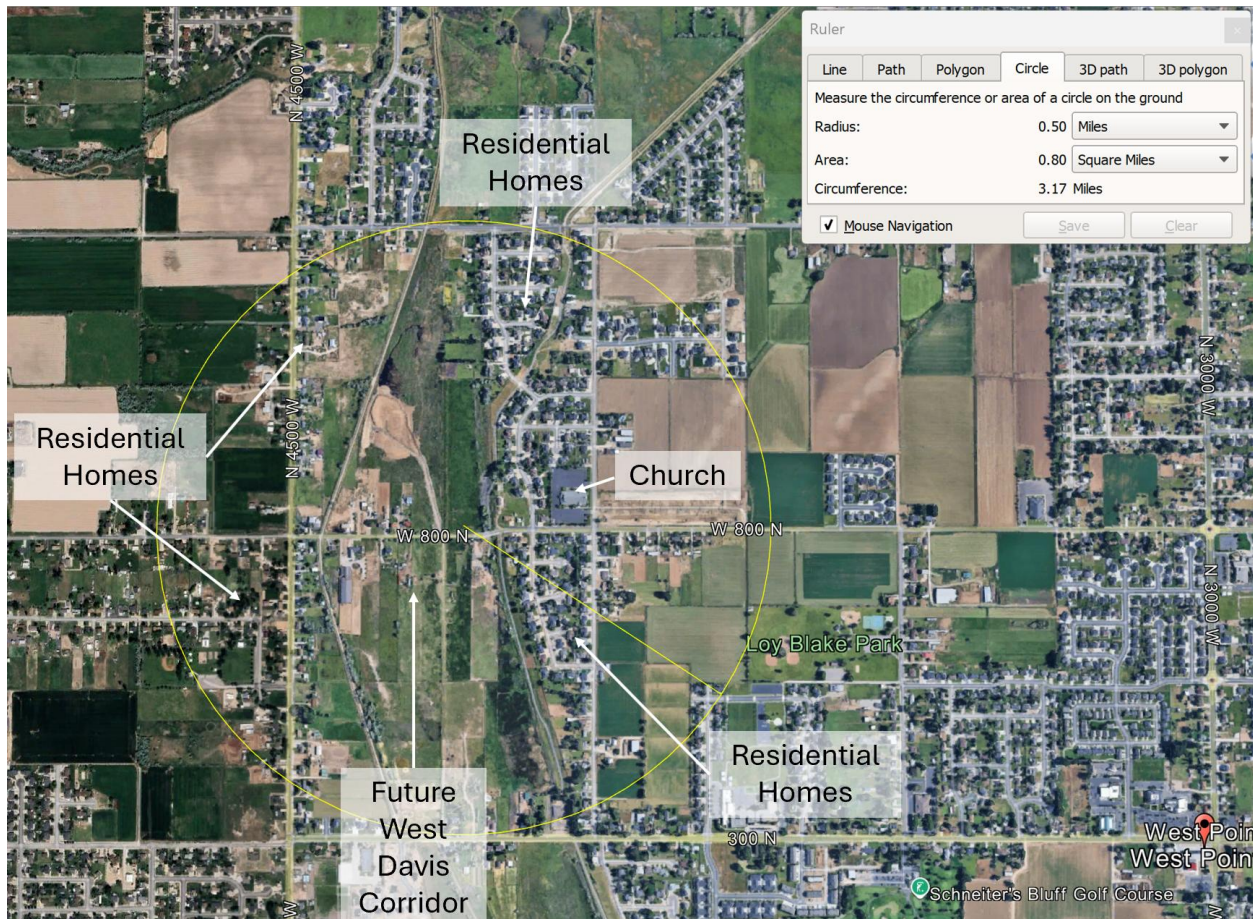


Current copies of the Davis County parcel Map showing the area of the proposed amendment.

- 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:** Public Hearing – General Plan Amendment  
39 S 2000 W - Shaw Property  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** October 23, 2025

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## **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 a mix of residential and commercial uses. The adjacent parcel immediately north of the property is currently designated as L-C (Limited Commercial), and the parcels to the south and east are designated R-3 Residential. The proposal would extend the existing Community Commercial designation shown on the General Plan Map one parcel to the south, creating a continuous commercial frontage along 2000 West.

The C-C zone supports a wide range of neighborhood- and community-serving uses such as retail shops, restaurants, offices, financial institutions, daycares, and small-scale service businesses (see excerpt from WPCC 17.60.050(B)) and shown in the table below.



Use	C-C Zone
Crop Production	P
Accessory Building (small $\leq 1,200$ sq ft)	P
Accessory Building (medium 1,201 – 1,449 sq ft on lot $< 15,000$ sq ft)	AC
Religious Places of Worship and Support Facilities	P
Commercial Day Care Center / Preschool	AC
Senior Care Facilities / Nursing Homes	PC
Private / Quasi-Public / Charter School	P
Utility Buildings & Structures (Electric Substations)	PC
Telecommunication Towers / Small Cell Installations	PC
Public Utilities (including substations, shops, storage yards, public buildings)	P
Public Water Reservoir / Storage Tank	P
Convenience Store	PC
Retail Shops / Services ( $< 10,000$ sq ft)	PC
Mid-Box Retail (10,001 – 80,000 sq ft)	PC
Financial Institutions	PC
Restaurants / Bars (including fast food)	PC
Professional Offices (business, medical, dental, optical, labs)	PC
Private Instructional Studios (art, music, dance, etc.)	PC
Commercial Complex	PC
Commercial / Industrial Subdivision	P
Signs (see WPCC 17.110)	P
Firework Stands (temporary)	P
Animal Clinic	PC

*P=Permitted PC=Planning Commission CUP AC=Administrative CUP*

## **Discussion Questions**

1. Does extending the Community Commercial designation southward strengthen the intended commercial corridor along 2000 West, or does it begin to encroach on the established residential area to the south?
2. Would this parcel's small size (approx. one acre) create development challenges—such as access, buffering, or parking—that could limit feasible commercial uses?
3. What types of community-serving businesses or services would be most compatible with the adjoining residential properties?
4. Does the proposed amendment align with the City's General Plan goals for balanced land use, commercial diversification, and sustainable economic growth?

## **Recommendation**

Staff recommends that the Planning Commission review the proposed General Plan amendment in light of the City's long-term planning goals, the established development pattern along 2000 West, the availability of infrastructure, and any public input received during the hearing.

If the Planning Commission finds that the amendment supports the City's vision and promotes the overall welfare of the community, staff recommends forwarding a recommendation of approval to the City Council.

If additional information or revisions are needed, the Commission may choose to table the item to a future meeting.

If the applicant requests action and the Commission determines that sufficient information has been presented, it may proceed to forward a recommendation of approval or denial to the City Council at this meeting.

## **Suggested Motions (Rezone)**

- Approve: I move to recommend approval of the general plan amendment request for approximately one acre of property located at 39 South 2000 West, changing the designation from R-3 Residential to C-C (Community Commercial), and forward this item to the City Council for consideration.
- Deny: I make a motion to recommend denial of the general plan amendment request for approximately one acre of property located at 39 South 2000 West, changing the designation from R-3 Residential to C-C (Community Commercial), due to the possible negative impacts that this development could have on [*explain why the request does not support or protect the overall welfare of the community*], and forward this recommendation to the City Council for their consideration.

- Table: I make a motion to table any action on the rezone request of the general plan amendment request for approximately one acre of property located at 39 South 2000 West, changing the designation from R-3 Residential to C-C (Community Commercial), until [explain why the item needs to be tabled].

## **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.



# Planning Commission Staff Report

**Subject:** Public Hearing - Rezone – 5000 W 1800 N  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** October 23, 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, and October 9, 2025, meetings.

## **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 applicant is requesting a rezone from A-5 (5 units/acre) Agricultural to R-1 PRUD Residential for approximately 19.92 acres near 5000 West and 1800 North. The proposed R-1 zoning is consistent with the City's General Plan Map, which was adopted in August 2025 and designates this area as R-1 Residential. The concept plan dated October 6, 2025 proposes 45 single-family lots at a calculated density of 2.3 units per acre. The request falls within the parameters of the PRUD (Planned Residential Unit Development) overlay, which allows for:

1. *Flexibility* – available when a project includes the required PRUD base improvements (perimeter fencing, enhanced architectural materials, and street trees).
2. *Bonus Density* – available for sites greater than 10 acres when additional amenities are provided. Under WPC 17.60.160(F), the Planning Commission may recommend, and the City Council may approve up to a 10 percent density increase if the proposed amenities are found to warrant it.



The applicant's requested density of 2.3 units/acre, compared with the base R-1 maximum of 2.2 units/acre, represents approximately a 4.5% bonus density, which is within the range that may be authorized under the PRUD code if the Commission determines the amenities justify it.

Standard	R-1 Base Zone	PRUD Proposed
Density for R-1 Residential ( <i>units per acre</i> )	$\leq 2.2$	2.3 ( <i>max potential of 2.42</i> )
Maximum number of lots ( <i>on 19.92 acres</i> )	44	45 ( <i>max potential of 48</i> )
Minimum lot size ( <i>square feet</i> )	$\leq 12,000$	*10,000
Average lot size ( <i>square feet</i> )	N/A	*12,279
Minimum lot frontage	$\leq 85'$ ( <i>average of 100'</i> )	*90'
Minimum lot depth	$\leq 100'$	*100'
8' Landscape dedicated landscape strip required ( <i>along 5000 West</i> )	Yes	Yes
Landscape buffering required	No	No

*\*There is no minimum requirement*

### *Bonus Density Request and Amenities*

Under WPCC 17.60.160(F), the PRUD overlay allows the Planning Commission to recommend, and the City Council to approve, up to a 10 percent increase in overall project density for developments over 10 acres when additional amenities are provided that produce a measurable community benefit. The applicant's proposal for 45 lots on 19.92 acres equates to a 4.5 percent density increase above the base R-1 standard (2.3 units/acre vs. 2.2 units/acre).

Two amenities are identified to support this request:

1. Trail Dedication (1.80 acres): A 10-foot-wide corridor along the west and south boundaries that aligns with the City's adopted Master Trails Plan. This amenity corresponds directly with WPCC 17.60.160(F)(4)(c)(v)—“Dedication of land to the City for the development of a regional trail system.” The applicant proposes to dedicate the corridor but not construct the trail.
2. Pocket Park (0.36 acres): A small neighborhood open space located near 1800 N and 5000 W. Because it is not identified as a regional park and would ultimately be improved by the City, it qualifies under WPCC 17.60.160(F)(4)(f) as an “Other Amenity.”

Together, these areas account for 2.16 acres (11%) of the total site. The Commission must determine whether these amenities, as proposed, fulfill the purpose of the PRUD overlay “to encourage imaginative and efficient land use, consolidation of open space, and the creation of

more attractive residential environments” and whether they justify the requested 4.5 percent density bonus.

### **Discussion Questions**

1. Does the dedication of land for the regional trail system provide enough long-term community benefit to justify the 4.5 percent bonus density (or one additional lot) allowed under WPCC 17.60.160(F)?
2. Given that the pocket park is categorized as an “Other Amenity,” does its proposed size, location, and function meaningfully contribute to the overall quality and livability of the subdivision?
3. With 28 of the 45 lots measuring around 10,000 square feet, does the project still achieve the PRUD overlay’s purpose of creating an “imaginative, efficient, and attractive neighborhood” as described in the code?
4. Does the permanent dedication of the trail corridor and park land provide sufficient long-term community value such as preserving connectivity opportunities and open space?
5. Considering the scale of the amenities and their long-term maintenance by the City, does the combination of the PRUD flexibility and the 4.5 percent bonus density result in a balanced and beneficial development for the community?

### **Recommendation**

This item is scheduled for a public hearing and discussion. The applicant is requesting a rezone from A-5 Agricultural to R-1 PRUD Residential to allow for flexibility in lot sizes and configuration under the PRUD overlay zone and a 4.5 percent density bonus based on the dedication of open space and amenities.

Staff recommends that the Planning Commission review the proposed concept plan and provide feedback to the applicant and staff prior to forwarding a recommendation to the City Council. The following areas should be discussed as part of that review:

1. Verification that the proposal meets the base PRUD requirements (fencing, enhanced architecture, and street trees).
2. Evaluation of whether the proposed amenities the regional trail land dedication and pocket park adequately justify the requested 4.5 percent bonus density under WPCC 17.60.160(F).

3. Consideration of how the proposed subdivision design achieves the stated purpose of the PRUD overlay zone to encourage imaginative and efficient use of land, consolidate open space, and create a more attractive and desirable residential environment.
4. Coordination with UDOT, Davis County, Hooper Water Improvement District, and Hooper Irrigation Company to address access, drainage, and utility needs prior to preliminary plat review.
5. Confirmation that required PRUD fencing, landscaping, and design elements will be incorporated into future development plans and construction drawings.

#### **Suggested Motions (Rezone)**

- Approve: I move to recommend approval of the rezone request for 19.92 acres of property located at approximately 5000 West and 1800 North from A-5 Agricultural to R-1 PRUD Residential, and forward this item to the City Council for consideration.
- Deny: I make a motion to recommend denial of the rezone request for 19.92 acres of property located at approximately 5000 West and 1800 North from A-5 Agricultural to R-1 PRUD Residential, due to the concerns that the proposed amenities do not adequately justify the density bonus or fully meet the intent and purpose of the PRUD overlay zone specifically [*explain why the request does not support the flexibility/density*], and forward this recommendation to the City Council for their consideration.
- Table: I make a motion to table any action on the rezone request for 19.92 acres of property located at approximately 5000 West and 1800 North from A-5 Agricultural to R-1 PRUD Residential, until [*explain why the item needs to be tabled*].

#### **Attachments**

Application and Plans





## SITE DATA

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

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

Scale: 1" = 80'







West Point City  
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West Point, UT 84015  
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[www.westpointutah.gov](http://www.westpointutah.gov)

## MEMORANDUM

To: West Point Planning Commission

From: Boyd Davis, P.E. *Boyd R. Davis*

**RE: Sky Meadows - Concept Plan Review**

Date Received: October 6, 2025

Date Reviewed: October 15, 2025

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Recommendation: I recommend the following items be considered and discussed prior to rezone approval.

1. Concept Plat
  - a. The boundary differs slightly from the annexation boundary, but this can be figured out on the final plans.
  - b. The acreage is approximately 19.5 acres. This can be refined on the final plat.
2. Streets
  - a. UDOT approval will be required for access to 5000 W. This can be done with the preliminary plan.
  - b. The cul-de-sac is very close to the slough. This may require fill material and will need approval from Davis County.
3. Culinary Water
  - a. This area is served by the Hooper Water Improvement District. You may consider getting a will-serve letter, but this is generally done during the preliminary plan process.
4. Secondary Water
  - a. This area is served by the Hooper Irrigation Company. You may consider getting a will-serve letter from them.
  - b. There are no secondary water lines near this area, but the adjacent subdivision has plans to install one. You may want an agreement between the two developers.
  - c. We may need to establish an agreement between Hooper Irrigation and West Point City to be the service provider.
  - d. Water shares will be required. You may consider having the applicant provide proof of water shares.
5. Sanitary Sewer
  - a. There is a new sewer line available in 5000 W that is intended to serve this subdivision. No other comments.
6. Storm Drainage
  - a. Permit from Davis County will be required to discharge into the Howard Slough. This will be required at final plan review.

- b. Davis County may have an existing easement where the trail is proposed. It should be checked to see if there is a conflict or if Davis County will allow the trail.

7. Land Drainage

- a. A land drain is recommended due to the high water table. This can be discussed during the preliminary plan process.

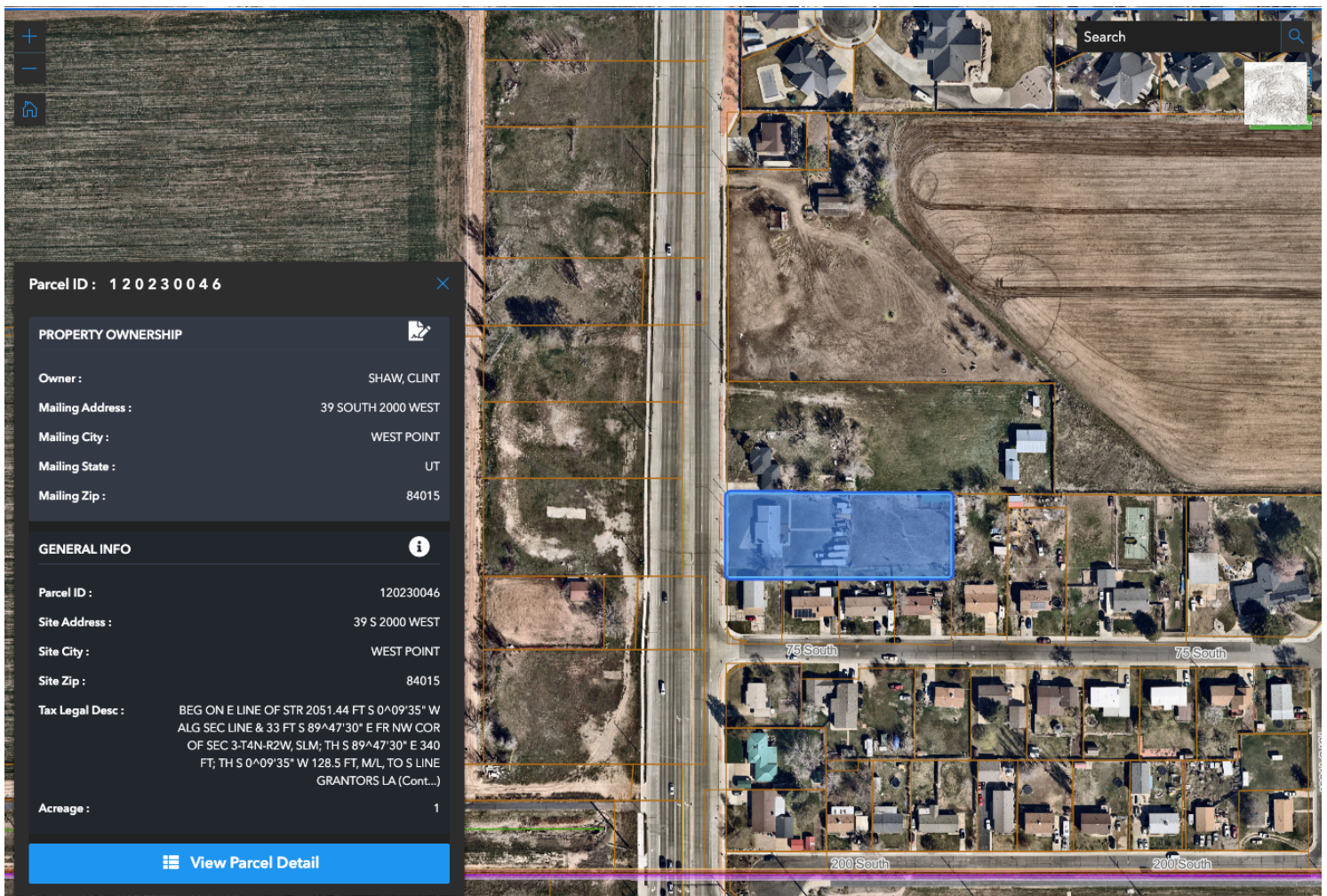
8. Others

- a. A fence will be required around the perimeter of the subdivision per the PRUD code requirements. There is no fence shown on the plan.
- b. The trail shows a connection at the corner of 1800 N & 5000 W. The trail should not connect at that location due to safety issues. You should consider a safer location for the trail to cross 5000 W.
- c. There is a small park shown at the same corner. In addition to the road, there is a large storm drain culvert at this location. Safety issues should be considered.

## 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:** Public Hearing – General Plan Amendment  
2084 N 4500 W – Nilson Land Development  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** October 23, 2025

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## **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.

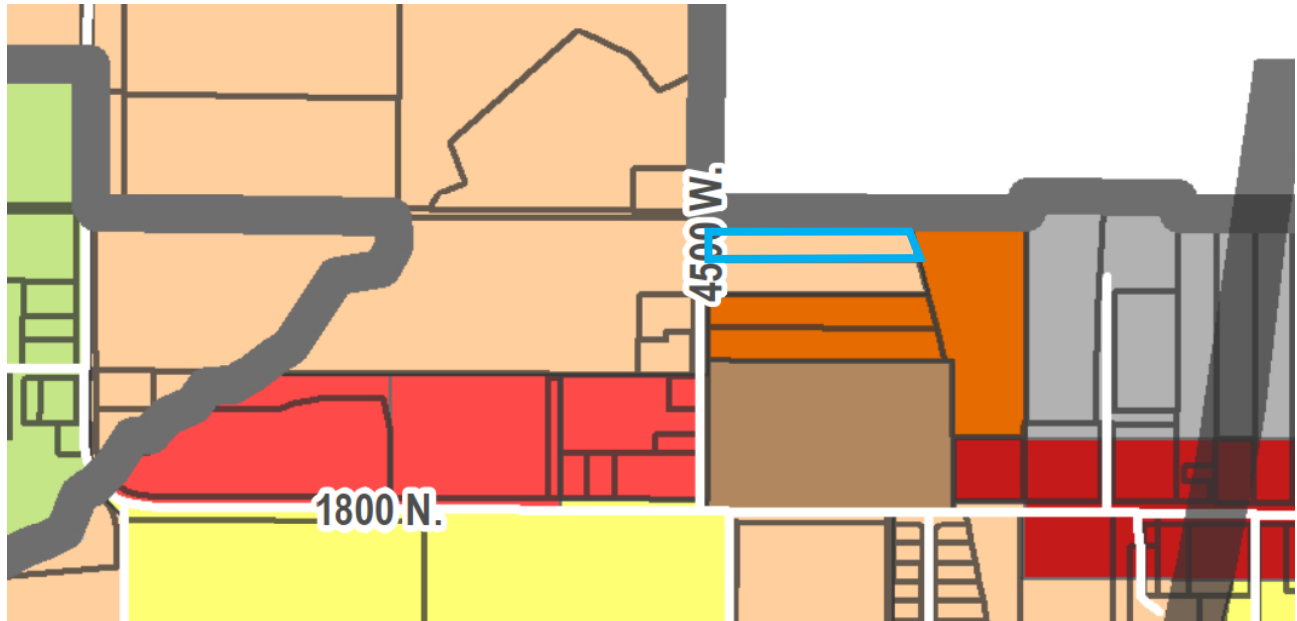
## **Process**

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.

The surrounding General Plan designations include R-1 Residential directly to the south, and R-4 Residential farther south, and R-5 Residential (10 units per acre, attached townhomes) near the 1800 North / 4500 West intersection. The applicant's intent is to allow the property to be incorporated into the larger Trail's Edge Subdivision, which spans both West Point and Clinton City. The Trail's Edge rezone (not including this property) request remains tabled and has not yet been acted upon by the City Council. That request was submitted under the previous zoning framework, when the R-4 zone permitted up to 8 units per acre and attached single-family dwellings (townhomes).



### **Discussion Questions**

1. Does the proposed amendment represent a logical adjustment to the City's long-term land use vision for this area?
2. How does the requested R-4 designation align with the intended pattern of residential densities shown on the City's General Plan Map?
3. How might this amendment influence future planning within this area?
4. Does the proposal support the City's goals for housing variety and balanced growth, or would it shift the development pattern in a different direction than anticipated?

### **Recommendation**

Staff recommends that the Planning Commission review the proposed General Plan amendment considering the City's adopted land use policies, surrounding development patterns, infrastructure availability, and public input received during the hearing. Following discussion, the Planning Commission may choose to:

- Forward a recommendation of approval to the City Council if it finds that the amendment supports the City's long-term planning goals and represents an appropriate land use designation for the area;
- Forward a recommendation of denial if it finds that the amendment does not align with the City's General Plan objectives or surrounding land use context; or
- Table the item if additional information, coordination, or analysis is needed before making a recommendation.

### **Suggested Motions (Rezone)**

- *Approve*: I move to recommend *approval* of the general plan amendment request for approximately one acre of property located at 1900 North 4500 West, changing the designation from R-1 Residential to R-4 Residential, and forward this item to the City Council for consideration.
- *Deny*: I make a motion to recommend *denial* of the general plan amendment request for approximately one acre of property located at 1900 North 4500 West, changing the designation from R-1 Residential to R-4 Residential, 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 request for approximately one acre of property located at 1900 North 4500 West, changing the designation from R-1 Residential to R-4 Residential, until [*explain why the item needs to be tabled*].

# **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**

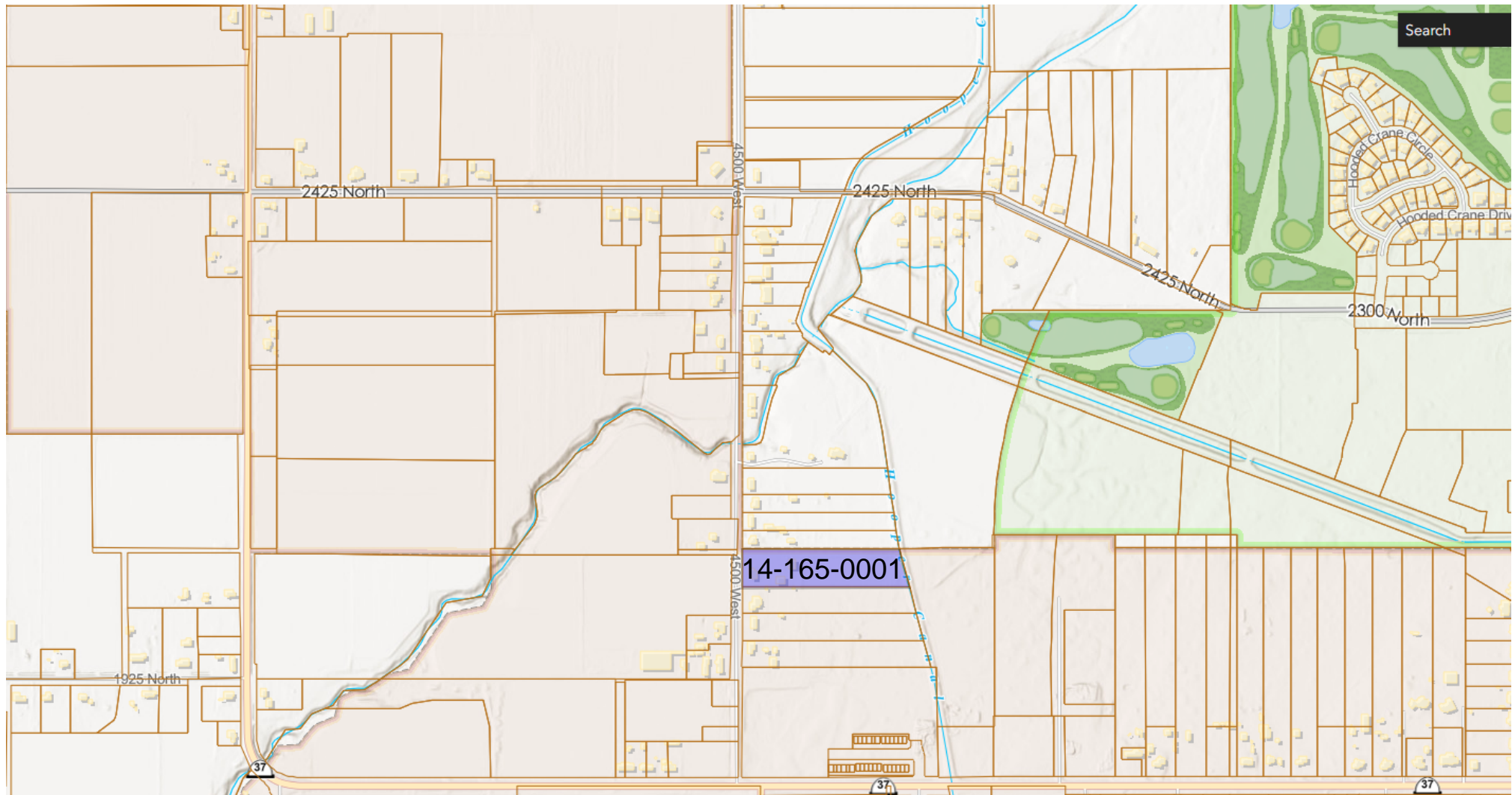
- Water: Conversations with the utility provider confirm capacity to serve this parcel.
- Sewer: Conversations with West Point City have confirmed Sewer Connection is viable.
- Storm Drain: West Point City has confirmed that on-site detention/retention will not be required. Stormwater will be discharged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

