



**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
December 2nd, 2025
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT 84015**

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

- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:
 - » Online: - <https://us02web.zoom.us/j/81701161595> » Telephone: 1(669) 900-6833 – Meeting ID: 817 0116 1595

ADMINISTRATIVE SESSION – 6:30 PM

1. Discussion Regarding Commercial, Manufacturing, and Professional Office Landscaping Standards – Mrs. Bryn MacDonald [pg. 4](#)
2. Discussion Regarding Park Enhancements – Mr. Kyle Laws
3. Discussion Regarding Focus & Execute Strategic Planning Updates – Mr. Kyle Laws
4. Other Items

GENERAL SESSION – 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought *(Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)*
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment *(Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives)*
7. Youth Council Update
8. Consideration of Approval of Meeting Minutes:

a. August 5, 2025 City Council Meeting pg. 34	b. August 19, 2025 City Council Meeting
c. August 26, 2025 Special City Council Meeting	d. September 2, 2025 City Council Meeting
9. Consideration of Approval to Award the Bid for the 200 South Box Culvert – Mr. Boyd Davis [pg. 6](#)
10. Consideration of Resolution No. 12-02-2025A, Granting an Easement to Davis County Along the Emigrant Trail – Mr. Boyd Davis [pg. 7](#)
11. Consideration of Resolution No. 12-02-2025B, Accepting Property from UDOT for the Trail Along West Davis Highway – Mr. Boyd Davis [pg. 13](#)
12. Consideration of Ordinance No. 12-02-2025A, Rezoning Property at Approximately 1800 N 5000 W from A-5 to R-1 with a PRUD Overlay Zone – Mrs. Bryn MacDonald [pg. 21](#)

a. Public Hearing	b. Action
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13. Consideration of Ordinance No. 12-02-2025B, Amending the General Plan Zoning Designation for Property at 39 S 2000 W from the R-3 to the C-C Zone – Mrs. Bryn MacDonald [pg. 28](#)

a. Public Hearing	b. Action
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14. Motion to Adjourn the General Session

Posted this 26th day of November, 2025: Casey Arnold
Casey Arnold, City Recorder

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

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

TENTATIVE UPCOMING ITEMS

**The items listed below are for planning purposes only and are subject to change.
They should not be relied upon as an official agenda for any City Council meeting.*

Date: **12/16/2025**

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Bruce Dopp
2. Discussion Regarding the FY2025 Financial Audit – Mr. Ryan Harvey
3. Discussion Regarding the 2026 West Point City Council Meeting Schedule – Ms. Casey Arnold
4. Discussion Regarding Updating Voter Participation Areas to Include Recent Annexation Area – Ms. Casey Arnold
5. Discussion Regarding the General Plan Amendment Request for Property Located at 2084 N 4500 W (Nilson Homes) - Mrs. Bryn MacDonald

General Session – 7:00 pm

1. Update from the Davis County Sheriff’s Office
 2. Appointment of West Point City Planning Commissioners – Mayor Vincent
 3. Consideration of Resolution No. **, Updating West Point City Voter Participation Areas – Ms. Casey Arnold
 4. Consideration of Ordinance No. **, Approving the 2026 West Point City Council Meeting Schedule - Ms. Casey Arnold
 5. Consideration of Ordinance No. **, Amending WPC Sections 17.60.140 & 17.60.130 Regarding Landscaping Standards in Commercial and Professional Office Zones – Mrs. Bryn MacDonald
 - a. **Public Hearing**
 - b. Action
 6. Consideration of Resolution No. **, Approving an Adjustment to the Boundaries of the North Davis Fire District – Mr. Kyle Laws
 - a. **Public Hearing**
 - b. Action
-

Date: **01/05/2026**

Swearing In Ceremony – 12:00 pm

Date: **01/06/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Consideration of Resolution No. **, Appointing West Point City Council Members to Serve on Local District Boards – Mayor Vincent
 2. Consideration of Resolution No. **, Approving Appointment of Mayor Pro Tempore – Mayor Vincent
 3. Consideration of Ordinance No. **, Amending the General Plan Zoning Designation for Property Located at 2084 N 4500 W – Mrs. Bryn MacDonald
 - a. **Public Hearing**
 - b. Action
-

Date: **01/20/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Consideration of *
-

Date: **02/03/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding *

General Session – 7:00 pm

1. Youth Council Update
-

Date: **02/17/2026**

Administrative Session – 6:00 pm

1. Quarterly Financial Update – Mr. Ryan Harvey



WEST POINT CITY 2025 CALENDAR

2025

IMPORTANT DATES

JANUARY

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

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
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26	27	28	29	30	31	

JANUARY

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

JULY

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

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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AUGUST

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FEBRUARY

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

AUGUST

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

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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MARCH

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

SEPTEMBER

1	Labor Day - CLOSED
2	City Council - 6 PM
6	DAY OF SERVICE
9	Senior Lunch - 11:30 AM (Loy Blake)
11	Planning Commission - 6 PM
16	City Council - 6 PM
25	Planning Commission - 6 PM

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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OCTOBER

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APRIL

1	City Council - 6 PM - Canceled
8	Senior Lunch - 11:30 AM
10	Planning Commission - 6 PM
11-12	ANNUAL SPRING CLEAN-UP
15	City Council - 6 PM
19	EASTER EGG HUNT - 10 AM
22	Council/Staff Lunch - 11:30 AM
24	Planning Commission - 6 PM

OCTOBER

2	CEMETERY CLEANING
7	City Council - 6 PM
9	Planning Commission - 6 PM
11	FALL FESTIVAL
13	Employee Training - CLOSED
21	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
24-25	ANNUAL FALL CLEAN-UP
28	Council/Staff Lunch - 11:30 AM

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
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NOVEMBER

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MAY

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
26	Memorial Day - CLOSED

NOVEMBER

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

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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JUNE

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

DECEMBER

1	CITY HALL LIGHTING - 6 PM
2	City Council - 6 PM
5	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
9	Senior Lunch - 11:30 AM
11	Planning Commission - 6 PM
16	City Council - 6 PM
19	CEMETERY LUMINARY - 4 PM
25/26	Christmas Holiday - CLOSED
1	New Year's - CLOSED

*AS OF March 1, 2025

CITY COUNCIL STAFF REPORT



Subject: Amendments to Commercial, Manufacturing and Professional Office Landscaping Standards
Author: Bryn MacDonald
Department: Community Development
Date: December 2, 2025

Background

On August 19, 2025, the City Council adopted landscaping amendments for residential development to comply with Weber Basin Water Conservancy District’s water-efficiency requirements. Weber Basin requires cities to reduce turf and incorporate water-efficient irrigation standards into their development codes in order to become eligible for conservation programs. These requirements include limiting turf coverage, eliminating turf in narrow or nonfunctional landscape areas, and requiring the use of drip irrigation.

While the residential standards were updated to comply with these requirements, the commercial landscaping section was inadvertently overlooked. A redlined update to the code has been prepared and is attached for City Council consideration.

Process

Amendments to Title 17 Land Use and Development Code are legislative actions. In legislative matters, the Planning Commission and City Council have broad discretion, provided it can be demonstrated that their action will promote or protect the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission, before a final decision is adopted by the City Council. The Planning Commission held a public hearing on November 13, 2025, and recommended approval of the commercial landscaping amendments. There were no citizen comments made during the public hearing.

Analysis

Two sections of the West Point City Code require updates so that commercial and professional office developments follow the same turf-limitation standards that were recently applied to residential landscaping. These amendments ensure consistency throughout the development code and bring the remaining commercial sections into compliance with Weber Basin Water Conservancy District’s water-efficiency requirements.

Section 17.60.140(C)(5), titled “Landscaping Standards,” is part of the commercial regulations chapter of the code and applies to the Limited Commercial (L-C), Neighborhood Commercial (N-C), Community Commercial (C-C), and Regional Commercial (R-C) zoning districts. Subsection (a) contains the landscaping standards for commercial and manufacturing developments.

The current code states:

“The developer shall landscape not less than 15 percent of the site including all required front, side and rear yards. Reuse and conversion of existing dwellings shall require that existing front yard landscaping be maintained, and all parking occurs to the rear or side of the home. The developer must provide an acceptable method of watering all plant materials, in accordance with an approved landscape plan. Such landscaping shall use plant materials appropriate for this area and emphasize trees and other larger ornamental plants.”

The proposed amendment adds the following sentence to the end of the paragraph:

“A maximum of fifteen percent (15%) of the landscaped area for a new commercial or manufacturing development may be in turf grass, except additional turf grass may be used if placed in areas intended for active outdoor recreation.”

A similar change is also proposed for the Professional Office (P-O) zone. Section 17.60.130(C)(6) currently states:

“All areas of lots in the P-O zone not approved for parking, building, or other hard surface shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a site plan or plat for the development. A minimum of one tree per 400 square feet, or part thereof, of required landscaped yard area is required in the P-O zone in addition to other trees required in this section.”

The following sentence will be added to the end of that paragraph:

“A maximum of fifteen percent (15%) of the landscaped area for a new development may be in turf grass, except additional turf grass may be used if placed in areas intended for active outdoor recreation.”

This change establishes a turf limitation within commercial developments and clarifies that turf is only allowed when part of a functional recreation area. The intent of the amendment is to bring commercial landscaping requirements into alignment with the Weber Basin Water Conservancy District’s water-efficiency standards and with the residential landscaping changes adopted on August 19, 2025.

Recommendation

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

The Planning Commission recommend approval of the proposed amendments to West Point City Code Sections 17.60.140(C)(5)(a) and 17.60.130(C)(6), which apply turf-limitation standards to commercial, manufacturing and professional office developments and align the code with Weber Basin Water Conservancy District’s water-efficiency requirements.

CITY COUNCIL STAFF REPORT

Subject: Bid Award – 200 South Box Culvert
Author: Boyd Davis
Department: Engineering
Meeting Date: December 2, 2025



Background

Staff has been working on the planning and design of the Cold Springs Road project that will go from SR193 to 300 N. It will parallel the West Davis Highway and will be an important north/south connection in the City. This project has been on the project list for many years and will soon begin construction.

One important part of the project that must be completed this fall/winter is replacing the culvert at the 200 South drainage channel that is owned by Davis County. The existing culvert is failing and must be replaced before the road can be built on top. It must be done outside of the irrigation season because there is an irrigation pipe on top of the culvert. The existing corrugated metal culvert will be replaced by a concrete box culvert that is much more durable and has higher capacity.

Staff has prepared the design and bidding documents for the project and it was advertised a few weeks ago. Bids were opened on November 25th and we are now ready for the City Council to award the bid.

Analysis

In October, the City Council gave approval to purchase the box culvert due to a long lead time. That order was made and production of the box culvert should begin soon. We anticipate that it will be completed in time to start installation in January.

The bids for a contractor to install the box culvert were opened on November 25th but were not available at the time this report was written. The bid results will be shared at the Council Meeting.

Recommendation

Staff will come prepared with a recommendation at the Council Meeting.

Significant Impacts

The costs of the project will be funded through the road impact fee fund.

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Davis County Access Easement
Author: Boyd Davis
Department: Engineering
Meeting Date: December 2, 2025



Background

The Construction of the West Davis Highway will cut off the access to the Davis County Drain at 200 South on the east side of the highway. The County needs a way to access their drain to do routine maintenance and the only practical access remaining is the emigrant trail, which has been used as access for other reasons in the same area. Davis County is asking for an access easement from the City to use the trail.

Analysis

The trail was built to a road standard to allow vehicles to drive on it. The City drives on the trail frequently to do maintenance and to access other locations. Rocky Mountain Power also uses the trail to access their power poles.

The best access point to the trail is from the parking lot at the cemetery, however, the City can't technically grant access at that location because it crosses the Bureau of Reclamations property. Although the County may choose to access the trail at that location, the easement will show the official access point will be at 300 North where the trail connects.

The easement document is attached to this report as well as a map showing the location of the easement. The easement gives the county the right to use the trail as an access route to the 200 South Drain for vehicles, equipment, supplies, and personnel. There is no cost associated with the easement as it is for access only.

Recommendation

Staff recommends the Council grant the easement by resolution.

Significant Impacts

None

Attachments

Resolution
Easement
Map



RESOLUTION NO. 12-02-2025A

**A RESOLUTION GRANTING AN ACCESS EASEMENT
TO DAVIS COUNTY ALONG THE EMIGRANT TRAIL**

WHEREAS, Davis County is in need of a route to access the 200 South Drain on the east side of the West Davis Highway; and

WHEREAS, West Point City owns the property where the Emigrant Trail is located; and

WHEREAS, West Point City is willing to grant an access easement to Davis County to use said trail as an access route; and

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED, by the City Council of West Point City as follows:

1. The City Council hereby grants an access easement and approves the easement document, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said easement document.

PASSED AND ADOPTED this 2nd Day of December, 2025.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

Space above this line for Recorders use only

GRANT OF EASEMENT FOR ACCESS

West Point City Corporation, a body politic of the State of Utah, Grantor, at 3200 West 300 North, West Point, UT 84015, hereby conveys to **Davis County**, a body politic of the State of Utah, at 61 South Main Street, Farmington, UT 84025, Grantee for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, a permanent easement and right-of-way for access to allow the ingress and egress of vehicular and/or equipment, supplies and county personnel and/or agent(s) on, over and across real property located in Davis County, Utah and described as follows:

A PARCEL OF LAND KNOWN AND USED AS THE EMIGRANT TRAIL AND FURTHER DESCRIBED AS PART OF THE VACATED BLUFF ROAD:

PART OF THE NE 1/4 OF SEC 6 & PART OF THE W 1/2 OF SEC 5-T4N-R2W, SLB&M. AN 80.00 FT WIDE STRIP OF LAND KNOWN AS THE VACATED BLUFF ROAD THE SIDES OF WHICH ARE PARALLEL TO & 40.00 FT EACH SIDE OF THE FOLLOWING DESC CENTER LINE BEG AT A PT 157.14 FT N 89°43' W ALG THE N LINE OF SD SEC 6 & 33.00 FT S TO THE S R/W LINE OF 300 NORTH STR FR THE NE CORNER OF SD SEC 6; TH AS FOLLOWS: S 18°17'19" E 203.56 FT ALG THE VACATED CENTER LINE OF BLUFF ROAD; TH S 22°08'37" E 849.28 FT ALG THE VACATED CENTER LINE OF BLUFF ROAD; TH S 24°11'50" E 841.35 FT ALG THE VACATED CENTER LINE OF BLUFF ROAD; TH S 28°24'45" E 862.05 FT ALG THE VACATED CENTER LINE OF BLUFF ROAD; TH S 31°32'17" E 656.49 FT ALG THE VACATED CENTER LINE OF BLUFF ROAD TO THE W ONE-SIXTEENTH (1/16TH) LINE OF SD SEC 5 AND THE NORTH WEST PROPERTY BOUNDARY OF THAT PARCEL CONV IN QC DEED RECORDED 03/03/2021 AS E# 3354374 BK 7708 PG 1248 IN THE DAVIS COUNTY RECORDER'S OFFICE.

Contains: 275,670 Square Feet or 6.3285 Acres

Tax ID 12-039-0052

Grantee shall utilize said property for an access route to maintain the West Point 200 South Drain and flood control functions.

IN WITNESS WHEREOF, the Grantor(s) has signed this Right-of-Way and Easement this _____ day of _____, 2025.

GRANTOR(S)

West Point City

By _____
Brian Vincent, Mayor
West Point City

ATTEST:

Casey Arnold,
West Point City Recorder

Reviewed and Advised as to
Form and Legality

West Point City Attorney

State of Utah)
)§
County of Davis)

On this _____ day of _____, in the year 2025, before me _____, a notary public, personally appeared Brian Vincent and Casey Arnold, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same in the capacities as West Point City Mayor and West Point City Recorder, respectively.

Notary Public

PUBLIC ENTITY AFFIDAVIT

(UCA 57-1-48)

STATE OF UTAH)
)§
COUNTY OF DAVIS)

I, Lorene Miner Kamalu, being of legal age and authorized by Davis County, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified by the attached instrument from West Point City Corporation. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached instrument referenced above and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached instrument referenced above and legal description; and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to West Point City Corporation, conveying the real property interest described in the attached instrument referenced above and legal description to the public entity.

Further affiant saith not.

Dated this _____ day of _____, _____.

ATTEST:

Lorene Miner Kamalu, Chair
Board of County Commissioners

Brian McKenzie,
Davis County Clerk

On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared Lorene Miner Kamalu and Brian McKenzie who duly represented to me that they are the Chair of the Board of County Commissioners of Davis County and the Davis County Clerk, respectively, and that they each signed the above and foregoing instrument in their official capacity and on behalf of Davis County pursuant to action taken by the Board of Commissioners.

Notary Public

Grant of Easement for Access, West Point City to Davis County

Ver. 11-2025

CITY COUNCIL STAFF REPORT

Subject: WDH Trail – UDOT Property Transfer
Author: Boyd Davis
Department: Engineering
Meeting Date: December 2, 2025



Background

As part of the West Davis Highway, UDOT will build a new trail from 1300 N to 1800 N following the Hooper Canal. They have acquired property from the Bringhurst family to build the trail and would like to transfer the property to the City. The City is required to maintain the trail and has planned to receive this property.

Analysis

The attached warranty deed shows that 1.487 acres of property will be transferred from Bringhurst to West Point City. The map included shows the location of the trail and the boundary of the property that the City will own. UDOT will cover the cost of the property and have not shared the amount with us.

The City had planned to build this trail years ago but ran into several roadblocks. This is a great opportunity to have UDOT build this trail for us and to cover the costs. We look forward to having this trail added to the City's growing list of trails and feel that it will be well used by the residents.

If the City Council is willing to accept the property, then it must be approved by resolution and the Mayor must sign a public entity affidavit acknowledging the City is willing to accept the property.

Recommendation

Staff recommends the Council accept the property by resolution.

Significant Impacts

None

Attachments

Resolution
Warranty Deed
Public Entity Affidavit

RESOLUTION NO. 12-02-2025B

**A RESOLUTION ACCEPTING PROPERTY FROM UDOT FOR
THE CONSTRUCTION OF A TRAIL ALONG THE WEST DAVIS HIGHWAY**

WHEREAS, the Utah Department of Transportation (UDOT) is acquiring property within West Point City (City) that will be needed for the construction of a trail along the West Davis Highway; and

WHEREAS, the City will be responsible to maintain said trail; and

WHEREAS, UDOT has asked that the property for the trail be transferred to the City; and

WHEREAS, the City is willing to accept the property; and

WHEREAS, a public entity affidavit document has been prepared that acknowledges the City is willing to accept the property.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED, by the City Council of West Point City as follows:

1. The City Council hereby accepts the property and public entity affidavit document, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said public entity affidavit document.

PASSED AND ADOPTED this 2nd Day of December, 2025.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

PUBLIC ENTITY AFFIDAVIT – GRANTEE: PUBLIC ENTITY

I, Brian Vincent, being of legal age and authorized by West Point City, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Peggy Hendry Bringhurst, Joey Brent Bringhurst and Jill Bringhurst (Grantors). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Peggy Hendry Bringhurst, Joey Brent Bringhurst and Jill Bringhurst (Grantors) conveying the real property interest described in the attached deed and legal description to the public entity.

I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true.

Signature	Date
By: Brian Vincent	
Its: Mayor	
Signed by Authority of: West Point City	

State of Utah
County of Davis

Subscribed and sworn to before me this _____ day of _____, 2025 by Brian Vincent.

SEAL

Notary Public

Warranty Deed

Davis County

Tax ID No. 14-040-0107,
14-040-0108

PIN No. 20927

Project No. S-R199(381)

Parcel No. R199:162:C

Peggy Hendry Bringhurst, Joey Brent Bringhurst and Jill Bringhurst, all as joint tenants with full rights of survivorship, Grantor, of Dallas, County of Dallas, State of Texas, hereby CONVEYS AND WARRANTS to the West Point City 3200 West 300 North, West Point City, Utah 84015, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 of Section 30, T.5N., R.2W., S.L.B.&M., for the construction of improvements incident to SR-177, SR-193 to 1800 North, known as project number S-R199(381). The boundaries of said parcel of land are described as follows:

Beginning at a point on the southerly right of way line of SR-37 (1800 North Street), which point is 1,320.00 feet West along the quarter section line and 50.00 feet South and 167.66 feet West from the East Quarter Corner of said Section 30, which point is also 1,199.88 feet radially distant westerly from the control line of SR-177, at Engineer Station 1166+19.30; and running thence S.11°16'18"E. 524.79 feet to a point of curvature, which point is also 916.16 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1161+35.92; thence southerly 129.61 feet along the arc of a 950.00-foot radius curve to the right, through a central angle of 07°49'02", the chord of which bears S.07°21'47"E. 129.51 feet, to a point which is 853.30 feet perpendicularly

distant westerly from the control line of said SR-177, at Engineer Station 1160+22.68; thence S.03°27'16"E. 343.80 feet to a point of curvature, which point is also 707.34 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1157+11.41; thence southerly 118.55 feet along the arc of a 1,650.00-foot radius curve to the left, through a central angle of 04°07'00", the chord of which bears S.05°30'46"E. 118.53 feet to a point which is 653.19 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1156+05.97; thence S.07°34'16"E. 351.24 feet to a point of curvature, which point is also 481.62 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1152+99.48; thence southerly 133.78 feet along the arc of a 650.00-foot radius curve to the right, through a central angle of 11°47'31", the chord of which bears S.01°40'31"E. 133.54 feet to a point which is 428.71 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1151+76.88; thence S.04°13'15"W. 339.53 feet to a point of curvature, which point is also 326.90 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1148+52.97; thence southerly 168.43 feet along the arc of a 1,210.00-foot radius curve to the right, through a central angle of 07°58'32", the chord of which bears S.08°12'31"W. 168.30 feet to a point which is 287.72 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1146+89.29; thence S.12°11'47"W. 77.81 feet to a point which is 274.92 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1146+12.54; thence S.12°03'30"W. 403.34 feet to the northerly right of way line of 1300 North Street, which point is also 219.71 feet radially distant westerly from the control line of said SR-177, at Engineer Station 1142+29.39; thence along said northerly right of way line N.89°58'56"W. 25.56 feet to a point which is 244.05 feet radially distant westerly from the control line of said SR-177, at Engineer Station said 1142+21.94; thence N.12°03'30"E. 408.70 feet to a point which is 299.58 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1146+08.43; thence N.12°11'47"E. 77.84 feet to a point of curvature, which point is also 312.38 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1146+85.18; thence northerly 164.95 feet along the arc of a 1,185.00-foot radius curve to the left, through a central angle of 07°58'32", the chord of which bears N.08°12'31"E. 164.82 feet, to a point which is 350.75 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1148+45.47; thence N.04°13'15"E. 339.53 feet to a point of curvature, which point is also 452.55 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1151+69.38; thence northerly 128.63 feet along the arc of a 625.00-foot radius curve to the left, through a central angle of 11°47'31", the chord of which bears

N.01°40'31"W. 128.40 feet to a point which is 503.43 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1152+87.27; thence N.07°34'16"W. 351.24 feet to a point of curvature, which point is also 675.01 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1155+93.76; thence northerly 120.35 feet along the arc of a 1,675.00-foot radius curve to the right, through a central angle of 04°07'00", the chord of which bears N.05°30'46"W. 120.32 feet to a point which is 729.97 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1157+00.80; thence N.03°27'16"W. 343.80 feet to a point of curvature, which point is also 875.94 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1160+12.07; thence northerly 126.20 feet along the arc of a 925.00-foot radius curve to the left, through a central angle of 07°49'02", the chord of which bears N.07°21'47"W. 126.11 feet to a point which is 937.14 feet perpendicularly distant westerly from the control line of said SR-177, at Engineer Station 1161+22.33; thence N.11°16'18"W. 529.78 feet to the southerly right of way line of said SR-37 (1800 North Street), which point is also 1,223.88 feet radially distant westerly from the control line of said SR-177, at Engineer Station 1166+06.62; thence along said southerly right of way line East 25.49 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 64,768 square feet or 1.487 acres in area, more or less.

(Note: Rotate above bearings 00°21'57" clockwise to equal NAD83 project bearings.)

STATE OF)
) ss.
COUNTY OF)

Peggy Hendry Bringhurst

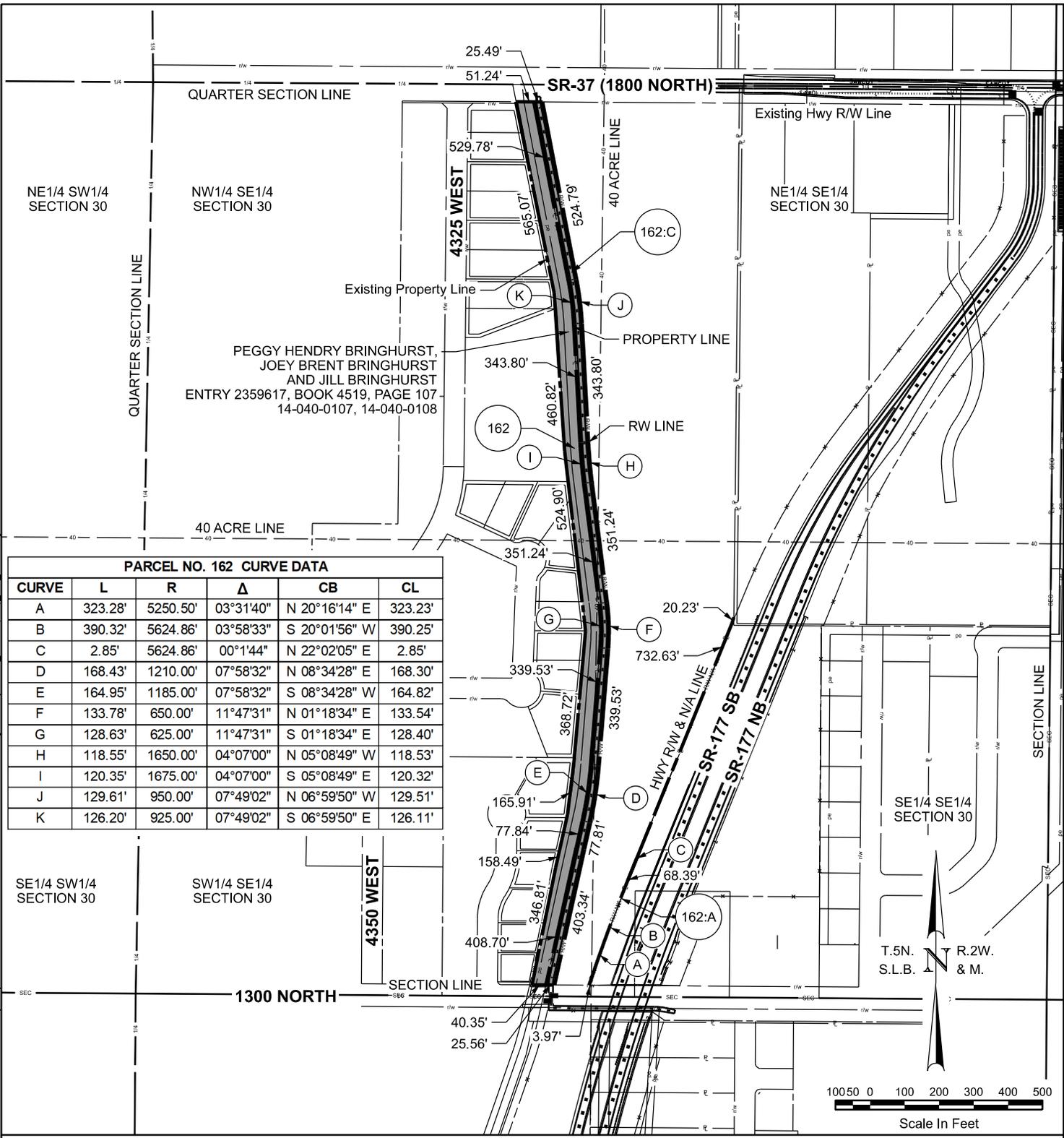
Joey Brent Bringhurst

Jill Bringhurst

On this ____ day of _____, in the year 20____, before me personally appeared Peggy Hendry Bringhurst, Joey Brent Bringhurst and Jill Bringhurst, all as joint tenants with full rights of survivorship, who proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same.

Notary Public

DGN File: pwr:\pwwest\hmtb\org\pwwest\coast\documents\salt lake city projects\65682 udot wdc\pww01 sr177-sr193 to 1800n\right of way\20927_s-r199(381)_162 Exhibit.dgn



PARCEL NO. 162 CURVE DATA					
CURVE	L	R	Δ	CB	CL
A	323.28'	5250.50'	03°31'40"	N 20°16'14" E	323.23'
B	390.32'	5624.86'	03°58'33"	S 20°01'56" W	390.25'
C	2.85'	5624.86'	00°1'44"	N 22°02'05" E	2.85'
D	168.43'	1210.00'	07°58'32"	N 08°34'28" E	168.30'
E	164.95'	1185.00'	07°58'32"	S 08°34'28" W	164.82'
F	133.78'	650.00'	11°47'31"	N 01°18'34" E	133.54'
G	128.63'	625.00'	11°47'31"	S 01°18'34" E	128.40'
H	118.55'	1650.00'	04°07'00"	N 05°08'49" W	118.53'
I	120.35'	1675.00'	04°07'00"	S 05°08'49" E	120.32'
J	129.61'	950.00'	07°49'02"	N 06°59'50" W	129.51'
K	126.20'	925.00'	07°49'02"	S 06°59'50" E	126.11'

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	SQ FT	ACRES	EXIST. R/W IN DEED SQ FT	OWNERSHIP SQ FT	REMAINING SQ FT LEFT	REMAINING SQ FT RIGHT
162	PEGGY HENDRY BRINGHURST, JOEY BRENT BRINGHURST AND JILL BRINGHURST	120,572	2.768	NONE	1,147,908	1,027,336	NONE
162:A		725	0.017	NONE	1,027,336	1,026,611	NONE
162:C		64,768	1.487	NONE	1,026,611	961,843	NONE

SHEET NO. 162-EXHIBIT		PARTIAL SUMMARY NO. 04P		PROPERTY OWNER: PEGGY HENDRY BRINGHURST, JOEY BRENT BRINGHURST AND JILL BRINGHURST	
PROJECT: SR-177; SR-193 TO 1800 N		PROPERTY ADDRESS: PART SE1/4 SECTION 30, T5N, R2W, SLB&M			
PROJECT NUMBER: S-R199(381)		PIN: 20927		UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DESIGN	
West Point City Council		20			

CITY COUNCIL STAFF REPORT

Subject: Rezone Request– 5000 W. 1800 N.
Author: Bryn MacDonald
Department: Community Development
Date: December 2, 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 Residential with a PRUD Overlay. The proposed subdivision, known as Sky Meadows, is planned to be a single-family residential development. The PRUD overlay provides flexibility for lot sizes in exchange for community benefits such as enhanced architecture, landscaping, street trees, trails, or parks. The PRUD also requires that a site plan be approved as part of the rezone request.

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 Planning Commission discussed this proposal during its September 25 and October 9, 2025, meetings. They held a public hearing on October 23, 2025, and recommended approval of the rezone to R-1 with a PRUD overlay. The recommendation included the condition that all of the relevant engineering concerns be addressed, including that the proposed trail will be safe. The PC also recommended an asphalt trail be considered along 5000 West, instead of the typical sidewalk.

The City Council must now hold a public hearing and can approve, deny, or modify the rezone request.

Analysis

The applicant is requesting a rezone from A-5 (5 units/acre) Agricultural to R-1 PRUD for approximately 19.92 acres. 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 site plan submitted by the applicant proposes 45 single-family lots at a calculated density of 2.41 units per acre. The density does not include 1.28 acres of property within the slough that is considered unbuildable. This unbuildable property does not count towards the density calculation, but can be included in the open space dedication. The request falls within the parameters of the PRUD (Planned Residential Unit Development) overlay, which allows for:

- *Flexibility* – available when a project includes the required PRUD base improvements (perimeter fencing, enhanced architectural materials, and street trees).
- *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 2.41 units/acre, compared with the base R-1 density of 2.2 units/acre, represents approximately a 9.1% bonus density, which is within the range that may be authorized under the PRUD code if the Council determines the amenities justify it.

Standard	R-1 Base Zone	PRUD Proposed
Density for R-1 Residential (<i>units per acre</i>)	2.2	2.41 <i>(max potential of 2.42)</i>
Maximum number of lots (<i>on 18.64 buildable acres</i>)	41	45 <i>(max potential of 45)</i>
Minimum lot size (<i>square feet</i>)	12,000	*10,000
Average lot size (<i>square feet</i>)	N/A	*12,279
Minimum lot frontage	85' <i>(average of 100')</i>	*90'
Minimum lot depth	100'	*100'
8' Landscape dedicated landscape strip required (<i>along 5000 West</i>)	Yes	Yes

**There is no minimum requirement*

Bonus Density Request and Amenities

Under WPC 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 18.64 buildable acres equates to a 9.1 percent density increase. Two amenities are identified to support this request:

1. Trail Dedication (1.80 acres): A corridor along the west and south boundaries that aligns with the City's adopted Master Trails Plan. This amenity corresponds directly with WPC 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 as required by the code. The City would construct the trail in the future.
2. Open Space (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 WPC 17.60.160(F)(4)(f) as an "Other Amenity."

Together, these areas account for 2.16 acres (11%) of the total site. The PC determined that these amenities fulfill the purpose of the PRUD overlay and justify the requested 9.1 percent density bonus.

Recommendation

This item is on for public hearing and consideration. The Council can approve, deny, modify, or table the request.

The Planning Commission recommended approval of the rezone from A-5 Agricultural to R-1 Residential with a PRUD Overlay to allow for flexibility in lot sizes and a 9.1 percent density bonus based on the dedication of a trail corridor and open space as shown on the proposed site plan.

Attachments

Ordinance
Site Plan



VICINITY MAP
SCALE: NONE

CURVE TABLE

CURVE	RADIUS	ARC	L	H	CHD	L	H	CHD	BEARING	DELTA
C1	230.90	147.24'	114.75'	118.07'	01°E	136°32'07"				

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.....7
 12,000+ S.F. LOTS.....7
 14,000+ S.F. LOTS.....10

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

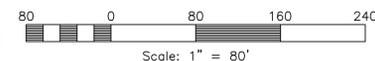
TOTAL NUMBER OF SINGLE FAMILY LOTS: 45

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

Reeve & Associates, Inc.
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.com

REVISIONS

DATE	DESCRIPTION
7/29/2025	44 LOTS DOWN TO 38
8/20/2025	47 LOTS
9/2/2025	TRAIL HEAD
9/2/2025	SHIFT CUL-DE-SAC
9/29/2025	48 DOWN TO 47 LOTS
10/06/2025	48 DOWN TO 47 LOTS
11/24/2025	P.C. COMMENTS

West Point
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 DAVIS COUNTY, UTAH

Concept Plan

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

ORDINANCE NO. 12-02-2025A

**AN ORDINANCE REZONING PROPERTY LOCATED AT
APPROXIMATELY 1800 N 5000 W FROM A-40 TO
R-1 WITH PRUD OVERLAY ZONE**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City” has determined to rezone certain property; and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the City Council has duly considered said rezone; and,

WHEREAS, the City Council, after due consideration of said rezone, has concluded that it is in the best interest of the City and the inhabitants thereof that said rezone be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One:

That the subject property as shown on the current West Point City Zoning Map shall be and the same is hereby rezoned and the Zoning Map amended by removing the property from the A-40 zone and placing the property in the R-1 zone with a PRUD Overlay and also approving the site plan as shown in Exhibit B.

Legal Description:

See Exhibit A attached hereto.

Section Two: **ORDINANCES TO CONFORM WITH AMENDMENTS**

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Zoning Map to bring it into conformity with the changes adopted by this Ordinance.

Section Three: **Severability**

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this 2nd day of December, 2025

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

EXHIBIT A

Legal Description:

Parcel ID numbers: 14-334-0002, 14-334-0001, 14-037-0032

CITY COUNCIL STAFF REPORT



Subject: General Plan Amendment – 39 S 2000 W
(*Shaw Property*)
Author: Bryn MacDonald
Department: Community Development
Date: December 2, 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). The subject property contains 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 be changed to C-C (Community Commercial).

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.

The Planning Commission held a public hearing on October 23, 2025. They received no public comments on the request. The PC recommended approval of the general plan amendment to C-C (Community Commercial). The City Council must now have a public hearing and can approve, deny, or modify the request.

Analysis

The subject property is located along 2000 West, a major arterial corridor with a mix of residential and commercial uses. The applicant's request is to change the designation to C-C (Community Commercial) to be “consistent with the properties to the north.”

The adjacent parcel immediately north of the property is currently zoned L-C (Limited Commercial) for the Big O Tires. The parcels to the south and east are designated on the general plan as 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 commercial uses such as retail shops, restaurants, offices, financial institutions, daycares, and small-scale services. The excerpt from WPCC 17.60.050(B)) shown in the table below lists the allowed uses in the C-C zone.



Use	C-C Zone
Crop Production	P
Accessory Building (small ≤ 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

Recommendation

This item is on for public hearing and consideration. The City Council can approve, deny, modify, or table the request.

The Planning Commission recommended approval of the general plan amendment to C-C (Community Commercial). The City Council must now 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.

Attachments

Ordinance

ORDINANCE NO. 12-02-2025B

**AN ORDINANCE APPROVING AN AMENDMENT TO
THE GENERAL PLAN ZONING DESIGNATION FOR
PROPERTY LOCATED AT APPROXIMATELY 39 SOUTH
2000 WEST FROM R-3 TO C-C (COMMUNITY
COMMERCIAL)**

WHEREAS, the West Point City Planning Commission has completed its recommendation for a proposed amendment to the General Plan Land Use Map; and

WHEREAS, the Planning Commission duly noticed and held a public hearing according to state law and the interested parties were given an opportunity to be heard; and,

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Amendment to the General Plan Land Use Map

The City Council hereby approves the amendment to the General Plan Land Use Map to change the property located at 39 S 2000 W (Parcel ID 12-023-0046) from R-3 to C-C (Community Commercial).

Section Two: Form of General Plan

The General Plan Land Use Map as amended herein is hereby approved and adopted in the form attached hereto as Exhibit A, adopted by reference, and by reference made a part hereof.

Section Three: Land Use Map

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City General Plan Land Use Map to bring it into conformity with the changes adopted by this Ordinance.

Section Four: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: Effective Date

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law. Those subdivisions that have applied for and paid the fees for final approval prior to the effective date shall be exempt from the new requirements of this ordinance.

DATED this 2nd day of November 2025.

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Exhibit A

