



3200 West 300 North  
West Point, UT 84015  
PH: 801.776.0970  
[www.westpointutah.gov](http://www.westpointutah.gov)

## WEST POINT CITY NOTICE OF PUBLIC HEARING

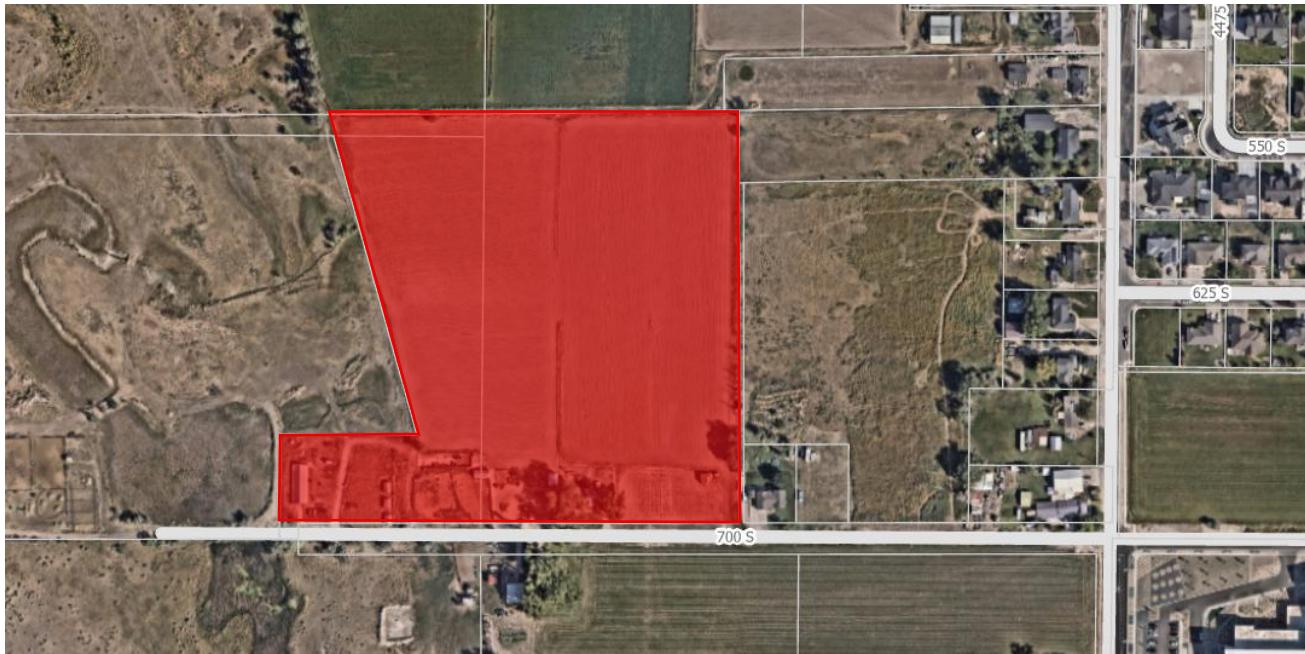
Notice is hereby given that on Thursday, January 22, 2026 the West Point City Planning Commission will hold a public hearing at 3200 West 300 North, West Point City, UT, beginning at 7:00 PM.

The public hearing will be for a proposed rezone regarding property located at approximately 4750 West 700 North. The request made is to change the zoning on 17.04 acres of land from A-40 (Agricultural/maximum of 1 units per acres) to R-1 (Residential/maximum of 2.2 units per acre).

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 4750 West 700 North*



Katie Hansen

Katie Hansen, West Point City Deputy Recorder  
Posted this 12<sup>th</sup> day of January, 2026

### 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>



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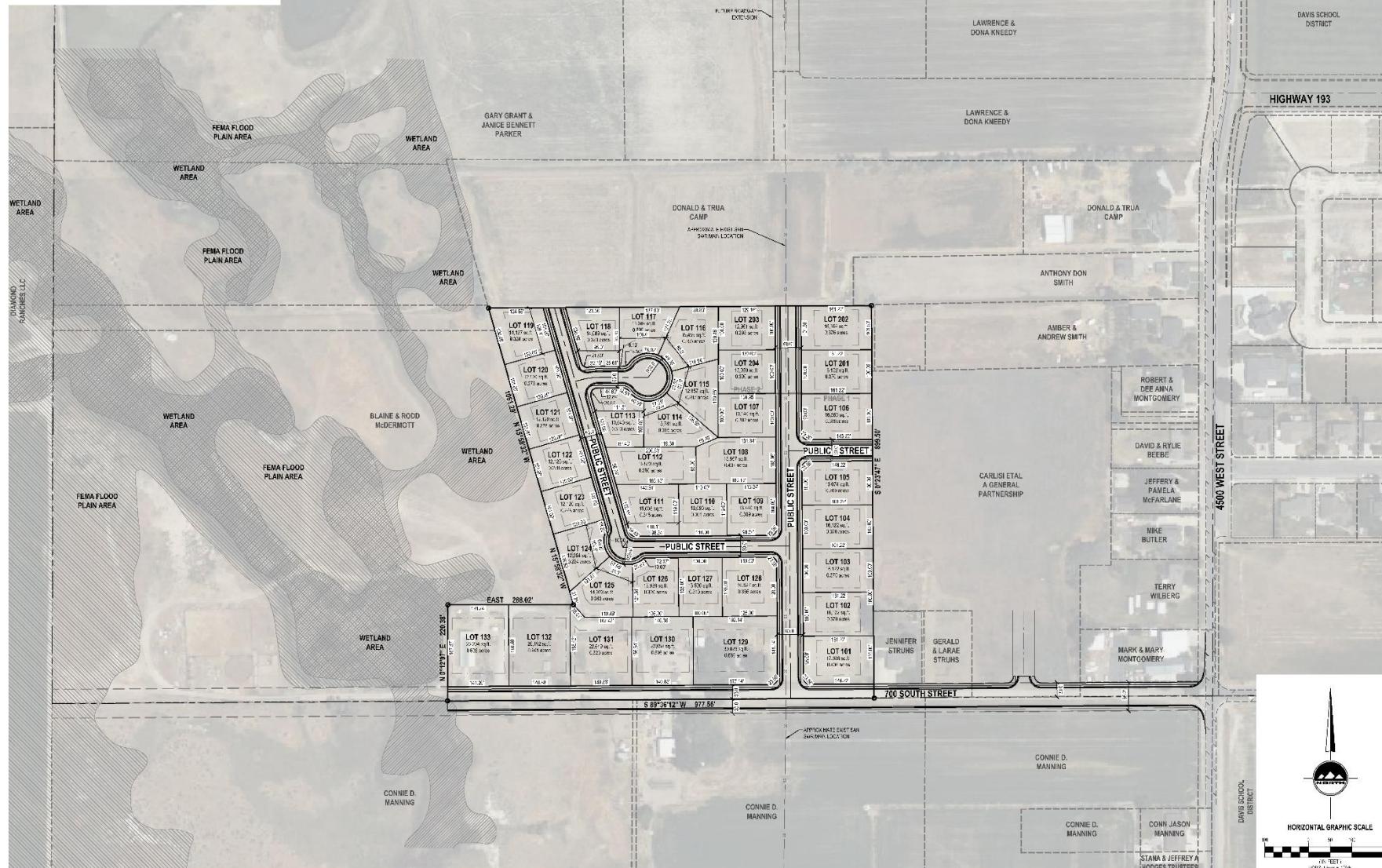
**LAND USE TABLE**

LOCATION	400-A	4
RCRA	528,782 sq ft	71.2%
STACKE DETENTION	65,227 sq ft	7.8%
AWAY	161,444 sq ft	20.8%
PROJECT AREA	492,453 sq ft / 11.04 acres	
LOTS	37	
TF	2,700 ft x 300 ft	
SELLOT AREA	14,800 sq ft	
SELLOT FRONTAGE	10' - 26'	

## NOTES

**NOTES**

- 1. PAGE 1 IS CURRENTLY CORNER ~ 12' 0" EG FT MINIMAL
- 2. 80' MINIMUM LOT FRONTAGE
- 3. 100' MINIMUM APPROXIMATE
- 4. 30' TO FRONT PLANE OF BUL
- 5. 30' REAR SETBACK
- 6. 10' SIDE SETBACK
- 7. 20' SIDE CORNER SETBACK



**CONCEPT PLAN  
R-1-10 ZONE**

1998-1999  
Year

1 OF 1

101

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801-547-1100

**SALT LAKE CITY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**

**WWW.ENSIGNENG.COM**  
NAME  
CLIENT  
CLIENT ADDRESS  
CITY STATE ZIP  
PHONE  
CLIENT CONTACT  
PHONE: 555-555-0000

**SUNSET RIDGE**

696 SOUTH 4500 WEST  
WEST POINT, UTAH

1 OF 1