



3200 W 300 N, West Point, UT 84015  
801.776.0970

**West Point City  
Planning Commission Agenda  
February 12, 2026  
WEST POINT CITY HALL  
3200 W 300 N WEST POINT, UT**

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

- **Subject Line:** Public Comment – February 12, 2026, Planning Commission Meeting

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

**WORK SESSION – 6:00 PM**

*Open to the public*

1. Discussion Regarding Impact Studies in Annexation Area
2. Review of agenda items
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 (*Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.*)
6. Approval of minutes from the October 23, 2025 Planning Commission meeting

**Administrative Items**

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

7. Discussion and consideration of a preliminary plat for 45 single family lots known as Sky Meadows, located at 5000 W 1800 N; The Holland Group, applicant [pg. 17](#)

**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.*

8. Discussion and consideration of a rezone from A-5 to R-1 (Residential, 2.2 units per acre) for property located at approximately 2650 N 5500 W; Rick Scadden, applicant (*Public hearing was held January 23, 2025*) [pg. 27](#)
9. Discussion and consideration for a rezone of 17.04 acres located at approximately 4750 W 700 S from A-40 to R-1 (Residential, 2.2 units/acre); Gardner Sunset Ridge LLC, applicant (*Public hearing was held January 22, 2026*) [pg. 33](#)
10. Discussion and consideration for a rezone of 1.11 acres located at approximately 3381 W 300 N from A-40 to R-2 (Residential 2.7 units/acre); Kyle Norton, applicant [pg. 37](#)
  - a. Public hearing
  - b. Action
11. Staff Update
12. Planning Commission Comments
13. Adjournment

*Posted this 9<sup>th</sup> day of February, 2026*

Katie Hansen

Katie Hansen, Deputy City Recorder

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

**Certificate of Posting**

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 9<sup>th</sup> day of February, 2026, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

## WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

OCTOBER 23, 2025

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### WORK SESSION 6:00 PM

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

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

**Visitors:** Stockton Smith, Hunter Murray, Trek Loveridge

#### 1. Discussion of a General Plan Amendment for property located at 800 N 4200 W (Jacob Jones)

Troy Moyes explained that Jacob Jones, representing AG Stoddard Family LLC, had submitted a request for a General Plan amendment for a 10-acre property near the Layton Canal north of 800 North, seeking to change the designation from R-1 to R-2. He noted that the property had been discussed with a previous applicant one to two years earlier, but this was a new applicant bringing the request forward. Stockton Smith, representing the applicant, presented a conceptual lot layout and stated that the request was primarily driven by the property's odd shape and the 600-foot cul-de-sac length limitation, which made it difficult to design lots under R-1 standards.

Mr. Smith explained that under R-1 zoning, the minimum lot size of 12,000 square feet would only allow six or seven lots, while R-2 would allow smaller 10,000-square-foot lots and add two or three additional lots, resulting in eight or nine lots total. Troy Moyes added that the cul-de-sac depth restriction was one of the biggest challenges, forcing the back lots to remain large. Commissioners also discussed the presence of a proposed flag lot and questioned whether additional flag lots or other layout changes could improve the design.

Several Commissioners raised concerns about water issues and whether the land was suitable for subdivision development, referencing similar drainage challenges in a nearby project. Staff noted that stormwater mitigation would be addressed through engineering review and that basements would not be allowed in this area due to existing zoning restrictions requiring slab-on-grade homes.

Commissioners also discussed the potential impact of adjacent UDOT-owned parcels, which could eventually be sold and might allow for better access or a more practical layout in the future. Commissioner Farnsworth and others suggested that instead of changing the General Plan designation, a development agreement or PRUD approach might be a better solution to allow minor exceptions, such as extending the cul-de-sac slightly, without setting a precedent for broader map changes.

Overall, the Commission expressed interest in exploring these alternatives further, coordinating with UDOT regarding the adjacent parcels, and postponing the General Plan amendment discussion until more information could be gathered.

## **2. Discussion of a text amendment for commercial landscaping requirements**

Troy Moyes explained that the City had previously discussed residential landscaping changes, including the 35% standard passed by City Council and the removal of turf in park strips, based on Weber Basin Water standards. He stated that staff realized commercial landscape requirements had been omitted and proposed adding language to the code limiting turf grass to a maximum of 15% of landscaped area for new commercial development, except in areas intended for active outdoor recreation. He explained that this requirement needed to be included in multiple commercial zones, including professional office, neighborhood commercial, community commercial, regional commercial, and limited use commercial. He also noted that the industrial code contained a table and needed to reference the same turf standard to ensure consistency. He stated that this update was being requested by Weber Basin Water.

Commissioner Roubinet supported the idea of limiting turf in commercial areas, noting that commercial properties often water during the daytime and that the change would encourage different landscaping practices. Commissioner King agreed and stated that the City should follow Weber Basin's standards. Troy Moyes concluded that a public hearing would be scheduled for the next meeting.

## **3. Other items**

Troy Moyes provided an update on upcoming agenda items, noting that two preliminary plats would be coming forward for review: the Heritage Point PRUD and the West Meadows preliminary plan. He explained that West Meadows, also known as the Brad Devereaux/Jeremy Humphreys subdivision, had been rezoned to R-4 and had now submitted updated plans. He stated that the plans had been modified multiple times and that Nilson Homes was now the applicant, as they were under contract to purchase and develop the property. He added that if Nilson Homes needed to deviate from the approved rezoning standards, they would need to return to the Commission.

Commissioner Wade asked whether both existing houses would be removed, and Troy Moyes clarified that one house would remain. Commissioner King asked about the open space triangle on the west side near the canal, and Troy Moyes explained that Hooper Water and the canal company would take over that area. Staff noted they were still working through engineering and access questions before bringing the item forward for full review, likely at the next meeting.

Troy Moyes then mentioned the Heritage Point PRUD would also be returning with a preliminary plat. He stated that the Commission had seen the project several times and that engineering work was still underway. Commissioner King asked whether the green space shown on the plan was a park, and Troy Moyes clarified that it was a detention area. Bryn MacDonald added that the plan was more finalized, included the engineered detention feature, and that the applicant had lost two lots compared to what was originally approved. Troy Moyes concluded that these were the main upcoming items for future action.

Troy Moyes reviewed the Sky Meadows Subdivision that was on for action in the General Session and explained that the applicants, Hunter Murray and Trek Loveridge, were present to answer questions. He noted that the Commission had previously discussed the trail dedication, lot sizes, and the applicant's most recent proposal. He stated that because the annexation had been approved but not yet officially recorded, staff had been working with the applicant and their surveyor to confirm the exact acreage, particularly since the applicant's calculations were based only on buildable land and excluded the slough. He explained that the base R-1 density was 2.2 units per acre, while the applicant was requesting 2.41 units per acre, which represented the maximum 10% bonus density. He noted that under the buildable acreage of 18.94 acres, the base would allow 41 lots, while the applicant proposed 45 lots. Although PRUD zoning had no minimum lot size, he referenced that the applicant was reducing lot sizes from the typical 12,000 square feet down to 10,000 square feet, while maintaining lot frontage that exceeded R-1 standards.

Troy Moyes stated that the applicant was requesting bonus density based on two amenities: Dedicating land for a regional trail corridor and providing a pocket park near 1800 N and 5000 W. He clarified that the code allowed bonus density for dedication of land for a trail system, even though the applicant was not proposing to construct the trail, and that the pocket park could qualify as an additional amenity. He emphasized that it was up to the Commission to determine whether these amenities justified the full bonus density request.

Commissioner King asked whether the applicant had spoken with the Johnston family about a small triangle parcel that could connect trails. Mr. Murray explained that to avoid relying on the Johnstons, the trail alignment had been shifted to the east side of the property and directed north, reducing the need for that connection.

Commissioner Roubinet raised major concerns about awarding density without resolving key issues outlined in a staff report by City Engineer Boyd Davis, including the possibility of a Davis County easement preventing trail construction, safety concerns related to drainage structures near the pocket park, and uncertainty about how the trail would safely connect at 5000 W. Commissioner Wade agreed, stating that if the trail could not actually be built, the benefit to the City would be lost. Bryn MacDonald reminded the Commission that the applicant was only dedicating land, not building the trail. Mr. Murray responded that their title review showed no current easements affecting the slough area, and acknowledged the need to address safe trail crossings and stormwater safety through engineering and design measures such as grates and proper detention.

Commissioners also discussed stormwater discharge into the slough and whether it was used for irrigation. Mr. Loveridge stated that Davis County would require specific discharge and filtration standards if irrigation were involved. Commissioner Wade emphasized the importance of safety around detention areas, especially for children, and noted that Boyd Davis would review these issues more closely during later engineering phases. Commissioner Roubinet also questioned the proximity of the pocket park to the roadway and the depth of drainage inlets, expressing concern about vehicles leaving the road near the curve.

The Commission discussed fencing along the subdivision perimeter, with Commissioner King asking whether fencing would extend around the pocket park area. Staff noted that fencing parks and trails could reduce visibility and create safety concerns. Commissioner Taylor asked whether the trail and

easement issues were potential “showstoppers,” and Commissioner Roubinet stated he would want written guarantees that the trail was buildable. Mr. Murray suggested that approval could be conditioned on a title report and Boyd Davis’s confirmation that no easements would interfere. He also confirmed that adequate water shares were available and stated that engineering details such as cul-de-sac adjustments could be modified if needed.

Commissioner Farnsworth suggested exploring an alternative trail connection along 5000 W by replacing part of the required landscape buffer with an asphalt path, potentially creating a safer and more practical trail corridor. Staff noted this would require a development agreement or code change, but the applicant expressed openness to interconnected trail solutions. The discussion concluded with agreement that additional comments could be addressed during the general meeting following the public hearing.

DRAFT



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

OCTOBER 23, 2025

## GENERAL SESSION

7:00 PM

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

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

**Visitors:** Hunter Murray, Trek Loveridge, Bill and Annette Lucas, Mike Flood

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

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

There were no public comments.

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***

Troy Moyes stated the Holland Group has submitted a request to rezone property located near 5000 W and 1800 N 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.

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.

The concept plan dated October 6, 2025 proposes 45 single-family lots at a calculated density of 2.3 units per acre.

Standard	R-1 Base Zone	PRUD Proposed
Density for R-1 Residential ( <i>units per acre</i> )	≤ 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> )	≤ 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
Landscape buffering required	No	No

*\*There is no minimum requirement*

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.

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 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 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 WPC 17.60.160(F)(4)(f) as an “Other Amenity.”

Commissioner Roubinet noted that, despite the applicant’s updates, 28 of the 45 lots were still measuring 10,000 square feet and that this had not changed. Commissioner Farnsworth stated that the Commission initially believed only one additional home would be gained through the density increase, but questioned whether the proposal was now maximizing the full 10% bonus density due to acreage changes. Troy Moyes confirmed that the project was reaching the 10% maximum, largely because the slough was omitted from the gross acreage calculation. Commissioner Farnsworth acknowledged that this meant the increase was now being valued at the full 10% rather than the smaller increase originally expected.

Commissioner Turner asked about the slope and buildability of the rear lots near the slough and future trail. Bryn MacDonald stated the trail would be located on the flat, buildable area at the top of the bank. Commissioner Turner expressed concern that the PRUD design did not feel consistent with a true R-1 development, noting the trail mainly benefited the city and that county confirmation

was needed for the easement. He also questioned the lot size mix and supported Commissioner Farnsworth's suggestion to extend the trail down 5000 W.

a. Public Hearing

There were no public comments.

Commissioner Taylor motioned to close the public hearing

Commissioner Turner seconded the motion

All voted aye.

b. Action

Commissioner Farnsworth stated that after the adjustments, she did not feel the changes justified four additional homes, suggesting two might be more reasonable. She also felt the lots on the west and north sides were still too small and recommended widening them to better match the neighboring property and provide a more open, balanced feel around the edge of the subdivision.

Commissioner Wade stated that he understood Commissioner Turner's concerns about ensuring the land was safe for residents and suitable for building a legitimate trail. He noted that if the trail area was not truly buildable, the development would feel more like an R-2 or R-3 development rather than R-1. He added that the trail could provide benefit and appeal, especially with the adjacent property to the north. Commissioner Wade agreed with Commissioner Farnsworth that the development seemed slightly denser than expected for R-1, but felt that if all the benefits were confirmed, it would be a nice development.

Commissioner Roubinet asked the commission if there was some flexibility, would that be better. Commissioner Turner stated he is in agreement with Commissioner Farnsworth in having some bigger lots.

Trek Loveridge introduced himself as a representative of the Holland Group and stated that they had worked closely with staff to create a sustainable, polished development. He explained that one of their objectives was to remain as close as possible to R-1 setbacks so the neighborhood would not feel too tight and would appear consistent from the street despite having additional units. He expressed strong support for walking trails and said they were willing to work with the City on extending a trail along 5000 W, as discussed in the work session. Commissioner Taylor asked about the possibility of dropping two lots, and Mr. Loveridge responded that it would be difficult because without the PRUD the project would only yield 38 lots, making the 45 lots important for the development's viability. He added that while they could contribute improvements such as additional asphalt along 5000 W, donating two acres became less appealing without comparable density.

Hunter Murray another representative for the Holland Group echoed support for extending the trail, stating that if the 45 units were maintained, they would be happy to extend the trail system to benefit the community and improve access, especially near the pocket park.

Commissioner Roubinet asked whether the trail could be placed within the required landscape

buffer area. Bryn MacDonald explained that while it could potentially be within the same property, an agreement would be needed because the buffer required specific landscaping. Commissioner Roubinet noted that coordinating trail construction during road paving could be efficient and mentioned asphalt is typically less expensive than concrete for trail construction.

Commissioner Turner questioned whether a pocket park provided meaningful value, especially given its small size and location near the slough, and asked whether other amenities could be considered instead. Mr. Murray explained that the pocket park was approximately 0.36 acres, while Commissioner Roubinet noted that because it extended across the slough, it would function more as open space with benches rather than a traditional park with playground equipment. Bryn MacDonald agreed, viewing it more as open space or a potential trailhead rather than an active park, and clarified that the developer was dedicating the land rather than building park improvements. Commissioner Turner raised concern that the development was receiving additional density in exchange for land that may not be buildable.

Mr. Murray emphasized that newer PRUD requirements included stronger landscaping and fencing standards that raised the overall quality of the community, which supported their request to maintain 45 lots. Commissioner Wade considered whether the density increase was significant, questioning what truly defines high density and whether 10,000-square-foot lots were still consistent with an R-1 feel. He noted that perceptions vary and suggested the development could still appear like an R-1 neighborhood. Bryn MacDonald stated that this would not be considered high density under City code, noting that high density is technically 14 units per acre, and added that trails were the top priority in the City's parks survey.

Commissioner Turner expressed concern that 10,000-square-foot lots did not preserve the larger-lot character expected as development moves west, even though he acknowledged the trail benefit. Commissioners Roubinet and Wade also discussed the surrounding context, including nearby commercial areas, the high school, and freeway access, suggesting this location might be appropriate for slightly smaller lots. Commissioner Roubinet emphasized the need for assurance that the trail would be buildable, and Mr. Loveridge offered to provide a title report showing easements prior to City Council. Commissioner King supported the lot sizes and trail concept, and Commissioner Taylor added that the plan complemented nearby development and could help provide a lower price point for younger homebuyers.

Commissioner Taylor motioned to recommend approval for the rezone request for 19.92 acres for the property located at approximately 5000 W 1800 N from A-5 to R-1 PRUD Residential with condition of insuring or confirming there is no easement on the proposed trail area along the slough with review by Boyd Davis to make sure it is safe and buildable with another condition of consideration of an asphalt trail along 5000 W in the landscape buffer with the addition of all engineering comments being addressed.

Mr. Loveridge sought clarification that some of Mr. Davis' comments are things that need to be addressed at final plat. They would have to do fully engineered drawings to meet all of Mr. Davis' comments and they would prefer not to do that at rezone. Commissioner Taylor amended the motion so that all engineering concerns pertaining to the rezone are addressed.

Commissioner King seconded the motion.

Commissioner Turner stated he has concerns with some of the flex items, pocket park, and the value of a fence. Bryn MacDonald sought clarification from the Planning Commission on the timing of clearing up the easement.

Commissioner Taylor motioned to rescind the first motion  
Commissioner King seconded the motion  
All voted aye.

Commissioner Taylor motioned to recommend approval for the rezone request for 19.92 acres of property located approximately 5000 W 1800 N from A-5 Agriculture to R-1 PRUD Residential with the conditions of verification from Davis County that there is no easement on the proposed trail, that it would be safe and buildable as well as consideration of an asphalt trail along 5000 W in the landscape buffer as well as addressing engineering concerns related to the rezone request and verify those before this item is added to a City Council agenda.  
Commissioner King seconded the motion.

Commissioner Wade – Aye  
Commissioner Farnsworth – No  
Commissioner Taylor – Aye  
Commissioner King – Aye  
Commissioner Turner – No  
Commissioner Roubinet – Aye

The motion passed 4:2.

**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***

Donald Mendenhall, representing the property owner Clint Shaw, has submitted a request for a General Plan amendment for property located at 39 S 2000 W (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." 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. Big-O Tires is not C-C commercial. It's L-C (Limited Commercial) due to the use. The following are 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 WPC 17.110)	P
Firework Stands (temporary)	P
Animal Clinic	PC

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

- a. Public Hearing  
There were no comments made.

Commissioner King motioned to close the meeting  
Commissioner Farnsworth seconded the motion  
All voted aye.

- b. Action  
Commissioner Roubinet stated that he had concerns about the rezone, noting that the packet suggested the property had no practical use other than commercial, which he did not necessarily agree with. He acknowledged that commercial rezones often occur before a tenant is identified, but said his main concern was the potential impact on the homes bordering 75 South depending on the future use. He added that these were questions he would have asked the applicant if they had been present.

Commissioner King asked whether staff knew what the applicant intended to build there. Commissioner Farnsworth explained that although there was a sign indicating retail, this was only a General Plan amendment and the applicant would need to return with a specific proposal. She felt the location made sense and was an appropriate place for commercial use.

Commissioner Wade agreed with Commissioner Farnsworth and stated that he had no issue with the amendment.

Commissioner King acknowledged Commissioner Roubinet's concerns about commercial encroaching on nearby homes but stated that commercial use generally seemed suitable for that area. The Commission also discussed whether to table the item due to the applicant's absence, and Commissioner Roubinet expressed interest in hearing how surrounding homeowners felt about the potential commercial development.

Commissioner King motioned to table any action on the rezone request of the General Plan amendment request for approximately one acre of property located 39 S 2000 W changing the designation from R-3 Residential to C-C (Community Commercial) until the next meeting. Commissioner Roubinet seconded the motion.

Commissioner Farnsworth and Turner stated that they saw no reason to table the item and felt it should move forward.

Commissioner Farnsworth – No  
Commissioner King – Aye  
Commissioner Turner – No  
Commissioner Wade – No  
Commissioner Taylor – No  
Commissioner Roubinet – Aye

Motioned denied tabling the request 4:2.

Commissioner Wade recommended approval of the General Plan amendment request for approximately one acre of property located at 39 S 2000 W, changing the designation from R-3 Residential to C-C (Community Commercial), and forward this item to the City Council for consideration. Commissioner Farnsworth seconded the motion.

Commissioner King – Aye  
Commissioner Wade – Aye  
Commissioner Turner – Aye  
Commissioner Taylor – Aye  
Commissioner Farnsworth – Aye  
Commissioner Roubinet – No

Motion passed 5:1.

**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**

Nilson Land Development has submitted a request for a General Plan amendment for property located at approximately 1900 N 4500 W (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.

Commissioner Roubinet noted that he appreciated the discussion questions included in the packet, stating that they prompted him to think more carefully about whether the proposed amendment aligned with the existing residential pattern, supported the City's housing and growth goals, and fit within the long-term land use vision for the area.

a. Public Hearing

Mike Flood: Nilson Homes, South Ogden: Mr. Flood stated the General Plan amendment proposal found in the packet had been written by one of his colleagues to address the questions typically asked and reviewed when considering a General Plan amendment. He noted that the request had been discussed at length during the work session they attended a few weeks earlier. He respectfully requested that the Commission make a recommendation to the City Council for a General Plan amendment to R-4. Mr. Flood explained that while the property directly to the south was currently zoned R-1, the two properties below were zoned R-4. He added that the property to the east was R-4, and the property south of that was believed to be R-10. He stated that the request was consistent with the future General Plan and with how zoning had developed in the area. He pointed out that an extension of the West Davis Corridor would be located not far away, and that higher density was more suitable near corridor-type transportation routes than more rural routes. He concluded by requesting that the Commission forward the amendment with a positive recommendation to the City Council.

Commissioner Turner motioned to close the public hearing  
Commissioner King seconded the motion  
All voted aye.

b. Action

Commissioner Turner acknowledged that there was higher density zoning to the south and east, but expressed concern that if development continued in that direction, high density could eventually extend further north to neighbor cities. He noted that this corner had been planned with the intent of being close to access routes, but emphasized that there were also established residential properties in the area zoned R-1 and agricultural that would likely remain unchanged for a long time. He stated that he would prefer to reduce the density and better match the development pattern of the properties to the north.

Commissioner Wade said he partly agreed with Commissioner Turner, noting that nearby zoning is not always a strong justification for higher density. He added that there comes a point where the City must decide where increased density should stop, and he noted there was no interest from the property owner directly south in rezoning or amending the General Plan to R-4.

Commissioner Farnsworth agreed with Commissioner Turner, stating that there comes a point where the City must decide where increased density should stop. She noted that just because surrounding areas may be more dense does not mean development should continue

indefinitely, and suggested that adjustments such as lot width and depth through the PRUD process could provide a compromise, but emphasized that boundaries need to be set.

Commissioner King stated that he tended to agree that the development was extending higher density too far and that it was becoming excessive.

Commissioner Roubinet asked the applicant, Mike Flood of Nilson Homes, whether they would consider a lower-density designation such as R-3 instead of R-4, noting that many Commissioners were not comfortable with the R-4 request and that the property's shape and lot width could limit development. Mr. Flood responded that the applicant was still seeking a recommendation for R-4, as discussed in the earlier work session, and explained that part of the assembled property in Clinton carried a density of eight units per acre, creating a disconnect if this portion remained at a lower density. He acknowledged the Commission's role in recommending for or against the request and said they understood the matter could be sent back for a smaller density, but stated he could not commit to anything other than R-4 at that time. Commissioner Roubinet noted that if the Council denied the request, the applicant would have to wait another year before reapplying, and Mr. Flood reiterated that their current recommendation remained R-4.

Commissioner King asked Mr. Flood whether the property in Clinton he referenced was associated with Nilson Homes. Mr. Flood confirmed that it was and stated that Clinton City Council had unanimously approved a revision to the MDA about three to four weeks earlier. Commissioner King noted his understanding that a nearby property had previously been highly contested. Mr. Flood explained that the controversy involved a prior applicant, not Nilson Homes, and said that Nilson had since taken over the project and reduced the overall density by about 75 units while working on a different development approach. Commissioner King clarified that the prior developer's application had caused the dispute and asked whether Nilson purchased the property afterward. Mr. Flood responded that the prior developer had received an MDA with higher density, which led to a lawsuit and ongoing issues. He stated that Nilson approached Clinton with a more acceptable plan, reduced the unit count, adjusted building orientation, and received unanimous approval for the revised MDA, which replaced the previous agreement if the project moved forward.

Commissioner Taylor raised a broader question about the surrounding area, noting nearby Salt Grass zoning is R-5 and the previously approved R-4. He discussed the idea of stepping down density in that location and questioned whether it made sense to pull back completely to lower density, especially since Clinton's development would already include higher density. He asked whether maintaining similar density was more appropriate or whether stepping down remained the better principle.

Commissioner Farnsworth explained that the Salt Grass approval had been tied to securing the elementary school, and although not everyone fully supported it, the Commission accepted it because the community benefit was greater and it was expected that density would step down afterward. She noted she did not anticipate the push for higher density would come so quickly, making it more difficult to manage. She emphasized that the Commission's responsibility was to uphold the General Plan shaped by resident input and to evaluate what added benefit a

proposal brings to the community. She stated that West Point's character includes a mix of one-acre lots and neighborhoods, and that diversity in housing types can strengthen the community. However, she questioned what benefit this particular request provided, noting it did not offer parks, trails, or other improvements, and instead would only add more residents and potential strain without clear community gain.

Commissioner Farnsworth motioned to recommend denial of the General Plan amendment request for approximately 4.42 acres of property located at 1900 N 4500 W, changing the designation from R-1 Residential to R-4 Residential, due to the fact that this is a farming community with mixed homes, so the recommendation based on this fitting the community does not fit, because there is more benefit to the community to have diversity of who lives in each type of community, the different types of people and ages that this can bring. We have a planned vision with the General Plan from our residents and it is our job to uphold what the residents have as their input and the developer has not brought any added benefits to the community so as to uphold to the residents and what they would say there is no added benefit to the community so there should be no changes to this area. Commissioner Wade seconded the motion.

Commissioner Turner stated that he felt more comfortable if the applicant were willing to consider other density options, but noted that they were not.

Commissioner Turner – Aye  
Commissioner Taylor – Aye  
Commissioner Farnsworth – Aye  
Commissioner King – Aye  
Commissioner Wade – Aye  
Commissioner Roubinet – Aye

The motion passed unanimously to recommend denial to the City Council.

## **9. Staff Update**

Bryn MacDonald noted that most of the updates had been discussed during the work session. Commissioner Taylor asked whether the Matt Leavitt development was still on hold, and she confirmed that it was and would be on the next City Council agenda.

## **10. Planning Commission Comments**

Commissioner Turner stated that the first PRUD process had been interesting and suggested that, if time allowed during a future work session, it might be worthwhile to spend 15-20 minutes discussing how it went. He noted there were only a few minor issues but questioned whether this PRUD outcome was unique or if future PRUDs would result in developments that still appear R-1 in character. He expressed curiosity about whether a follow-up discussion would help clarify how PRUDs are intended to function moving forward.

Commissioner Wade stated that they agreed with Commissioner Turner’s concerns and felt it would be helpful to better understand what types of amenities or community benefits developers might be willing to provide in exchange for additional density. He noted that decisions often feel rushed, with limited time to evaluate trade-offs such as trails or other contributions. He reflected on recent public comments about high density, questioned what high density truly means, and acknowledged that even a few additional homes can raise important considerations. They ultimately felt the PRUD that was approved was a good decision and worth it, but supported Commissioner Turner’s idea of further discussion about how density and lot size expectations should be handled moving forward.

Commissioner Farnsworth expressed appreciation for the thoughtful comments and discussions, noting that hearing different perspectives helped the Commission consider issues from every angle. She stated that she valued the strong input from fellow Commissioners and emphasized the importance of sharing honest opinions, especially given the limited time available, to ensure decisions were made more thoroughly.

Commissioner Taylor noted that based on recent social media discussions, he expected a much larger public turnout and was surprised that few residents attended to share their opinions on density and growth in West Point. He remarked that it seemed to be partly an education issue, with many people not fully understanding the planning process. He added that he was still learning himself and expressed appreciation for the guidance and support from staff.

Commissioner King echoed the comments made by the other Commissioners and expressed his agreement with what had been said.

Commissioner Roubinet stated that he agreed with Commissioner Turner and suggested placing a general discussion on a future agenda to review how the Commission felt about the PRUD overlay. He noted that the code was somewhat vague regarding bonus density and felt it would be helpful to discuss expectations, review examples, and better define how bonus density should be evaluated. He added that having this discussion in advance could help streamline future decision-making and provide clearer guidance to staff and applicants before similar proposals were brought forward.

Commissioner Turner suggested that alongside a future PRUD discussion, the Commission could also explore alternative housing concepts he had heard about, such as “mansion homes,” where a building appears as a single large home from the street but may include multiple units with features like rear driveways. He noted that ideas like this could provide different options beyond simply increasing lot sizes, while still maintaining the appearance of larger homes and preserving neighborhood character.

## **11. Adjournment**

Commissioner Wade motioned to adjourn at 9:15 pm. Commissioner King seconded the motion. All voted aye.

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Chairperson – PJ Roubinet  
Planning Commission 10-23-2025

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Deputy City Recorder– Katie Hansen

Page 15 of 15

# Planning Commission Staff Report



**Subject:** Preliminary Plat – Sky Meadows PRUD  
Subdivision  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** February 12, 2026

## **Background**

The Holland Group has submitted a preliminary plat application for a subdivision known as Sky Meadows PRUD, located near 5000 West and 1800 North. The subdivision consists of approximately 19.92 acres and proposes 45 single-family residential lots. The property is zoned R-1 PRUD Residential, which was approved by the City Council on December 16, 2025. The preliminary plat is consistent with the approved zoning and the conceptual PRUD plan reviewed as part of the rezone process.

## **Process**

Preliminary plat approval is an administrative decision. The Planning Commission determines whether the subdivision complies with all applicable requirements of the West Point City Code, including zoning standards, subdivision design requirements, and development regulations. Once preliminary plat approval is granted, the applicant will proceed to final plat and improvement plan review, which are approved administratively.

## **Analysis**

The Sky Meadows PRUD subdivision consists of 45 single-family residential lots on approximately 19.92 acres. The preliminary plat maintains the same lot count and overall density approved with the conceptual PRUD plan and is consistent with the R-1 PRUD zoning approved by the City Council on December 16, 2025.

This item is before the Planning Commission for preliminary plat review. Under West Point City Code 17.130, Subdivision and Development Standards, preliminary plat review focuses on the general subdivision layout, including lot configuration, access, circulation, open space, landscaping, and phasing, prior to detailed engineering and final plat approval.

### *PRUD Zoning and Lot Configuration*

The property is zoned R-1 PRUD Residential. The approved PRUD zoning allows 45 single-family lots, which is what is shown on the preliminary plat. The proposed density of approximately 2.3 units per acre is unchanged from the conceptual PRUD plan approved with the rezone. Some lots shown on the preliminary plat are slightly smaller than the 10,000 square foot lots shown on the approved conceptual plan, and minor lot line adjustments have been made to ensure adequate space for the future trail corridor along the project boundary. These adjustments do not change the approved number of lots or overall density. Final lot sizes,

frontage, setbacks, and building envelopes will be confirmed during final plat review. The following table compares the proposed development to applicable zoning standards:

<b>Standard – R-1 Residential PRUD Zone</b>	<b>Approved / Required</b>	<b>Proposed</b>
Total lots (including PRUD bonus)	45 lots (approved)	45 lots
Overall density	Per approved PRUD plan	2.3 units/acre
Lot size*	PRUD ordinance	~9,800 min
Minimum frontage	85'	85'
A dedicated landscape strip required	Required	Provided
Perimeter fencing	Required	Shown on plans
Phasing	Required	4 phases

*\* Lot size is not regulated by a fixed minimum under the PRUD zoning. The conceptual plan illustrated approximate lot sizes; the preliminary plat refines those lot lines, resulting in some lots being slightly smaller to accommodate the future trail corridor. The approved number of lots and overall density remain unchanged.*

### *PRUD Amenities*

The subdivision includes the public amenities approved with the PRUD rezone, including a trail corridor dedication along the east and south boundaries and a open space near 1800 North and 5000 West. These amenities support the 4.5 percent density bonus approved by the City Council and are shown on the preliminary plat.

### *Phasing*

The applicant has submitted a phasing plan with the preliminary plat. The plan shows the subdivision being built in four phases, as shown on the phasing exhibit included with this application. The proposed phasing does not change the approved lot count, density, or access.

### *Landscaping and Open Space*

A preliminary landscape plan has been submitted with the application. The plan shows the required 8-foot landscape strip along 5000 West, along with landscaping for the detention basin, trail corridor, and other open-space areas. The landscape plan meets City standards and the PRUD requirements approved with the rezone.

### *Access and Circulation*





**Recommendation**

Staff recommends approval of the Sky Meadows PRUD preliminary plat. The preliminary plat is consistent with the approved R-1 PRUD zoning, maintains the approved number of lots and overall density, and meets the applicable standards for preliminary plat review under West Point City Code Chapter 17.130.

**Suggested Motions**

- **Approve:** I make a motion to approve the preliminary plat for the Sky Meadows PRUD subdivision, subject to completion of engineering re-review, final plat approval, and compliance with applicable City standards and outside agency requirements.
- **Deny:** I make a motion to deny the preliminary plat for the Sky Meadows PRUD subdivision based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards.
- **Table:** I make a motion to table any action on the preliminary plat for the Sky Meadows PRUD subdivision to allow additional information or revisions to be provided.

**Attachments**

- Preliminary plat
- Engineering review



West Point City  
3200 West 300 North  
West Point, UT 84015  
PH: 801-776-0970  
FAX: 801-525-9150  
[www.westpointutah.gov](http://www.westpointutah.gov)

## MEMORANDUM

To: West Point Planning Commission

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

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

Date Received: February 2, 2026

Date Reviewed: February 9, 2026

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**Recommendation:** I recommend approval. The remaining items can be addressed during the final plan approval.

1. Preliminary Plat

- a. ~~There are lots under 10,000 SF. The development agreement must be amended.~~
- b. ~~Please add the street numbers as shown on the attached sheet.~~
- c. ~~Show PUE's on the front, back, and every other side on each lot.~~
- d. ~~Show phase lines if multiple phases are planned.~~
- e. ~~Please add a note that this subdivision is in land drain zone C and that footing drains and sump pumps are required for each basement.~~

2. Streets

- a. ~~UDOT approval required for access to 5000 W.~~
- b. ~~Fire District approval required for the access plan and road layout.~~
- c. ~~The cul-de-sac is very close to the slough. This may require fill material and will need approval from Davis County. Can it be adjusted?~~
- d. ~~The radius of the cul-de-sac must be changed to 58 ft.~~

3. Culinary Water

- a. A will-serve letter must be obtained from Hooper Water.

4. Secondary Water

- a. ~~This area is served by the Hooper Irrigation Company. A will-serve letter must be obtained from them.~~
- b. ~~There are no secondary water lines in this area, but the adjacent subdivision has plans to install one. An agreement between the two developers must be submitted to share the line.~~
- c. We may need to establish an agreement between Hooper Irrigation and West Point City to be the service provider. This will be up to the two entities to figure out.
- d. ~~Water shares will be required. The applicant must 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

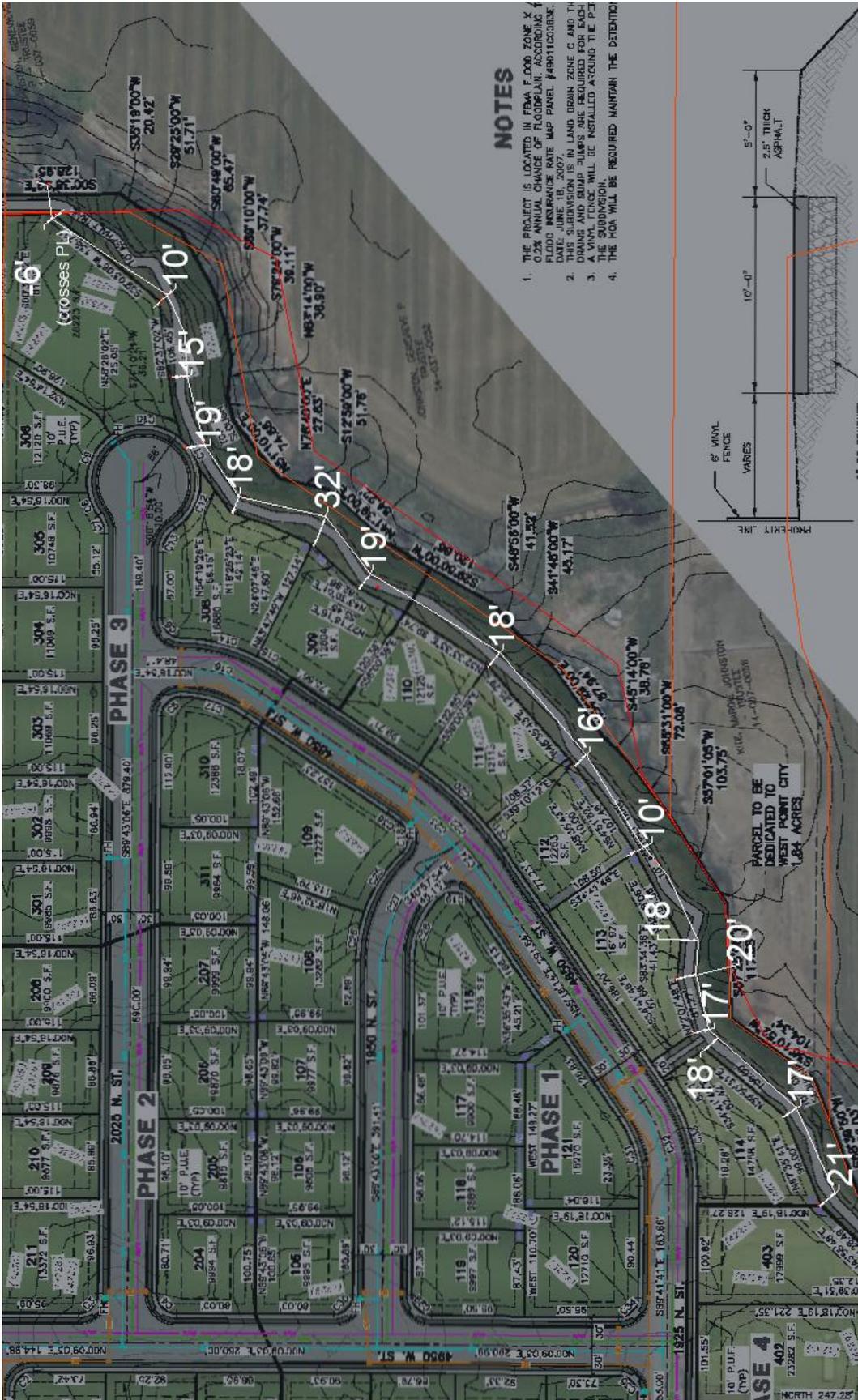
- a. ~~Permit from Davis County will be required to discharge into the Howard Slough. This will be required at final plan review.~~
- b. ~~Approval from UDOT to install storm drain pipe on 5000 W. This will be required at final plan review.~~
- c. ~~The adjacent subdivision will connect to the storm drain in this subdivision. The pipe must be upsized to accommodate this. An agreement between the two developers may be required.~~
- d. ~~Show the existing pipe on 5000 W connecting to the new proposed pipe.~~
- e. ~~An HOA will be required to maintain the detention pond.~~

7. Land Drainage

- a. ~~This subdivision is in land drain zone C. A land drain is not required but is recommended.~~
- b. ~~If there is no land drain, then sump pumps will be required for any basements.~~
- c. ~~Rear yard drains are required for any lots that do not drain to the street. They are also required as a discharge location for sump pumps. Please show yard drain on the plan.~~

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. **Show fencing to protect the sidewalk and trail at the curve on 5000 W.**
- c. ~~In addition to the road, there is a large storm drain culvert at this location. Safety issues should be considered.~~
- d. **The area being dedicated for the trail must be verified to see if there is enough flat area for the trail. (see attached sheet)**





VICINITY MAP  
NO SCALE

SITE DATA

TOTAL AREA.....19.92 ACRES  
AVERAGE LOT SIZE.....12,423 S.F.  
MINIMUM LOT SIZE.....9,808 S.F.  
MAXIMUM LOT SIZE.....23,202 S.F.  
CALCULATED DENSITY.....2.25 UNITS PER ACRE  
9,800+ S.F. LOTS.....18  
10,000+ S.F. LOTS.....10  
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).....1.84 A.C. (9.1%)

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

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET BEING 84.38 FEET SOUTH 89°59'33" EAST ALONG THE SECTION LINE AND 144.80 FEET NORTH 00°07'27" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30 (SAID WEST QUARTER CORNER BEING 2687.69 FEET NORTH 89°59'33" WEST FROM THE CENTER OF SAID SECTION 30); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 230.90 FEET, AN ARC LENGTH OF 146.63 FEET, WITH A DELTA ANGLE OF 38°23'04", A CHORD BEARING OF NORTH 18°11'32" WEST, AND A CHORD LENGTH OF 144.16 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°09'03" EAST 1012.68 FEET; THENCE SOUTH 89°43'08" EAST 1324.11 FEET; THENCE SOUTH 00°38'32" EAST 128.95 FEET; THENCE ALONG THE CENTERLINE OF THE HOWARD SLOUGH THE FOLLOWING TWENTY-FOUR (24) COURSES: (1) SOUTH 35°19'00" WEST 20.42 FEET; (2) SOUTH 29°25'00" WEST 51.71 FEET; (3) SOUTH 60°49'00" WEST 65.47 FEET; (4) SOUTH 69°10'00" WEST 37.74 FEET; (5) SOUTH 79°24'00" WEST 38.11 FEET; (6) NORTH 83°14'00" WEST 36.80 FEET; (7) SOUTH 76°40'00" WEST 27.83 FEET; (8) SOUTH 51°10'00" WEST 74.88 FEET; (9) SOUTH 12°59'00" WEST 51.76 FEET; (10) SOUTH 41°39'00" WEST 84.22 FEET; (11) SOUTH 29°50'00" WEST 120.66 FEET; (12) SOUTH 48°56'00" WEST 41.52 FEET; (13) SOUTH 41°46'00" WEST 45.17 FEET; (14) SOUTH 54°29'00" WEST 67.94 FEET; (15) SOUTH 87°25'08" WEST 117.38 FEET; (16) SOUTH 38°10'32" WEST 104.34 FEET; (17) SOUTH 52°50'11" WEST 72.08 FEET; (18) SOUTH 87°25'08" WEST 117.38 FEET; (19) SOUTH 38°10'32" WEST 104.34 FEET; (20) SOUTH 68°39'50" WEST 126.03 FEET; (21) SOUTH 38°27'58" WEST 106.11 FEET; (22) SOUTH 84°01'51" WEST 83.17 FEET; (23) SOUTH 33°00'47" WEST 183.68 FEET; AND (24) SOUTH 46°52'58" WEST 18.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,845 SQUARE FEET OR 19.92 ACRES.

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED STORM DRAIN (SIZE VARIES)
- PROPOSED YARD DRAIN (SIZE VARIES)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRADE CATCH BASIN WITH BICYCLE-SAFE GRATE
- P.U.E. = PUBLIC UTILITY EASEMENT
- FH = PROPOSED FIRE HYDRANT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- BUILDABLE AREA
- EXISTING PAVEMENT

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	230.90	147.24	144.75	S18°07'01" E	36°32'07"
C2	20.00	31.37	28.25	N44°47'01" W	89°52'09"
C3	20.00	31.37	28.25	N44°47'01" W	89°52'09"
C4	20.00	31.46	28.32	S45°12'59" W	90°07'51"
C5	20.00	30.95	27.98	N45°22'50" W	88°40'32"
C6	20.00	31.26	28.17	S45°30'37" W	88°32'35"
C7	50.00	119.53	119.19	N71°13'25" E	37°18'09"
C8	58.00	131.47	125.27	S83°43'47" W	25°08'59"
C9	58.00	66.90	63.25	N89°48'35" W	66°05'18"
C10	58.00	78.82	72.89	N03°09'59" E	77°51'49"
C11	58.00	33.96	33.48	N89°52'25" E	33°33'02"
C12	58.00	70.87	68.54	S89°07'47" W	17°03'53"
C13	30.00	29.00	27.88	N62°01'48" W	58°22'35"
C14	180.00	80.00	79.34	N13°28'15" E	28°27'52"
C15	180.00	80.00	79.34	N13°28'15" E	28°27'52"
C16	180.00	74.45	74.44	N34°05'48" E	74°47'10"
C17	150.00	88.25	86.98	N17°08'08" E	33°42'27"
C18	120.00	69.46	68.50	N17°24'21" E	33°10'00"
C19	20.00	34.29	30.24	N88°41'02" E	98°14'30"
C20	20.00	35.99	31.32	N03°48'24" E	110°05'40"
C21	330.00	91.00	90.71	N41°53'19" E	15°47'57"
C22	330.00	31.77	31.76	N52°32'48" E	5°30'57"
C23	300.00	111.60	110.96	N44°38'48" E	21°18'53"
C24	300.00	78.78	78.55	N41°30'44" E	15°02'45"
C25	300.00	32.84	32.81	N52°10'10" E	6°16'09"
C26	155.00	72.80	72.13	N57°39'00" W	26°54'35"
C27	155.00	50.35	50.13	N80°24'42" W	18°36'48"
C28	125.00	106.35	103.18	N65°20'30" W	48°45'12"
C29	85.00	69.57	67.98	N88°45'16" W	41°55'40"
C30	20.00	31.46	28.32	S45°12'59" W	90°07'51"
C31	20.00	31.37	28.25	S44°47'01" W	89°52'09"
C32	120.00	73.31	72.17	N72°48'17" E	35°00'04"
C33	150.00	91.63	90.21	N72°48'17" E	35°00'04"
C34	180.00	109.98	108.28	N72°48'17" E	35°00'04"
C35	20.00	31.36	28.25	S44°48'19" E	89°50'44"
C36	270.00	16.84	16.84	N35°48'34" E	3°34'26"

Storm Runoff Calculations  
Sky Meadows Subdivision  
12190225.s

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Point area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-year 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area: Total Area = 19.92 acre or 867,845 sq ft  
Runoff Coefficients: Paved Area = 158,424 (C=0.9), Roof = 142,800 (C=0.9), Landscaped Area = 566,621 (C=0.2)

Weighted Runoff Coefficient: C = 0.44

LID Retention: 80% Percentile Rainfall Event (6) is the site feasible for LID? Yes (0.45 in), NRCIS Soil Group C/D, Rv Equation 0.83\*1.122, Rv (Soil Group A: 0.8\*1.102; B: 0.8\*1.188; C: 0.8\*1.122) 0.25, Vmax = Rv \* x + Total Site SF 8234 c.f.

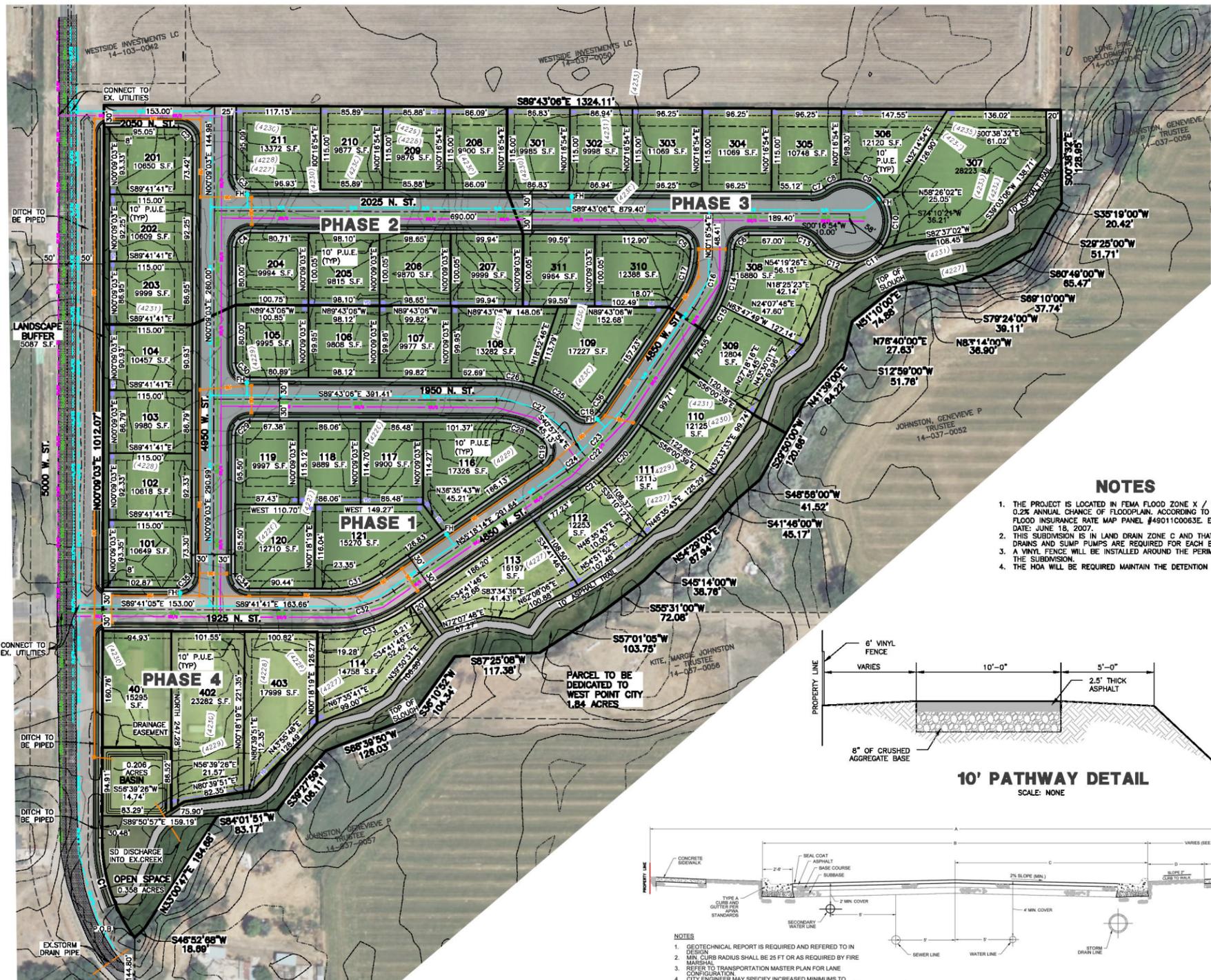
Percolation Rate: Drainage Area 15 mpi, Perc Rate 15 mpi, Percolation out 0.00 cfs

Volume of Run-off for 100-year Storm Event:  
C = 0.44, I = See Table below, A = 867845.00 sq ft  
Q(peak) = 3.98 cfs, time (min) 0, 5, 10, 15, 30, 60, 120, 180, 300, 600, 1200, 1800, 3000, 6000, 14400

time (min)	Q (cfs)	Vol in (cfs)	Vol out (cfs)	Difference (cfs)
0	0.00	0.00	0	0
5	3.98	6.89	18387	1195
10	6.00	5.24	27967	2577
15	9.00	4.33	34966	3180
30	18.00	2.92	48755	3582
60	36.00	1.80	67643	4308
120	72.00	1.00	84048	3259
180	108.00	0.69	98001	2267
300	216.00	0.38	106067	1269
600	432.00	0.24	103007	81827
1440	864.00	0.13	100683	243586

Orifice Sizing: Given: Q = 3.98 cfs, H = 94.4 ft, C = 0.62, R = SQRT(Q/(1.484\*H^1.484)) = 0.36 feet, D = 9.21 inches, A = 66.61 inches^2, 0.4628 ft^2

SUMMARY: The required 100-year storage volume is 43,298 cubic feet. The required LID Retention volume is 8,234 cubic feet. Orifice size is 9.2 inches.



NOTES

- THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X / AREAS OF 0.2% ANNUAL CHANCE OF FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PLAN #48011C0063E. EFFECTIVE DATE: JUNE 18, 2007.
- THIS SUBDIVISION IS IN LAND DRAIN ZONE C AND THAT FOOTING DRAINS AND SUMP PUMPS ARE REQUIRED FOR EACH BASEMENT OF THE SUBDIVISION.
- A VINYL FENCE WILL BE INSTALLED AROUND THE PERIMETER OF THE SUBDIVISION.
- THE HOA WILL BE REQUIRED MAINTAIN THE DETENTION BASIN.

Reeve & Associates, Inc.  
IRA  
1100 SOUTH 1000 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 821-1100 FAX: (801) 821-2665  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION	CITY COMMENTS
1-7-25		

Sky Meadows PRUD  
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEST POINT CITY, DAVIS COUNTY, UTAH

Preliminary Plan

STREET CLASSIFICATION

STREET CLASSIFICATION	R.O.W. WIDTH	T.B.C. TO T.B.C.	CL TO T.B.C.	PARK STRIP	SIDWALK
MAJOR COLLECTOR (MEDIAN INCLUDED) SEE FIGURE 1 BELOW	66'	47'	23.5'	4.5'	5'
MINOR COLLECTOR (NO MEDIAN) SEE FIGURE 1 BELOW	66'	47'	23.5'	4.5'	5'
LOCAL*	60'	41'	20.5'	4.5'	5'
LOCAL (32' ASPHALT)**	60'	37'	18.5'	6.5'	5'
PRIVATE ROAD	50'	31'	15.5'	4.5'	5'
ALLEY/PRIVATE LANE	25'	25'	12.5'	-	-

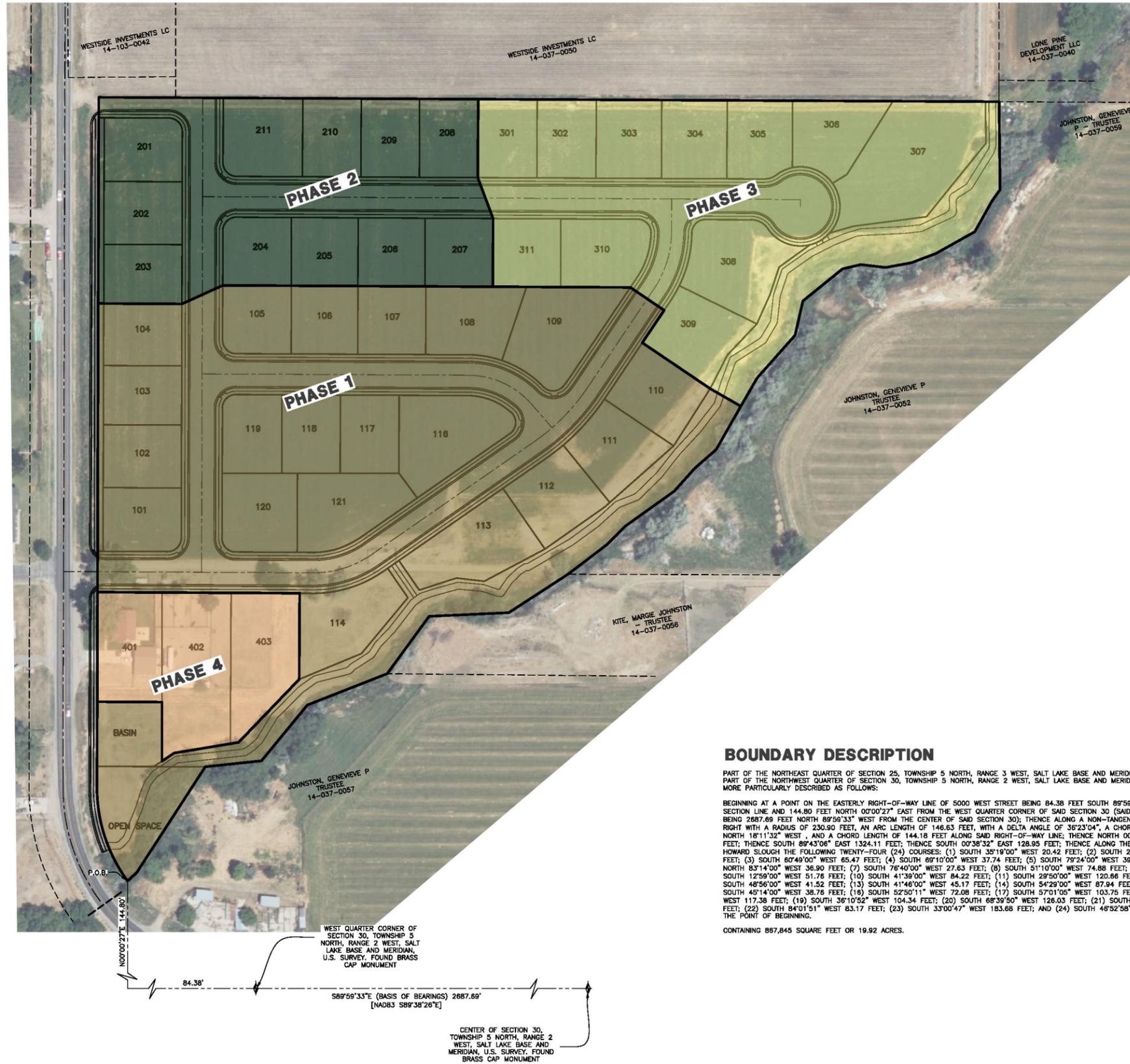
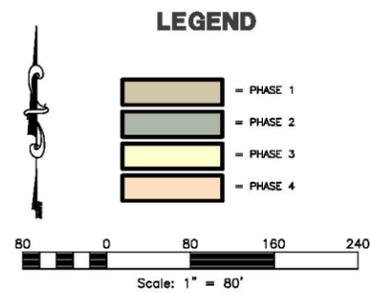
REFER TO WEST POINT TRANSPORTATION MASTER PLAN FOR CLASSIFICATION DIRECTION

\* ALL RESIDENTIAL ROADS REQUIRE ON STREET PARKING  
\*\* LOCAL (32' ASPHALT) ARE SUBJECT TO THE CRITERIA IN SECTION 10-8A-508 OF THE UTAH STATE CODE

Sky Meadows PRUD  
West Point City, Davis County, Utah



**VICINITY MAP**  
NO SCALE



**BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5000 WEST STREET BEING 84.38 FEET SOUTH 89°59'33" EAST ALONG THE SECTION LINE AND 144.80 FEET NORTH 00°00'27" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30 (SAID WEST QUARTER CORNER BEING 2887.69 FEET NORTH 89°59'33" WEST FROM THE CENTER OF SAID SECTION 30); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 230.90 FEET, AN ARC LENGTH OF 146.63 FEET, WITH A DELTA ANGLE OF 36°23'04", A CHORD BEARING OF NORTH 18°11'32" WEST, AND A CHORD LENGTH OF 144.18 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°09'03" EAST 1012.68 FEET; THENCE SOUTH 89°43'06" EAST 1324.11 FEET; THENCE SOUTH 00°38'32" EAST 128.95 FEET; THENCE ALONG THE CENTERLINE OF THE HOWARD SLOUGH THE FOLLOWING TWENTY-FOUR (24) COURSES: (1) SOUTH 35°18'00" WEST 20.42 FEET; (2) SOUTH 29°25'00" WEST 51.71 FEET; (3) SOUTH 60°49'00" WEST 65.47 FEET; (4) SOUTH 89°10'00" WEST 37.74 FEET; (5) SOUTH 79°24'00" WEST 38.11 FEET; (6) NORTH 83°14'00" WEST 36.90 FEET; (7) SOUTH 76°40'00" WEST 27.63 FEET; (8) SOUTH 51°10'00" WEST 74.88 FEET; (9) NORTH 12°59'00" WEST 51.78 FEET; (10) SOUTH 41°39'00" WEST 84.22 FEET; (11) SOUTH 29°50'00" WEST 120.66 FEET; (12) SOUTH 48°56'00" WEST 41.52 FEET; (13) SOUTH 41°48'00" WEST 45.17 FEET; (14) SOUTH 54°29'00" WEST 87.94 FEET; (15) SOUTH 45°14'00" WEST 38.78 FEET; (16) SOUTH 52°50'11" WEST 72.08 FEET; (17) SOUTH 57°01'05" WEST 103.75 FEET; (18) SOUTH 87°25'08" WEST 117.38 FEET; (19) SOUTH 36°10'52" WEST 104.34 FEET; (20) SOUTH 68°39'50" WEST 128.03 FEET; (21) SOUTH 39°27'58" WEST 108.11 FEET; (22) SOUTH 84°01'51" WEST 83.17 FEET; (23) SOUTH 33°00'47" WEST 183.68 FEET; AND (24) SOUTH 48°52'58" WEST 18.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 887,845 SQUARE FEET OR 19.92 ACRES.

**Sky Meadows PRUD**

West Point City, Davis County, Utah

**Reeve & Associates, Inc.**  
 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 881-3100 FAX: (801) 881-3888 WWW.REEVEA.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 SURVEY ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION

**Sky Meadows PRUD**  
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEST POINT CITY, DAVIS COUNTY, UTAH

**Phasing Plan**

**Project Info.**

Engineer:	J. NATE REEVE, P.E.
Planner:	C. CAVE
Designer:	E. ROCHE
Date:	1-27-26
Name:	SKY MEADOWS
Number:	7805-12

**PLANT TABLE**

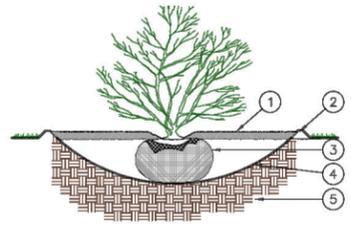
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
105		Acer griseum	Paperbark Maple	2" cal.
21		Koeleruteria paniculata	Goldenrain Tree	2" cal.
40		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
19		Cornus sericea 'Insaniti'	Insaniti Dwarf Dogwood	5 gal.
33		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
46		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	1 gal.
46		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	1 gal.
20		Rhus trilobata	Oakbrush Sumac	5 gal.
32		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	1 gal.

OTHER		
Symbol	Description	Type
	Wood or Rock Mulch - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod

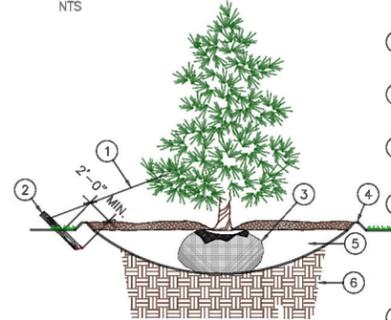


- 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- BACKFILL WITH NATIVE SOIL
- UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

**SHRUB PLANTING**

NTS

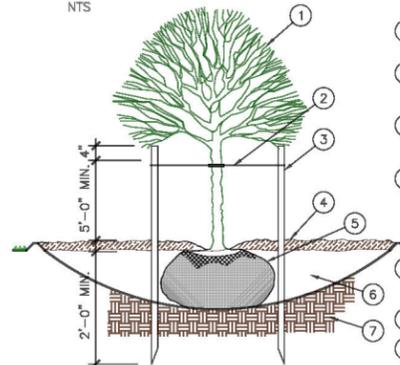


- LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 4" x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- BACKFILL WITH NATIVE SOIL
- UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

**CONIFEROUS TREE PLANTING**

NTS

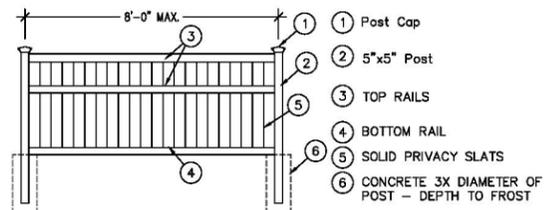


- PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- BACKFILL WITH NATIVE SOIL
- UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

**DECIDUOUS TREE PLANTING**

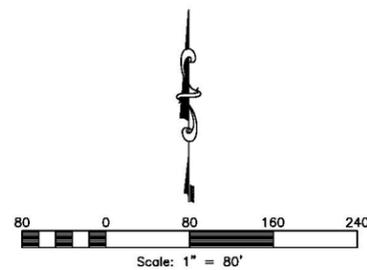
NTS



- Post Cap
- 5"x5" Post
- TOP RAILS
- BOTTOM RAIL
- SOLID PRIVACY SLATS
- CONCRETE 3X DIAMETER OF POST - DEPTH TO FROST

**VINYL PERIMETER FENCE**

NTS



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 871-3100 FAX: (801) 871-3888 WWW.REEVEA.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	CITY COMMENTS
DATE: 1-7-26		

**Sky Meadows PRUD**  
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEST POINT CITY, DAVIS COUNTY, UTAH

**Preliminary Landscape Plan**



**Project Info.**  
 Engineer: J. NATE REEVE, P.E.  
 Planner: C. CAVE  
 Designer: E. ROCHE  
 Date: 12-8-25  
 Name: SKY MEADOWS  
 Number: 7605-12

**Sky Meadows PRUD**  
 West Point City, Davis County, Utah

# Planning Commission Staff Report



**Subject:** Rezone – Public Hearing – 2650 N 5500 W  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** February 12, 2026

## Background

Rick Scadden, representing Ivy Meadows LLC, Circle F Land & Livestock LLC, and Rulon K. and Kathleen P. Fowers, has submitted a request to rezone approximately 38 acres of property located at approximately 2650 North 5500 West from A-5 Agricultural to R-1 Residential. The request would allow the property to be developed with up to 84 single-family residential lots, consistent with the maximum density permitted in the R-1 zone.

The Planning Commission held a public hearing on this rezone request on January 23, 2025. At that time, the request was evaluated based on the zoning and General Plan designations in effect, which supported R-1 residential development in this area. During the public hearing, the Planning Commission received extensive public comment expressing concerns related to traffic, access, and the capacity of existing infrastructure in the surrounding area. At the applicant's request, the Planning Commission tabled the item to allow the City to complete an infrastructure study for this portion of the city.

Since that meeting, the City has completed the requested infrastructure study. In addition, the City adopted updates to the General Plan in August 2025, which included changes affecting this area. As part of those updates, the City Council discussed future growth patterns on the west side of the city and created a new A-20 Agricultural Residential zone, which generally reflects a half-acre lot development pattern for properties in this area.

The applicant submitted the rezone application prior to the adoption of the updated General Plan and is therefore vested under the regulations in effect at the time the application was filed. As a result, the applicant has continued to pursue the original R-1 Residential rezone request.

The applicant has now requested that the rezone be brought back before the Planning Commission for further consideration. This item is before the Planning Commission to review the completed infrastructure study and consider the rezone request within the context of the City's current planning framework.

## Process

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the

Planning Commission for a public hearing and recommendation to the City Council. The City Council will then hold a public hearing and make the final decision.

A public hearing was held by the Planning Commission on January 23, 2025. At the applicant's request, the Planning Commission tabled any action on the rezone request to allow time for completion of an infrastructure study. That study has since been completed, and the request is now back before the Planning Commission for consideration.

**Analysis**

The following analysis is based on the zoning and General Plan designations in effect at the time the rezone application was submitted, consistent with the applicant's vested rights. At that time, the subject property was designated for R-1 Residential development under the General Plan and zoning regulations then in effect.

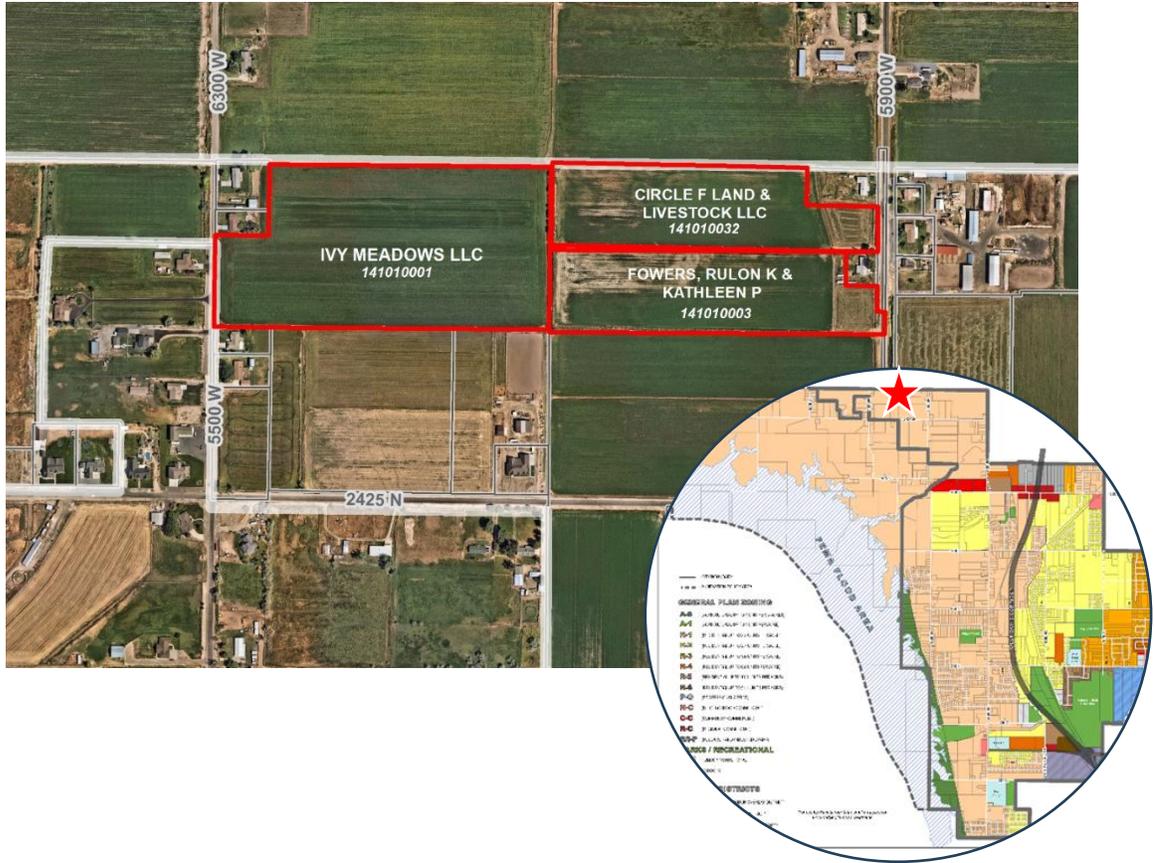
The R-1 Residential zone allows for a maximum density of 2.2 dwelling units per acre. Based on the approximately 38-acre site, the zoning would allow for up to 84 single-family dwelling units, which is consistent with the applicant's rezone request.

A concept plan has been submitted with the rezone request to illustrate how the property could be developed under the proposed zoning. The concept plan is provided for reference only and is intended to demonstrate general feasibility, access, and density. Specific lot sizes, lot lines, and subdivision design are not reviewed or approved as part of the rezone process and would be evaluated through a separate subdivision application.

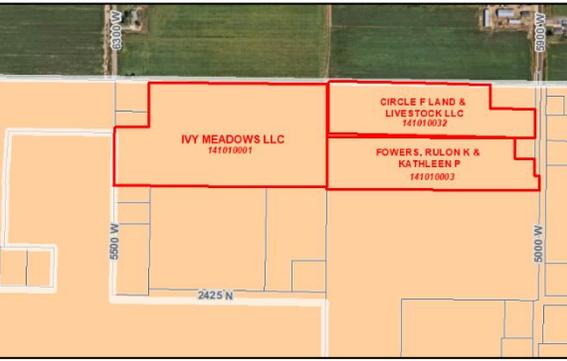
Following the public hearing held on January 23, 2025, the City completed an infrastructure study for the surrounding area. The results of that study will be provided to the Planning Commission.

The Planning Commission is asked to consider the vested rezone request, the completed infrastructure study, and public input received when determining an appropriate recommendation to forward to the City Council.

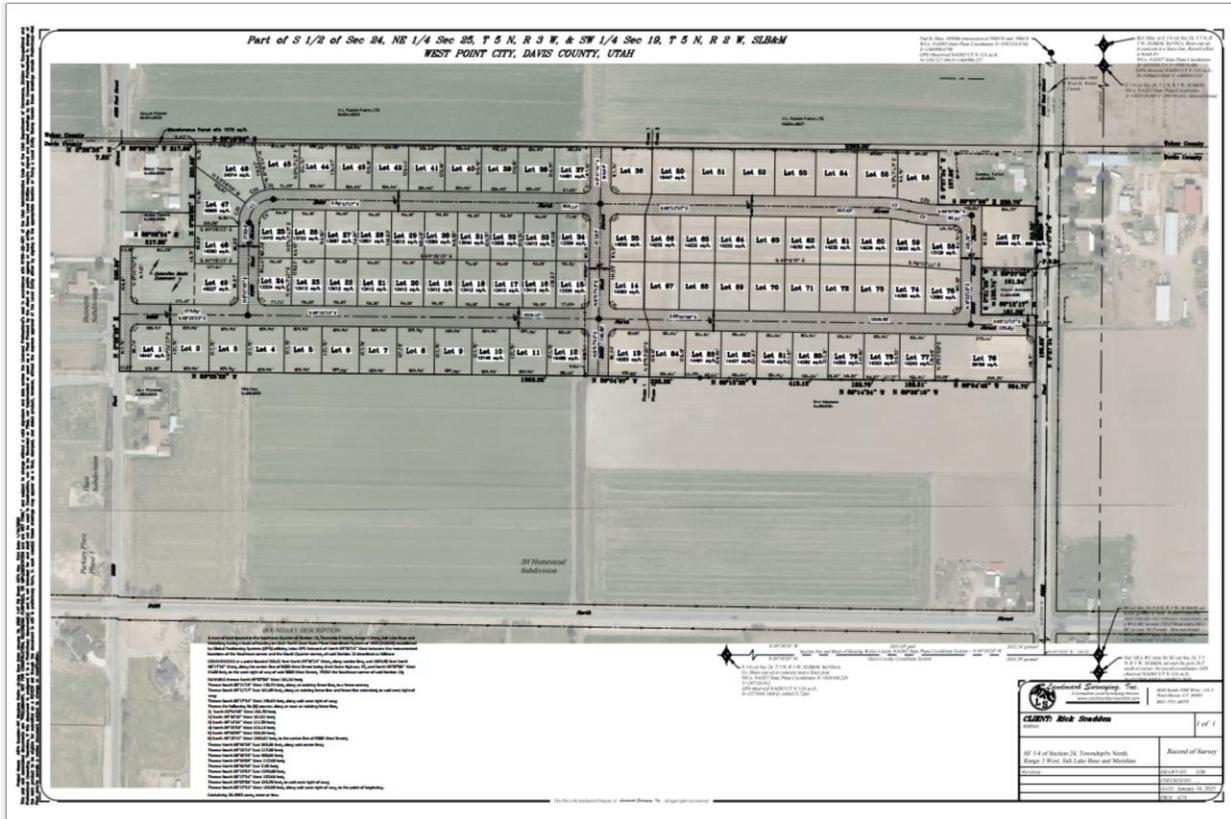
<b>R-1 Zone</b>	<b>Required</b>	<b>Proposed</b>
Maximum Density	Up to 2.2 units/acre	2.2 units/acre
Minimum Lot size	12,000 sq/ft	13,334 sq/ft



The Current Zoning Map reflects the current legal status of land use for each property within the city. It dictates what can be built or developed on that property today. In contrast, the General Plan Map (prior to August 2025) outlines the city's long-term vision for how land should be used in the future. It represents the city's objectives and goals for development, showing what the potential for that property could be if the zoning were to be changed in the future to align with the General Plan.

Current Zoning	General Plan (prior to August 2025)
 <p data-bbox="267 1906 732 1948">A-5 Agricultural (1 unit per 5 acres)</p>	 <p data-bbox="878 1906 1359 1948">R-1 Residential (up to 2.2 units/acre)</p>

## Applicants Proposal



### **Recommendation**

This rezone request was previously tabled to allow completion of an infrastructure study for the area. That study has now been completed, and the item is before the Planning Commission for further consideration.

Because rezones are a legislative action, staff does not take a position on approval or denial. Staff recommends that the Planning Commission consider the vested rezone request, the completed infrastructure study, public comments received, and current General Plan policies, and determine the appropriate recommendation to forward to the City Council.

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

- **Approve:** I move to recommend *approval* of the rezone request of 38 acres of property located at approximately 2650 N 5500 W from A-5 Agricultural to R-1 Residential and forward this item to the City Council for consideration.
- **Deny:** I make a motion to recommend *denial* of the rezone request of 38 acres of property located at approximately 2650 N 5500 W from A-5 Agricultural to R-1 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 rezone request of 38 acres of property located at approximately 2650 N 5500 W North from A-5 Agricultural to R-1 Residential, until [*explain why the item needs to be tabled*].

### **Attachments**

Application and Plans



# Planning Commission Staff Report



**Subject:** Public Hearing – Rezone – Approximately  
4750 W 700 S

**Author:** Troy Moyes

**Department:** Community Development

**Date:** February 12, 2026

---

## **Background**

The applicant, Rulon Gardner, representing Gardner Sunset Ridge, LLC, is requesting a rezone of 17.04 acres located at approximately 4750 West 700 South from A-40 Agricultural (1 unit/acre) to R-1 Residential (2.2 units/acre). The property is designated R-1 Residential in the West Point City General Plan.

## **Process**

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the Planning Commission for a public hearing and recommendation to the City Council. The City Council will then hold a public hearing and make the final decision.

A public hearing was held by the Planning Commission on January 22, 2026. At the conclusion of the public hearing, the Planning Commission tabled any action on the rezone request to allow additional consideration of issues raised during public comment.

## **Analysis**

This property was previously under consideration for a rezone in 2022, but the proposal at that time included more acreage and a higher-density request than what is being presented now. The current application is limited to the 17-acre portion identified in the General Plan as R-1 Residential and proposes a traditional single-family layout of 37 lots that aligns more closely with the intended land use.

A key issue during the earlier review was the question of whether 700 South was a public or private road, since subdivision access could not be granted without that determination. Subdivisions must have access onto a public road. Since then, a court decision has established that 700 South is a 66-foot wide public street, which allows the applicant to rely on it for access. As part of the subdivision, 700 South will need to be improved to City public-street standards. The City Engineer is reviewing the required roadway cross-section and improvements needed to bring the road up to code.

## CURRENT ZONING

## GENERAL PLAN



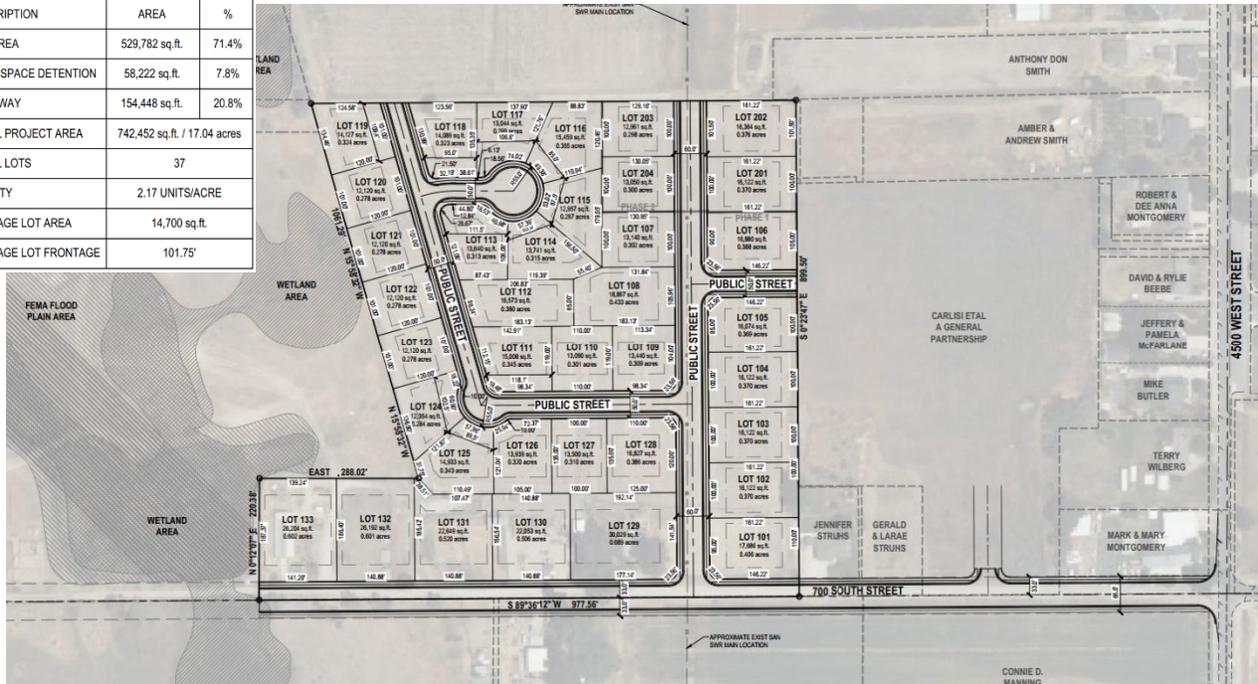
City Code allows up to 30 lots to be served by a single access. Because the concept plan includes 37 lots, a second access will be required for the entire project to move forward. That second access is anticipated to be provided through the Carlisi property to the east, which is expected to develop and connect back to 700 South in the future. The North Davis Fire District has reviewed the proposed access layout and has indicated that with both access points in place the development would meet Fire Code requirements for emergency response.

### *Planning Commission Public Hearing – January 22, 2026*

The Planning Commission held a public hearing on January 22, 2026, to receive public comment on the proposed rezone request. Several members of the public spoke in opposition to the request, with concerns primarily focused on increased traffic, access along 700 South, and the impacts of additional residential development in the area.

Many of the comments expressed general concerns about growth and neighborhood change and did not raise new technical issues beyond those already identified through the rezone and concept plan review process. Following the closure of the public hearing, the Planning Commission discussed the comments received and tabled the item to allow additional time for consideration before making a recommendation to the City Council.

LAND USE TABLE		
DESCRIPTION	AREA	%
LOT AREA	529,782 sq.ft.	71.4%
OPEN SPACE DETENTION	58,222 sq.ft.	7.8%
ROADWAY	154,448 sq.ft.	20.8%
TOTAL PROJECT AREA	742,452 sq.ft. / 17.04 acres	
TOTAL LOTS	37	
DENSITY	2.17 UNITS/ACRE	
AVERAGE LOT AREA	14,700 sq.ft.	
AVERAGE LOT FRONTAGE	101.75'	



## Recommendation

The Planning Commission held a public hearing on this rezone request on January 22, 2026, and tabled the item to allow additional consideration of public comment. This item is now before the Planning Commission as a continued item for further discussion and possible action. Because rezones are a legislative action, staff does not take a position on approval or denial. Staff recommends that the Planning Commission consider the information presented, public comment received, and determine whether to forward a recommendation to the City Council.

## Suggested Motions (Rezone)

- Approve: I move to recommend approval of the rezone request for approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential and forward this item to the City Council for consideration.
- Deny: I make a motion to recommend denial of the rezone request for approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential, due to [*explain why the request does not support the general plan*], 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 approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential, until [*explain why the item needs to be tabled*].

## Attachments

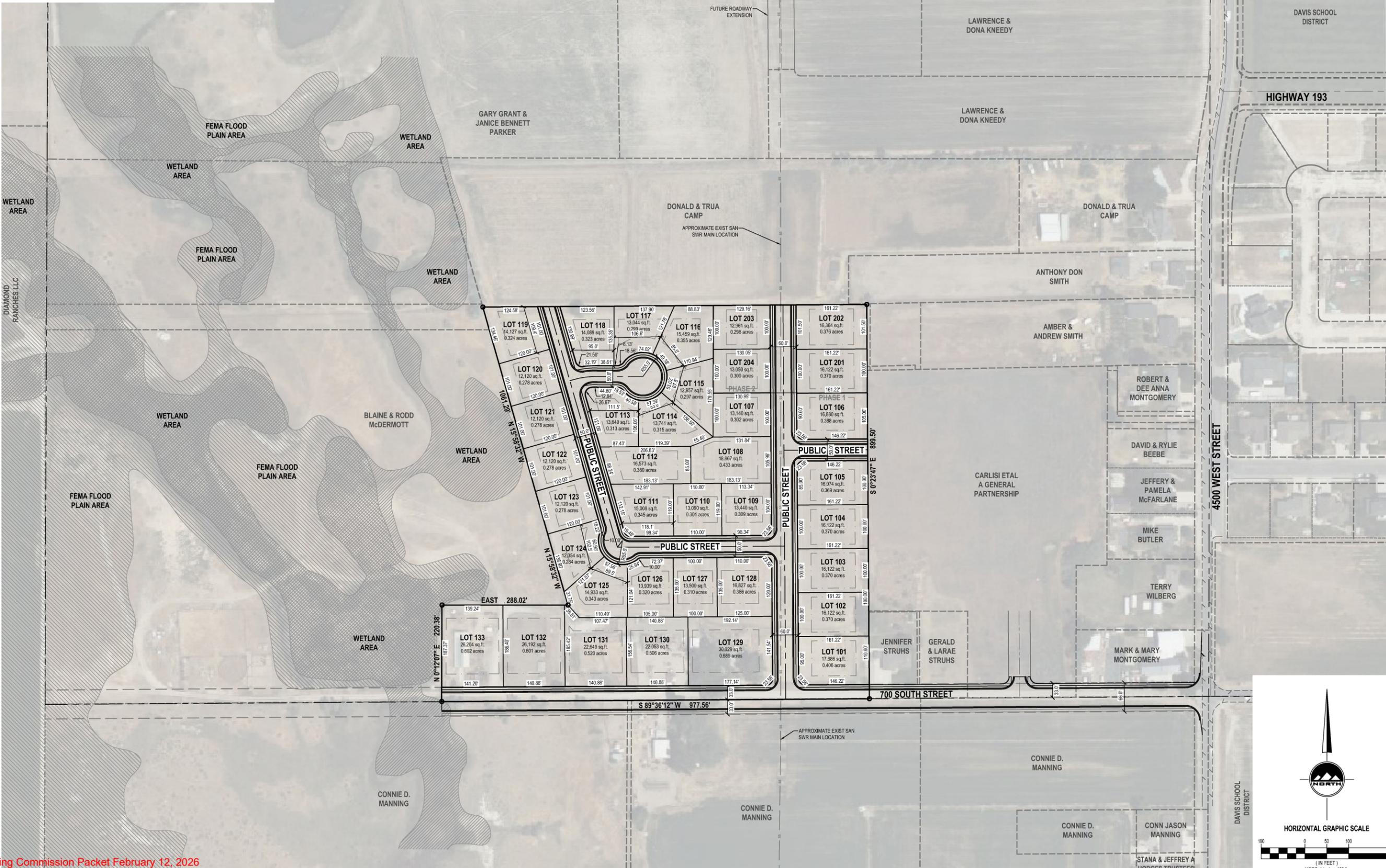
Concept Plan

Engineering Comments

**811** CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.  
Know what's below. Call before you dig.

- NOTES**  
PROJECT IS CURRENTLY ZONED R-1
- 12,000 SQ.FT. MINIMUM
  - 65' MINIMUM LOT FRONTAGE
  - 100' MINIMUM AVERAGE LOT FRONTAGE
  - 30' TO FRONT PLANE OF BUILDING
  - 30' REAR SETBACK
  - 10' SIDE SETBACK
  - 20' SIDE CORNER SETBACK

LAND USE TABLE		
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- 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**  
Phone: 435.896.2983

**WWW.ENSGNENG.COM**

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP  
CONTACT:  
CLIENT CONTACT  
PHONE: 801-000-0000

**SUNSET RIDGE**  
696 SOUTH 4500 WEST  
WEST POINT, UTAH



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

PROJECT NUMBER: 11199  
PRINT DATE: 1/5/26  
DRAWN BY: M.ELMER  
CHECKED BY: C.PRESTON  
PROJECT MANAGER: C.PRESTON

**1 OF 1**  
36

# Planning Commission Staff Report

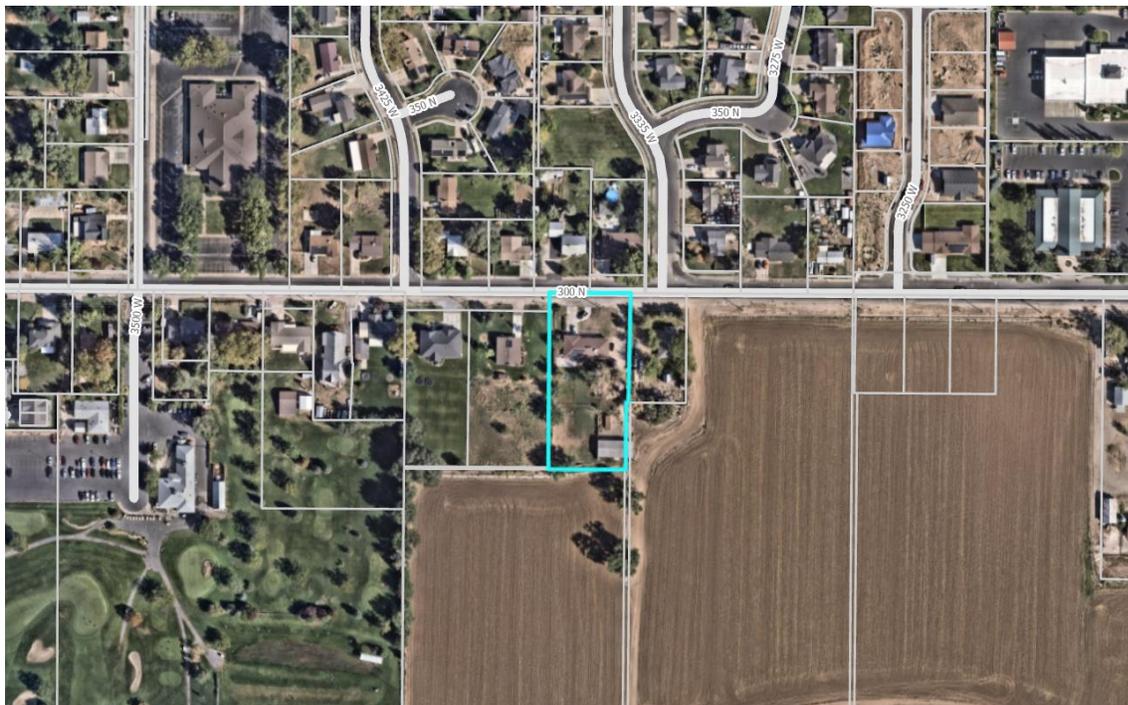


**Subject:** Public Hearing – Rezone – 3381 W 300 N  
**Author:** Troy Moyes, City Planner  
**Department:** Community Development  
**Date:** February 12, 2026

## **Background**

The applicant, Kyle Norton, is requesting a rezone of the back of the property located at 3381 West 300 North from A-40 Agricultural to R-2 Residential (2.7 units per acre). The front of the property is already zoned R-2. The purpose of the request is to allow for the future creation of a flag lot on the 1.11-acre subject property.

The West Point City General Plan designates the property within the Main Street Overlay District. At the work meeting held on January 22, 2026, the Planning Commission discussed the request and directed staff to schedule the item for a public hearing during the next meeting.



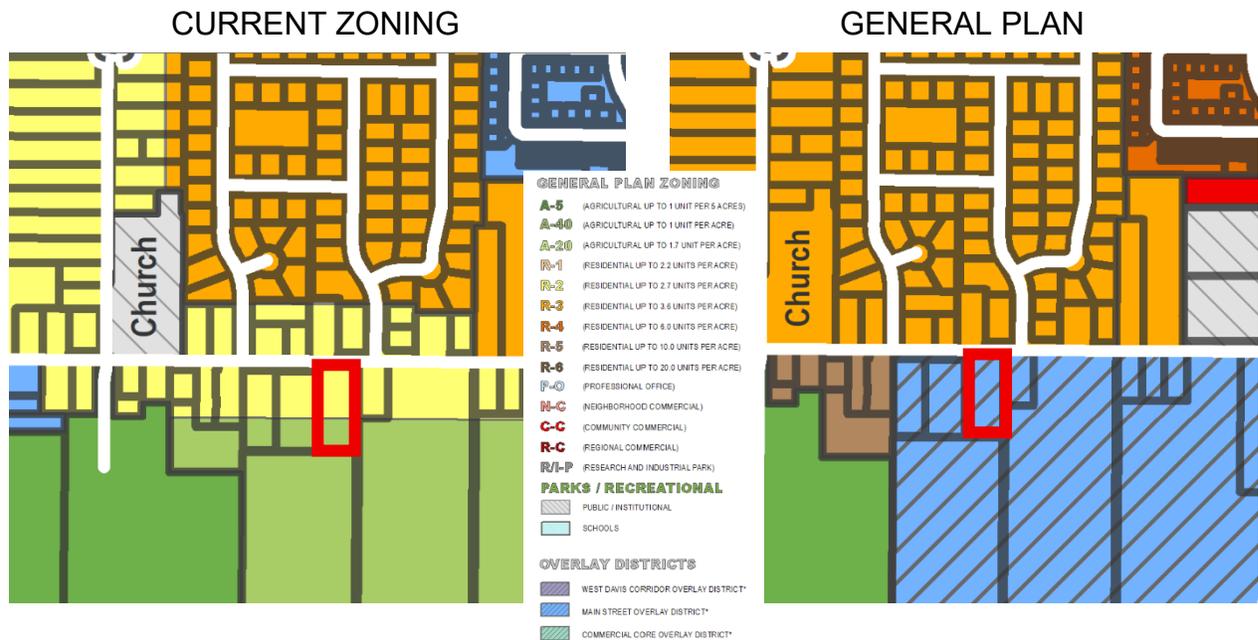
## **Process**

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the Planning Commission for a public hearing and

recommendation to the City Council. The City Council will then hold a public hearing and make a final decision.

**Analysis**

The applicant is requesting a rezone of the subject property from A-40 Agricultural to R-2 Residential in order to pursue a future flag lot application. The property is approximately 1.11 acres in size and is located within the Main Street Overlay District as identified in the West Point City General Plan.



No flag lot or subdivision plans have been submitted with this rezone request. Approval of the rezone would not approve a flag lot or any specific development at this time. If the rezone is approved, the applicant would be required to submit a separate flag lot application, which would be reviewed and acted upon by the Planning Commission and would need to meet all applicable City Code and Main Street Overlay requirements.

The Planning Commission’s review of this item is limited to whether the requested zoning change is appropriate based on the General Plan and surrounding land uses. Any site-specific design, access, or lot configuration issues would be addressed during the flag lot review process.

**Recommendation**

The Planning Commission’s review of this request is guided by the justification criteria for zoning map amendments outlined in West Point City Code Section 17.00.090, including consistency with the West Point City General Plan and the intent of the Main Street Overlay District.

Because rezones are a legislative action, staff does not take a position on approval or denial. Staff recommends that the Planning Commission hold a public hearing, consider public comment, and determine whether the requested rezone is consistent with the General Plan, including the intent and objectives of the Main Street Overlay District, before forwarding a recommendation to the City Council.

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

- *Approve*: I move to recommend *approval* of the rezone request for the property located at 3381 West 300 North from A-40 Agricultural and R-2 Residential to R-2 Residential (2.7 units per acre), based on the Planning Commission’s finding that the request is consistent with the West Point City General Plan and the intent of the Main Street Overlay District, based on the finding that: [*articulate why the request supports specifically the intent of the Main Street Overlay District*], and to forward this item to the City Council for consideration.
- *Deny*: I make a motion to recommend *denial* of the rezone request for the property located at 3381 West 300 North from A-40 Agricultural and R-2 Residential to R-2 Residential (2.7 units per acre), based on the Planning Commission’s finding that the request does not demonstrate consistency with the General Plan and/or the intent of the Main Street Overlay District, based on the finding that: [*articulate why the request does not support the intent of the Main Street Overlay District*], and to forward this item to the City Council for consideration.
- *Table*: I make a motion to *table* any action on the rezone request for the property located at 3381 West 300 North from A-40 Agricultural and R-2 Residential to R-2 Residential (2.7 units per acre), in order to allow further review of: [*explain why the item needs to be tabled*].

### **Attachments**

#### **Reference Documents**

- *West Point City Current Zoning Map*: <https://www.westpointutah.gov/288/Planning-Zoning>
- *West Point City General Plan Map*: <https://www.westpointutah.gov/288/Planning-Zoning>
- *West Point Commercial Core and Main Street Small Area Plans*:  
<https://www.westpointutah.gov/288/Planning-Zoning>