



3200 W 300 N, West Point, UT 84015
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West Point City
Planning Commission Agenda
April 23, 2026
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT

WORK SESSION – 6:00 PM

Open to the public

1. Call to Order
2. Disclosures from Planning Commissioners
3. Discussion of a preliminary plat for the Crystal Court Subdivision, located at 4250 W 800 N
4. Discussion of a preliminary plat for the Ivy Meadows Subdivision, located at 2650 N 5500 W
5. Discussion of a rezone for property located at 2084 N 4500 W (*Nilson Homes, applicant*)
6. Discussion of a development agreement for the Heritage Trails development, located at 4300 W 1800 N
7. Other items
8. Staff Update
9. Planning Commission Comments
10. Adjournment

Posted this 17th day of April 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 17th day of April, 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

Planning Commission Staff Report

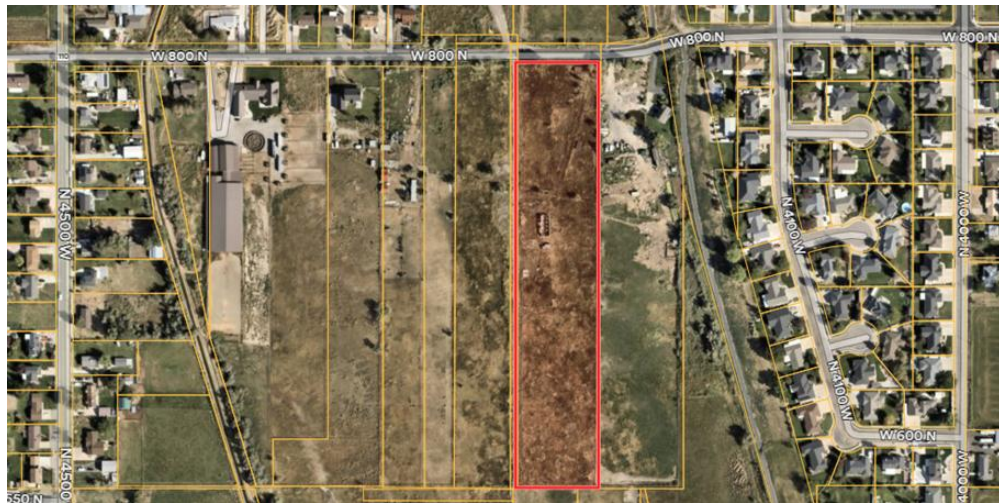
Subject: Discussion Preliminary Plat – Crystal Court
Author: Troy Moyes
Department: Community Development
Date: April 23, 2026



Background

George Wright, representing Crystal Court Luminary LP, has submitted a preliminary plat for a subdivision known as Crystal Court, located at approximately 4250 West 800 North. The property was rezoned by the City Council on March 3, 2026, from R-1 to R-2. The subject property is approximately 7.66 acres. The preliminary plat reflects the approved zoning and moves the project into the subdivision review process.

This item is for *discussion only*. No action is being taken.



Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

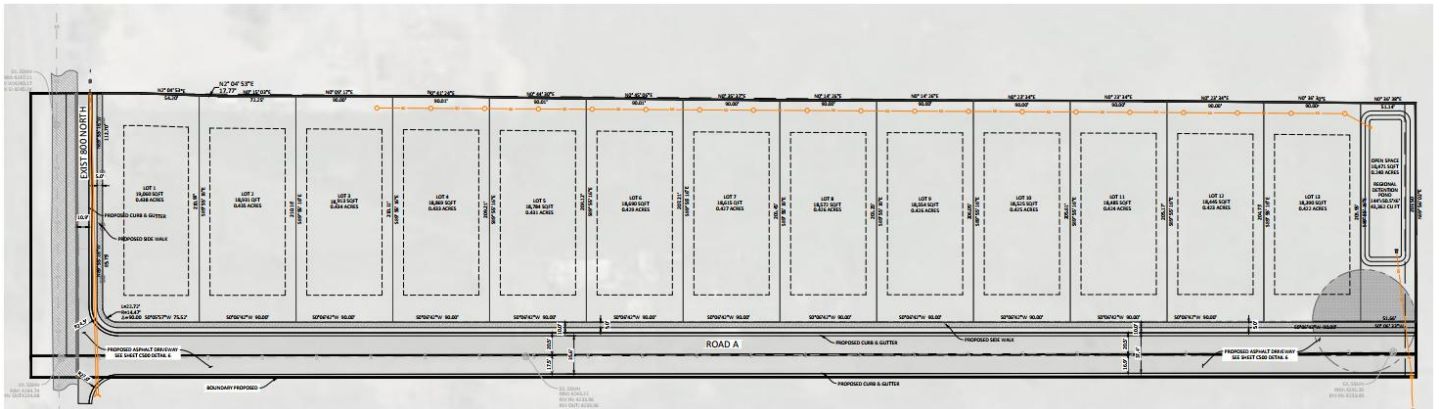
Analysis

The Crystal Court subdivision proposes a single-family residential development on approximately 7.66 acres. The preliminary plat reflects a general layout under the approved R-2 zoning. The R-2 zone allows up to 2.7 units per acre, with a minimum lot size of 10,000 square feet and minimum lot width of 85 feet. The proposal includes 13 lots, which is below the maximum density allowed. Lot sizes range from approximately 10,000 to 20,000 square feet, with minimum lot widths of 86 feet. The plat shows a single-access road with all lots located

along the east side. The layout includes standard lot configurations and public utility easements. No exceptions to lot size, width, or setback requirements have been requested.

Staff has completed an initial review of the preliminary plat and provided comments to the applicant. A response to those comments is still pending. This review is intended to provide a high-level overview of the layout and identify any items that may require direction from the Planning Commission.

Preliminary Plat



Recommendation

This item is for discussion only. Staff is seeking general feedback from the Planning Commission on the proposed layout and overall design.

Attachments

Application and Plans

Planning Commission Staff Report

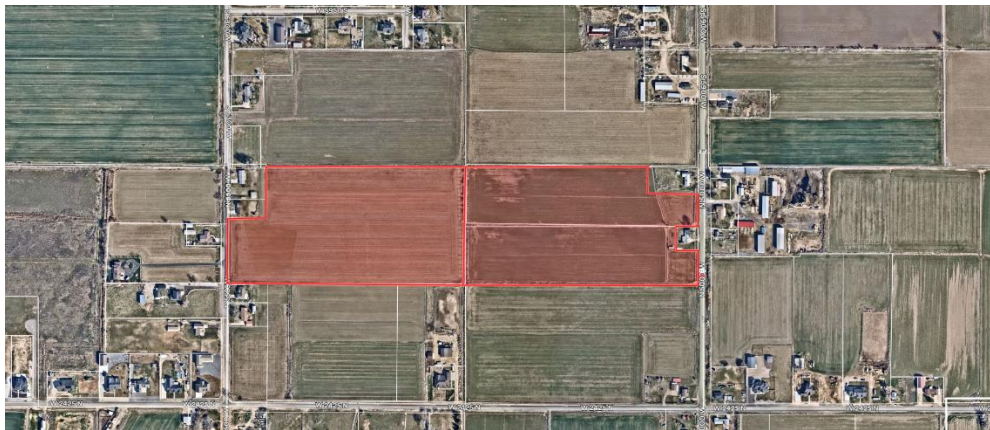
Subject: Discussion Preliminary Plat – Ivy Meadows
Author: Troy Moyes
Department: Community Development
Date: April 23, 2026



Background

Rick Scadden, representing Ivy Meadows LLC, has submitted a preliminary plat for a proposed residential subdivision known as Ivy Meadows, located at approximately 2650 North 5500 West. The property was rezoned by the City Council on April 7, 2026, from A-5 to R-1. A development agreement was approved with that rezone and establishes how the property will be developed. The preliminary plat reflects the approved zoning and development agreement and moves the project into the subdivision review process.

This item is for *discussion only*. No action is being taken.



Process

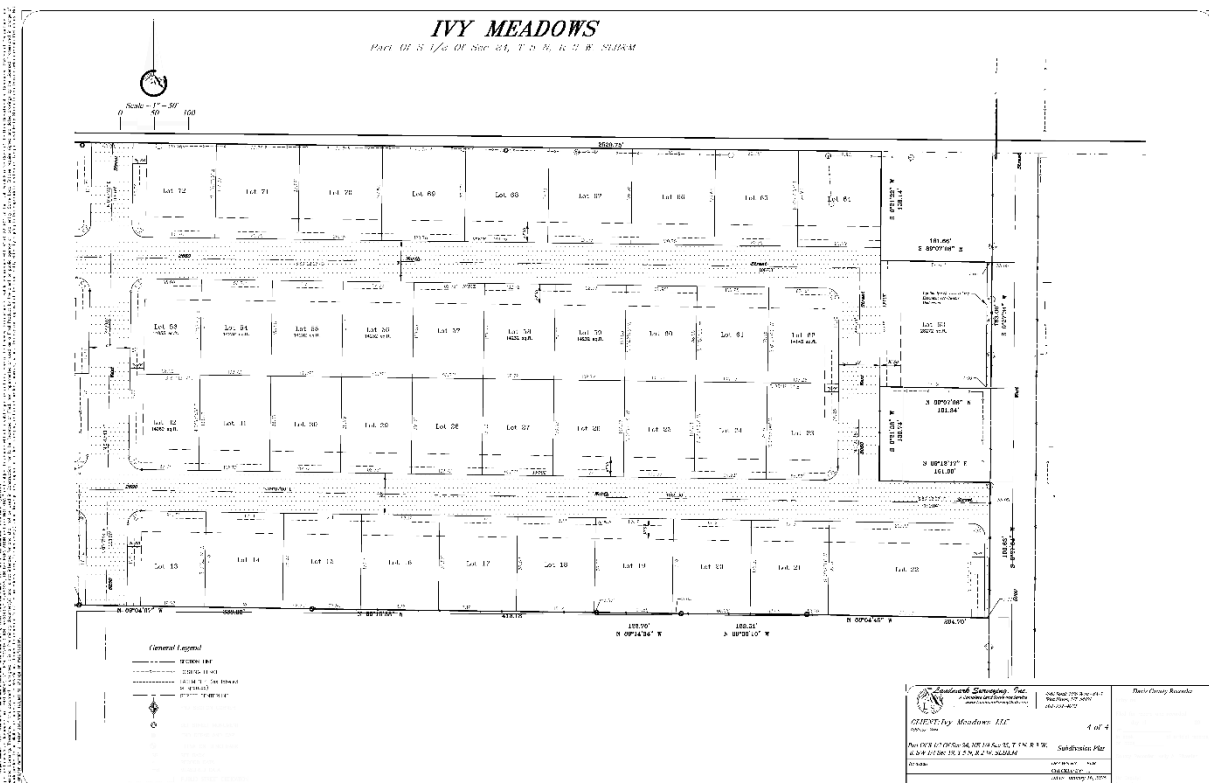
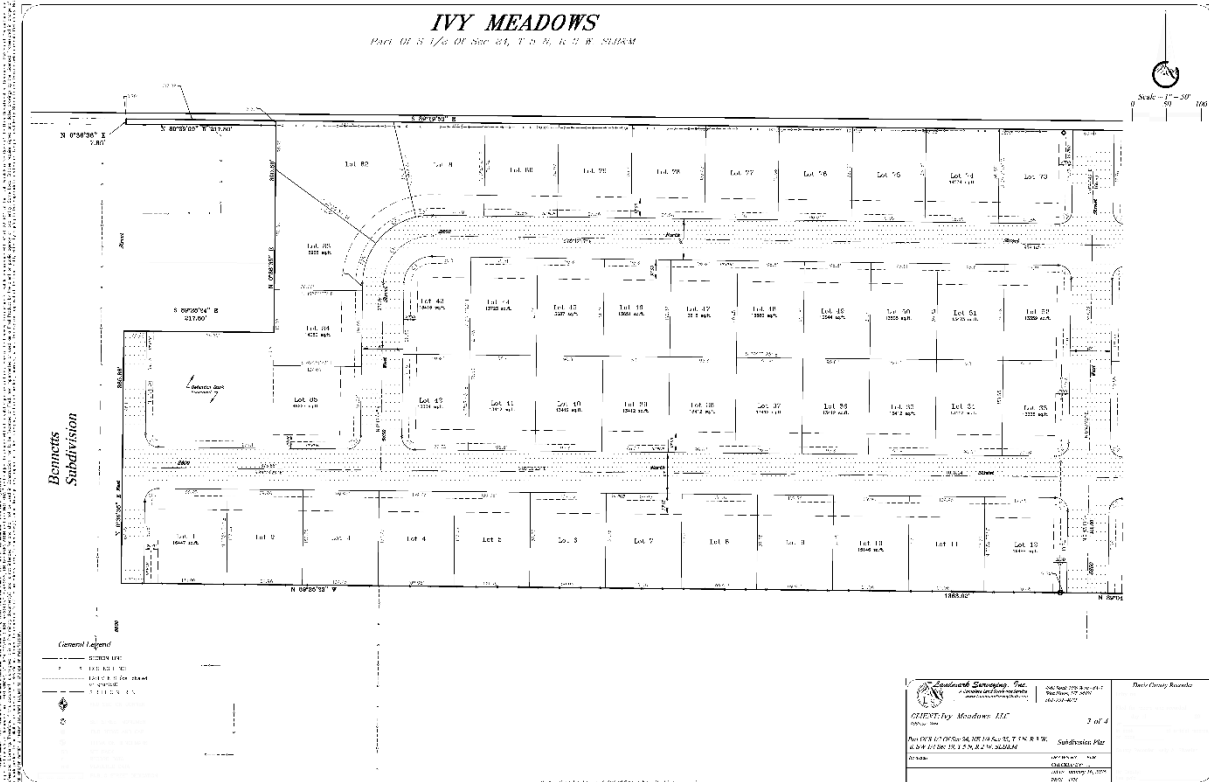
Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

Analysis

The Ivy Meadows subdivision proposes a single-family residential development on approximately 39.89 acres. The preliminary plat reflects a general layout under the approved R-1 zoning and development agreement. The plat shows a typical residential subdivision layout with internal streets, standard lot configurations, and public utility easements. Lots generally appear consistent with R-1 standards; however, detailed compliance will be confirmed through the full review process.

City staff review is still in progress. This review is intended to provide a high-level overview of the layout and identify any items that may require direction from the Planning Commission.

Preliminary Plat



Recommendation

This item is for discussion only. Staff is seeking general feedback from the Planning Commission on the proposed layout and overall design.

Attachments

Application and Plans

Planning Commission Staff Report



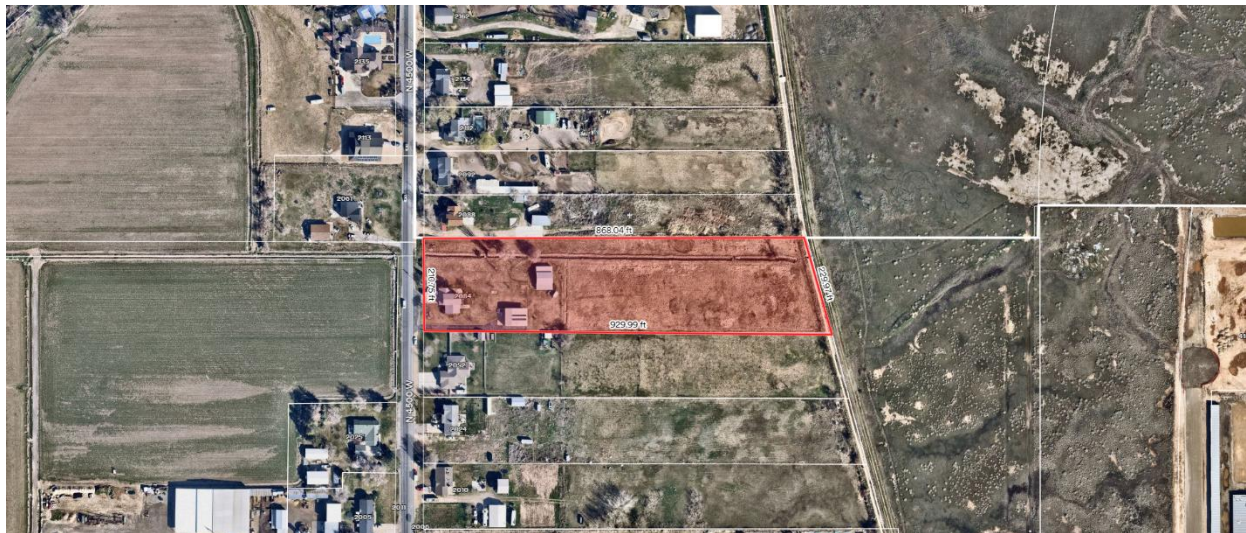
Subject: Discussion Rezone – Weaver Property -
2084 North 4500 West
Author: Troy Moyes
Department: Community Development
Date: April 23, 2026

Background

Nilson Land Development representing Jerry D & Etal Weaver, Trustees has submitted a rezone request for property located at approximately 2084 North 4500 West (Parcel 14-165-0001), consisting of approximately 4.42 acres. The General Plan amendment for this property was approved by the City Council on February 17, 2026, changing the designation from R-1 Residential to R-4 Residential. The applicant is now requesting to rezone the property to R-4 Residential to align with the approved General Plan designation.

The applicant has indicated that the development concept has been revised since the original General Plan amendment application.

This item is for *discussion only*. No action is being taken.



Process

Rezoning requests are legislative decisions. The Planning Commission and City Council have discretion in determining whether a zoning change promotes the overall welfare of the community. The Planning Commission reviews the request and provides a recommendation to the City Council, who makes the final decision.

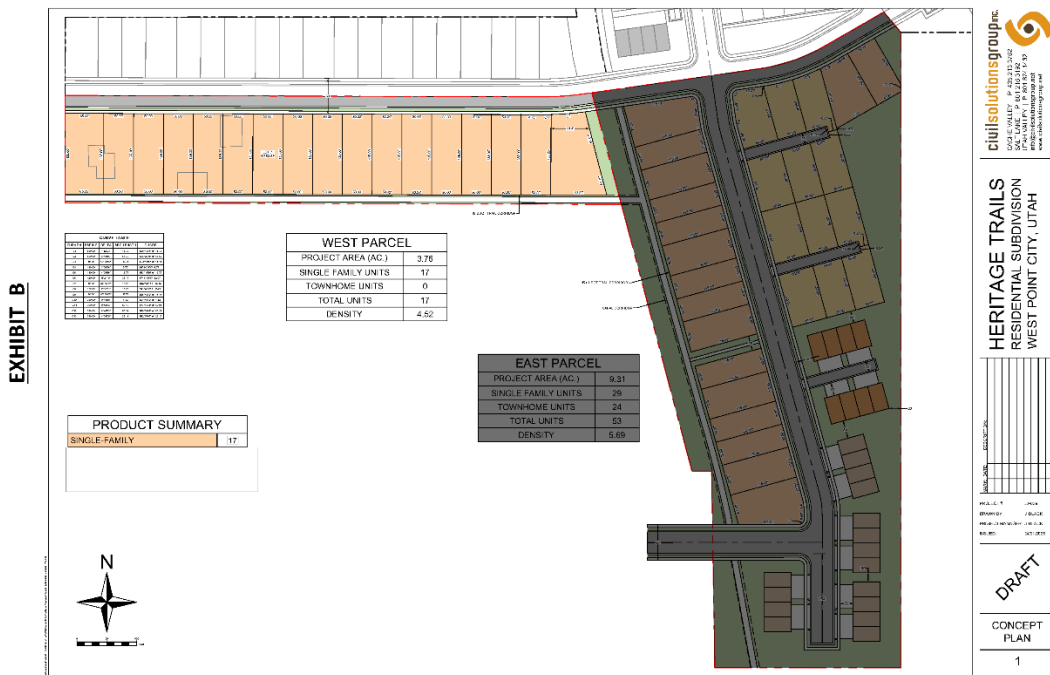
Analysis

The proposed rezone would change the zoning designation of the property to R-4 Residential, consistent with the recently approved General Plan amendment.

The property is located within the broader Trail's Edge area, which includes land in both West Point and Clinton City. Surrounding land uses include R-1 Residential to the south, with higher density residential designations and developments located further south near the 1800 North corridor. The applicant has shown that the development concept has been revised since the General Plan amendment was approved.

Staff review is ongoing. This discussion is intended to provide a high-level overview of the request and allow the Planning Commission to provide feedback on the proposed zoning and overall direction of the project.

Concept Plan



Recommendation

This item is for discussion only. Staff is seeking general feedback from the Planning Commission on the concept and rezone request.

Attachments

Planning Commission Staff Report



Subject: Discussion Development Agreement
Amendment – Heritage Trails Subdivision
Author: Troy Moyes
Department: Community Development
Date: April 23, 2026

Background

Nilson Homes has submitted a request to amend the development agreement for property located at approximately 4300 West 1800 North. The property is part of a larger development area that has been under review since 2022. The Planning Commission held a public hearing on October 27, 2022, and recommended approval of the rezone request. The item has remained tabled at the City Council level since that time while annexation efforts with Clinton City were addressed.

Ownership of the project has since changed. The original applicant, Mike Hatch, has sold the development to Nilson Homes, who is the current applicant. The project remains vested under the previous R-4 zoning designation. The applicant is now proposing updates to the development agreement associated with the project.

This item is for *discussion only*. No action is being taken.



Process

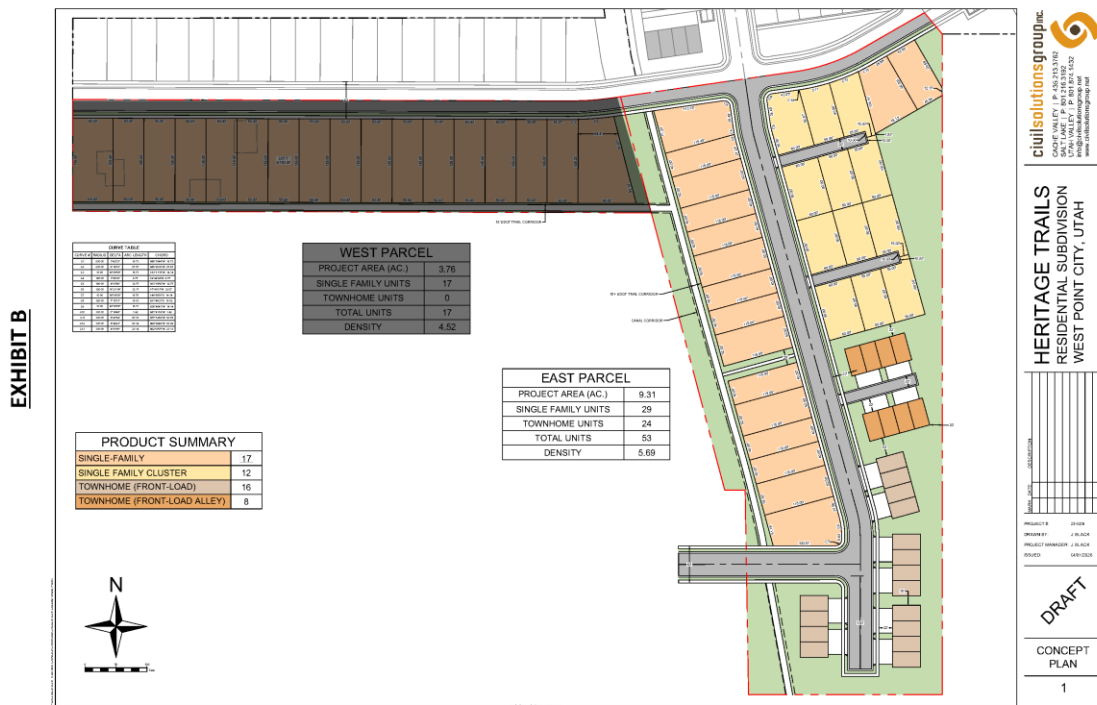
Development agreements are legislative in nature and require approval by the City Council. The Planning Commission may review proposed amendments and provide feedback or a recommendation to the City Council.

Analysis

The applicant is proposing modifications to the development agreement associated with the project. These modifications relate to development standards within the R-4 zoned portion of the site. The project remains vested under the previous R-4 zoning standards, which allowed for higher density and additional housing types than current code. The proposed development agreement is intended to update and refine those standards as part of the overall project. The applicant has indicated that the development concept has been revised from earlier submittals. Staff review is ongoing, and detailed plans have not yet been fully evaluated.

Details of the proposed amendments will be presented during the meeting. This discussion is intended to provide a high-level overview and allow the Planning Commission to provide feedback on the proposed changes.

Concept Plan



Recommendation

This item is for discussion only. Staff is seeking general feedback from the Planning Commission on the concept and rezone request.

Attachments