



3200 W 300 N, West Point, UT 84015
801.776.0970

West Point City
Planning Commission Agenda
October 8, 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

- **Subject Line:** Public Comment – October 8, 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 of a proposed rezone at 1131 N 4500 W (*Woodmere Homes*)
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.*)

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.

6. Discussion and consideration of a 2-lot subdivision located at 3381 W 330 N (*Kyle Norton, applicant*)

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.

7. Discussion and consideration of a site plan amendment for the Sky Meadows PRUD to reduce the rear yard setback on property located at approximately 5000 W 1800 N
 - a. Public Hearing
 - b. Decision
8. Staff Update
9. Planning Commission Comments
10. Adjournment

Posted this 5th day of October 2026



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 5th day of October 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

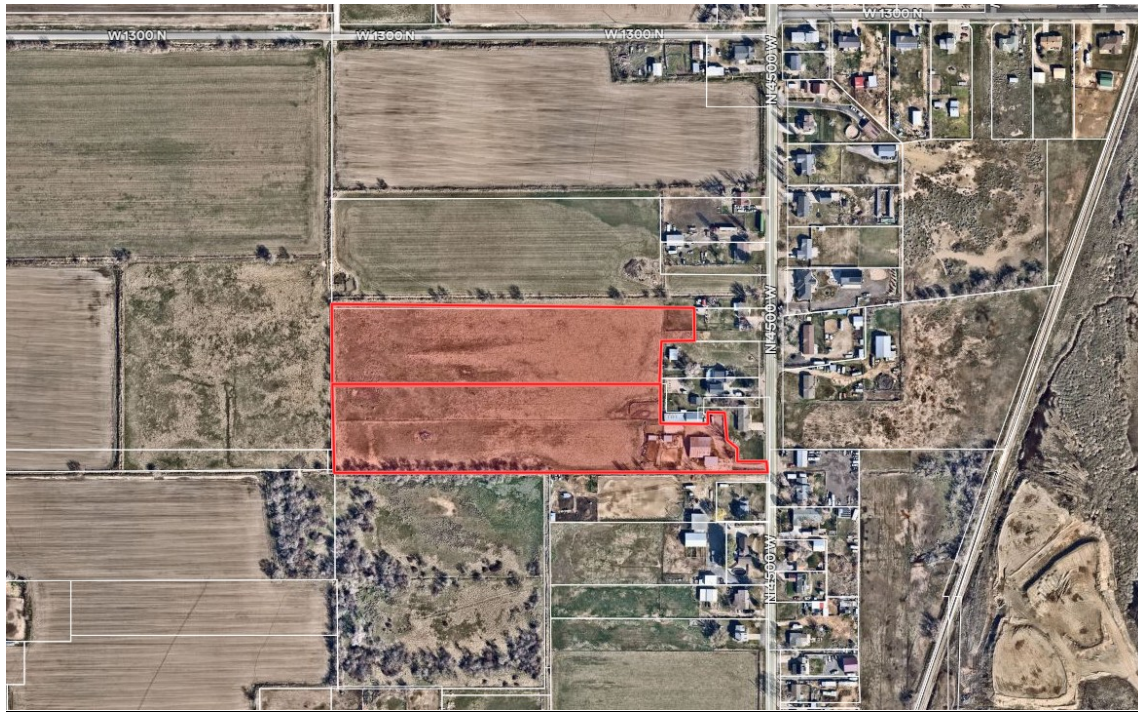
Planning Commission Staff Report

Subject: Discussion – Rezone – 1131 North 4500 West
Author: Troy Moyes, City Planner
Department: Community Development
Date: October 8, 2026



Background

The applicant is requesting a rezone of two parcels located at 1131 North 4500 West from A-40 Agricultural to R-1 Residential. The property is owned by L&J Bennett Enterprises LLC and is currently in the process of being purchased by the applicant.



Process

This item is before the Planning Commission for discussion only. The purpose is to introduce the proposed rezone and allow the Commission to provide general feedback to the applicant and staff. No public hearing or action is requested at this meeting.

Analysis

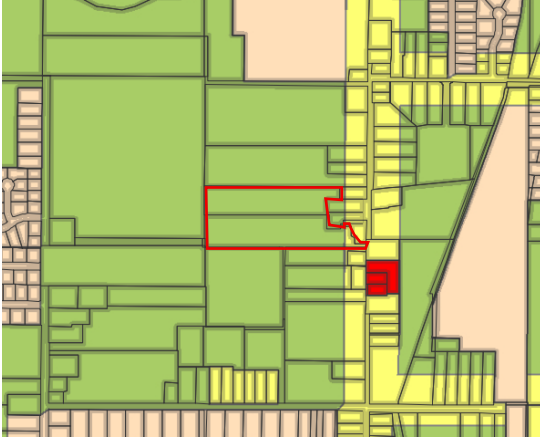
The proposed rezone includes two parcels totaling approximately 12.46 acres:

Parcel ID	Acreage
14-041-0087	7.00
14-041-0085	5.46
Total	12.46

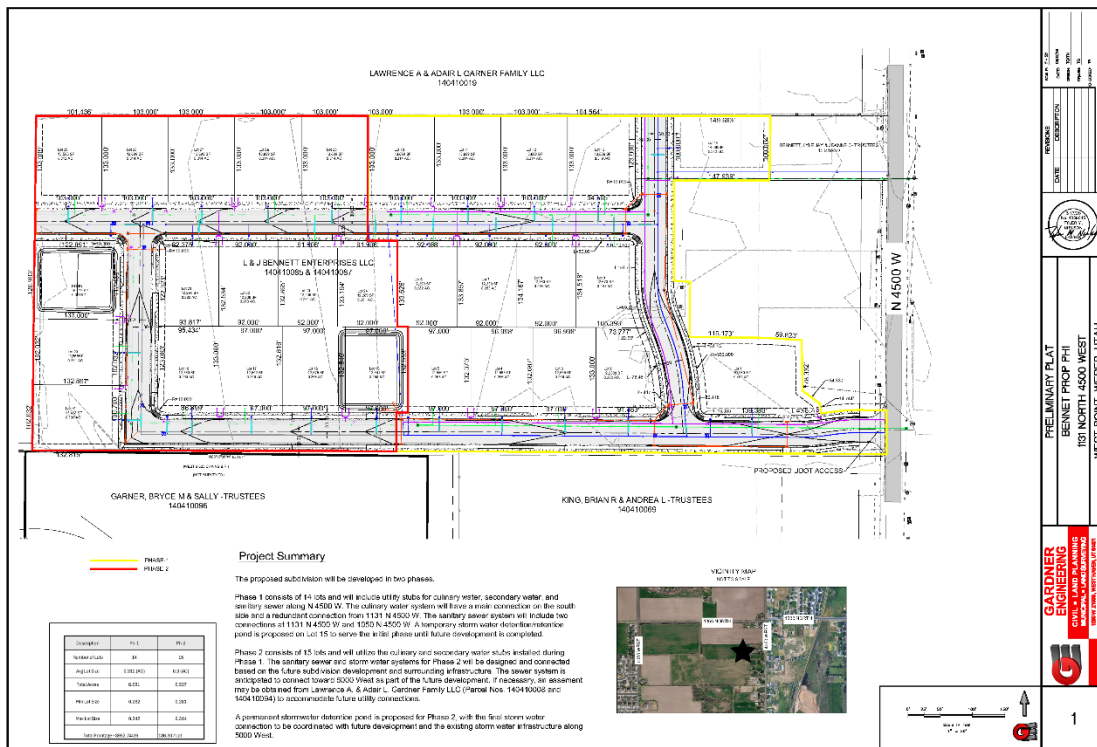
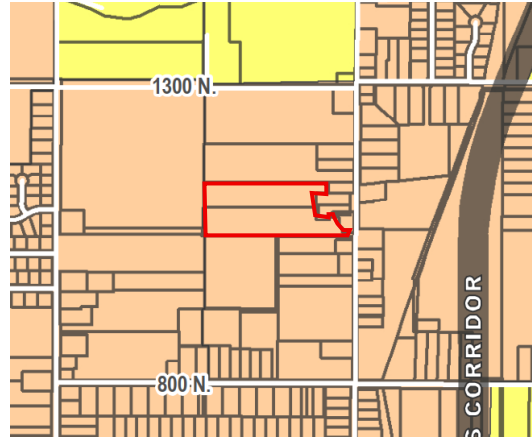
The applicant is proposing to change the zoning from A-40 Agricultural to R-1 Residential. A conceptual development plan has not been submitted. The applicant is expected to present the proposed layout during the work session.

The discussion will provide an opportunity for the Planning Commission to consider the requested zoning, compatibility with surrounding properties, consistency with the General Plan, and the proposed development layout.

Current Zoning



General Plan



Recommendation

Staff recommends that the Planning Commission discuss the proposed rezone and provide general feedback to the applicant and staff. Because this is a discussion-only item, no motion is necessary.

Planning Commission Staff Report

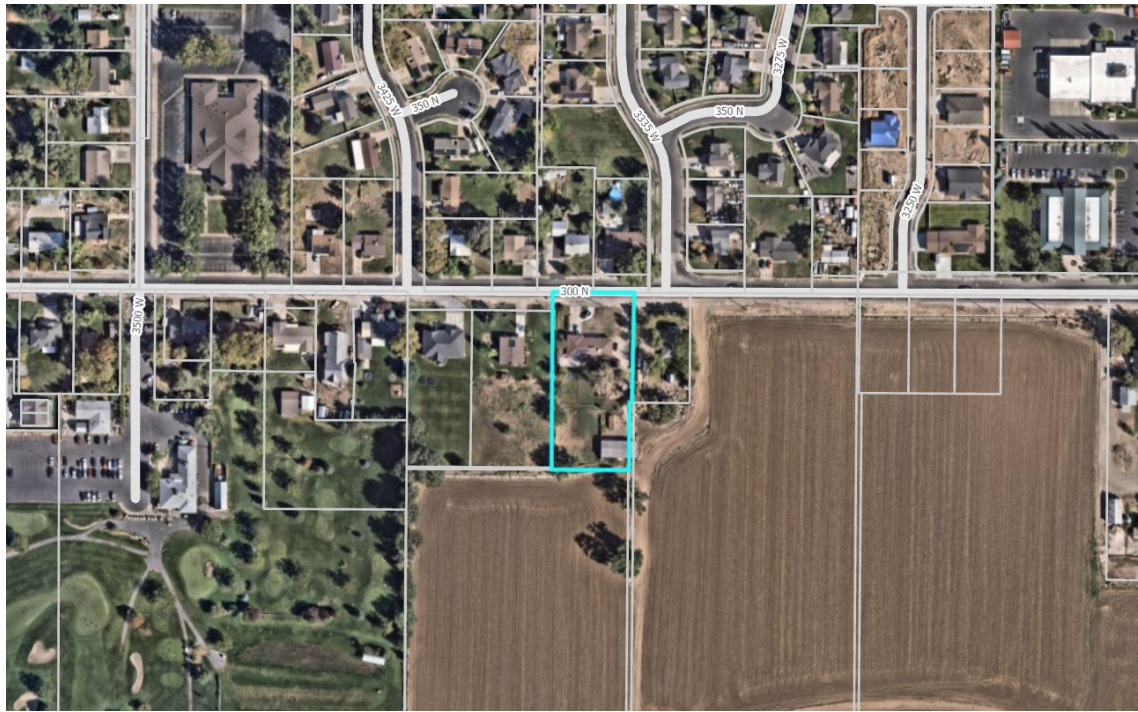


Subject: Preliminary Plat - Norton Lot Split
Subdivision
Author: Troy Moyes, City Planner
Department: Community Development
Date: October 8, 2026

Background

The applicant, Kyle Norton, has submitted a preliminary plat for the Norton Lot Split subdivision at 3381 West 300 North. The proposed subdivision would create two residential lots, including a rear flag lot, on approximately 1.11 acres. The City Council rezoned the property to R-2 Residential on April 29, 2026. The rezone allows the applicant to proceed with a subdivision application but did not approve a specific lot configuration or development plan.

The Planning Commission discussed the preliminary plat at its September 24, 2026 meeting. The application is now before the Commission for consideration of preliminary plat approval.



Process

Preliminary plat approval is an administrative decision. The Planning Commission reviews the proposed subdivision for compliance with applicable zoning, subdivision, and

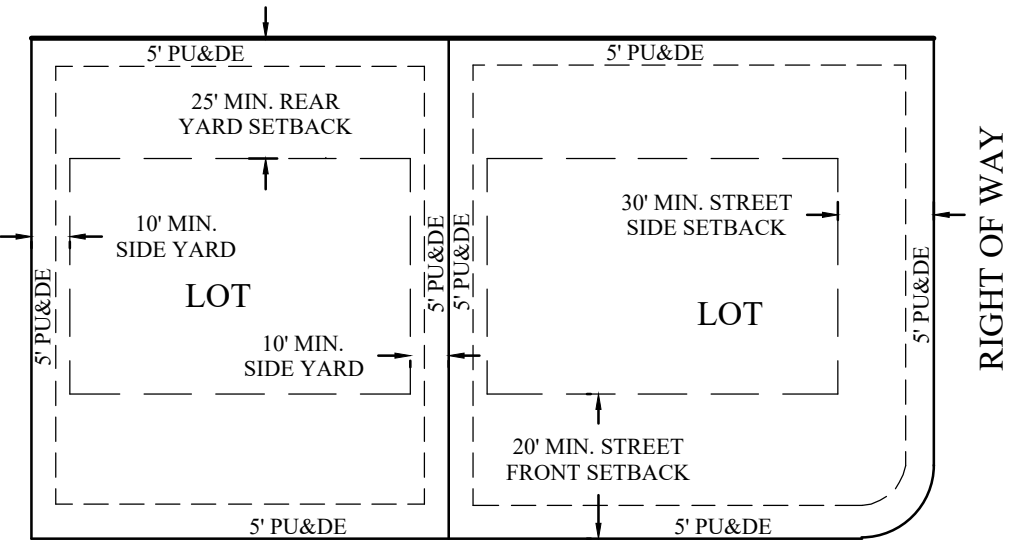
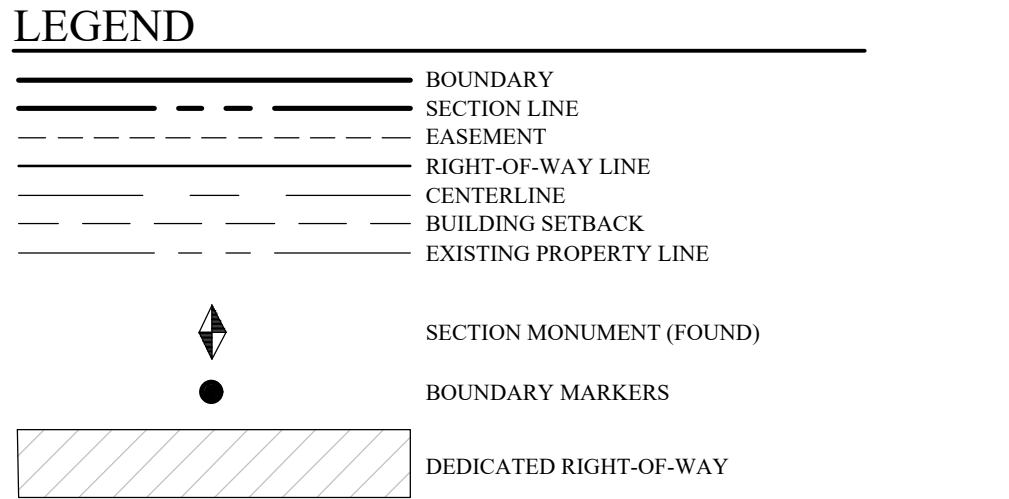
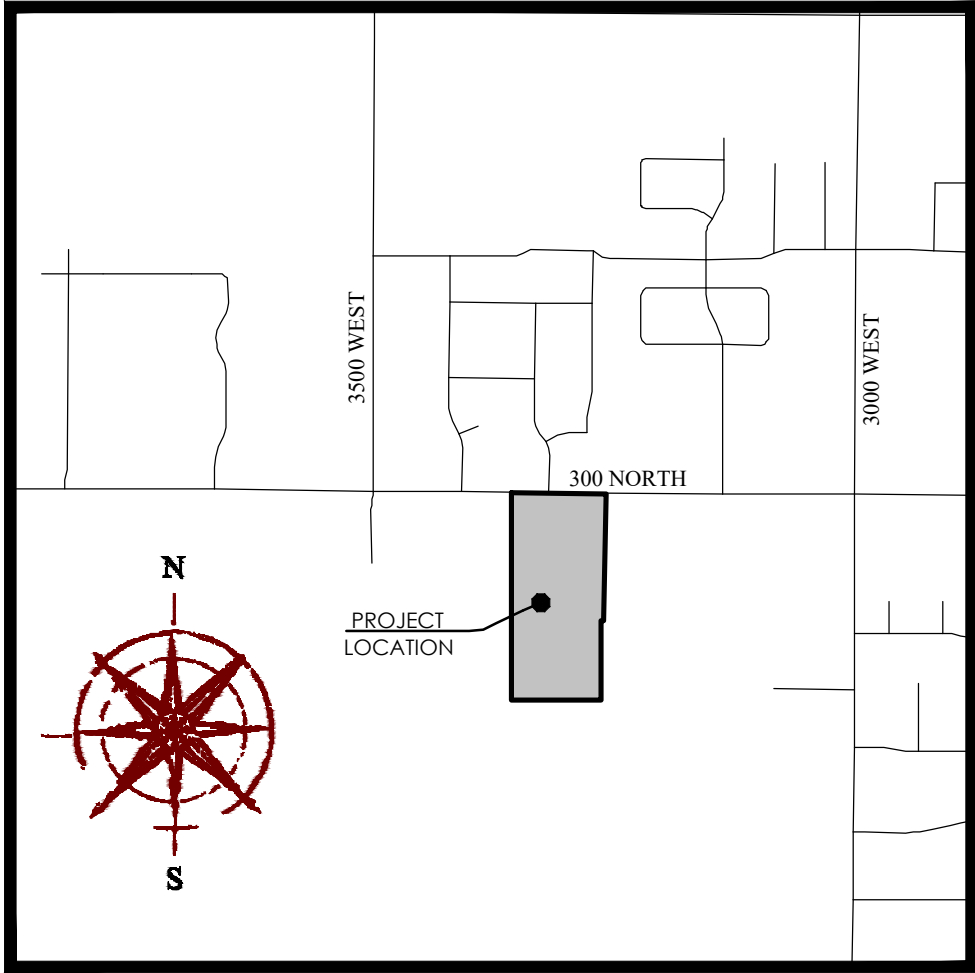
[illegible]

Recommendation

Staff recommends approval of the preliminary plat for the Norton Lot Split subdivision, subject to compliance with applicable City standards and outside agency requirements.

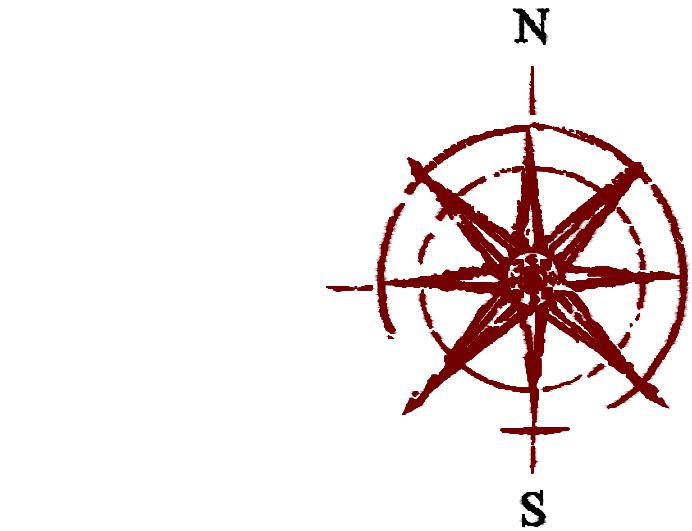
Suggested Motions

- Approve: I make a motion to approve the preliminary plat for the Norton Lot Split subdivision at 3381 West 300 North, subject to compliance with applicable City standards and outside agency requirements.
- Deny: I make a motion to deny the preliminary plat for the Norton Lot Split subdivision based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards, specifically: [state findings].
- Table: I make a motion to table any action on the preliminary plat for the Norton Lot Split subdivision to allow additional information or revisions to be provided.



TYPICAL BUILDING SETBACKS
N.T.S.

- NOTES
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR TOWNHOME CORNERS. LEAD PLUG OR NAIL TO BE SET IN CURB AT EXTENSION OF SIDE TOWNHOME LINES.
 - PARCEL A HEREBY DEDICATED TO WEST POINT CITY AS PUBLIC RIGHT OF WAY.
 - SUBDIVISION IS LOCATED IN THE R-2 RESIDENTIAL ZONING PER CITY CODE.
 - SUBDIVISION LIES WITHIN ZONE X ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) # 49011C02ISE, EFFECTIVE DATE: JUNE 18, 2007.



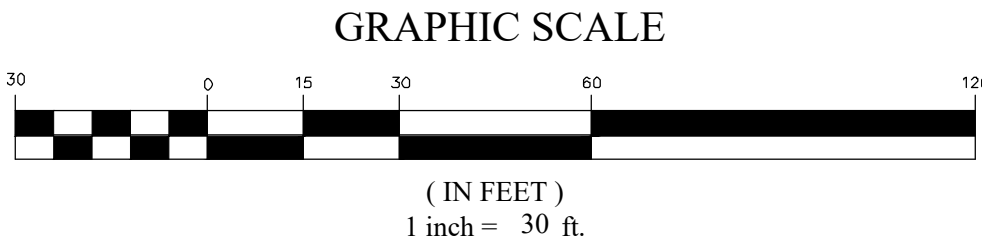
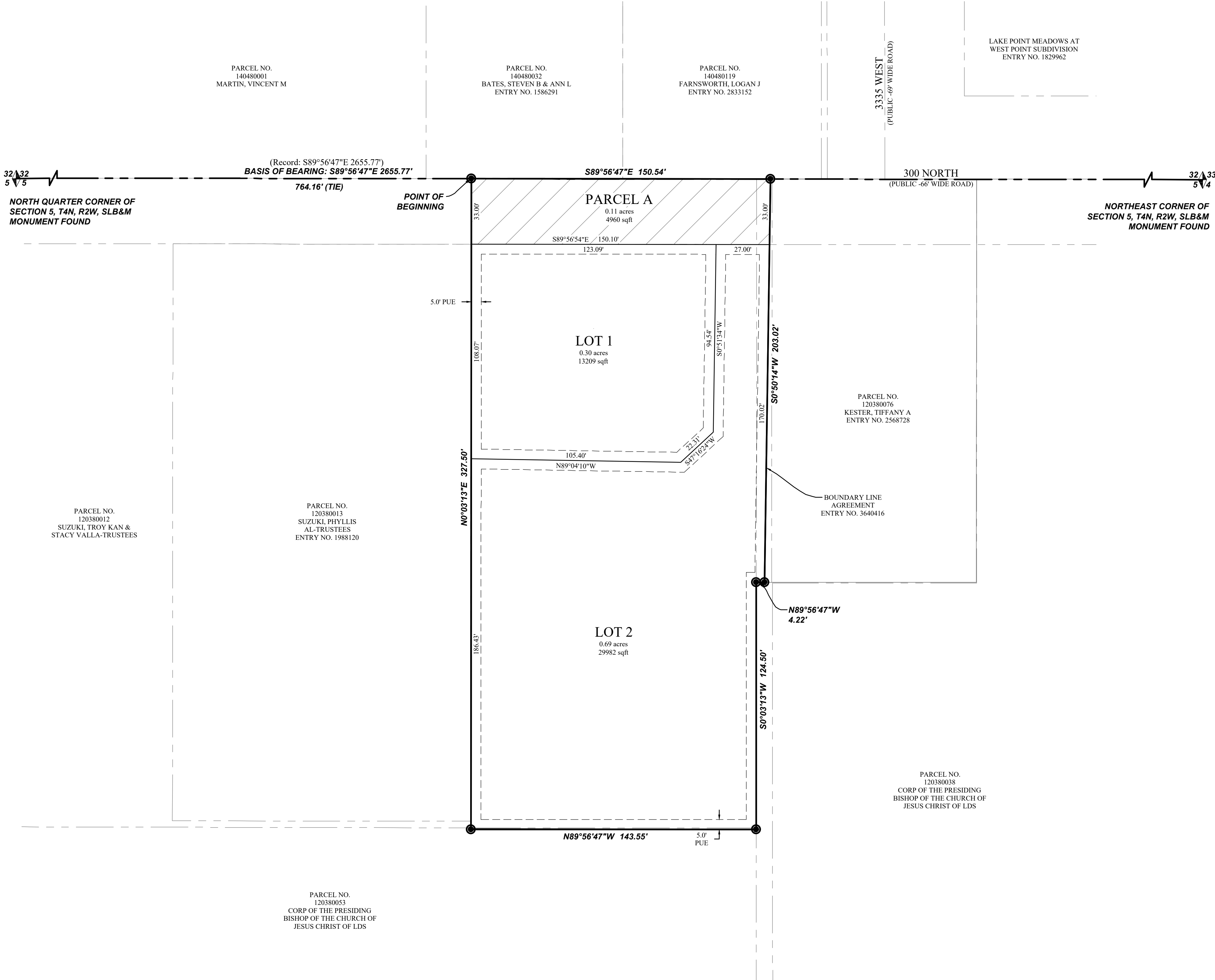
DATE PREPARED: 08/21/2026

PREPARED BY



SHEET 1 OF 1
OWNER/DEVELOPER
ASPEN LAKE CONSTRUCTION
5069 N MARBLE FOX WAY
LEHI, UTAH, 84043
(801) 503-4272
CONTACT: KYLE NORTON

NORTON LOT SPLIT
SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4N, RANGE 2W
SALT LAKE BASE & MERIDIAN
WEST POINT, DAVIS COUNTY, UTAH



SURVEYORS CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND SAID SURVEY IS FILED IN THE COUNTY SURVEYOR'S OFFICE AS No. 8670, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

NORTON LOT SPLIT
SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

08/21/2026

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date 08/21/2026

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in West Point City, Davis County, Utah, being more particularly described as follows:

Beginning at a point S89°56'47"E 764.16 feet along the Section line from the North Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence along said Section line S89°56'47"E 150.54 feet to the Easterly line of the Boundary line Agreement recorded October 28, 2025 as Entry No. 3640416 in the Davis County Recorder's Office; thence along said Boundary line Agreement the following five (5) courses: (1) S00°50'14"W 203.02 feet; thence (2) N89°56'47"W 4.22 feet; thence (3) S00°03'13"W 124.50 feet; thence (4) N89°56'47"W 143.55 feet; thence (5) N00°03'13"E 327.50 feet to the point of beginning.

Containing 1.11 acres, more or less.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, AND PARCELS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

NORTON LOT SPLIT
SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST POINT CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEST POINT CITY.

SIGNED THIS _____ DAY OF _____, 20____

KYLE NORTON
ASPEN LAKE CONSTRUCTION, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, KYLE NORTON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE FOUNDER & CEO OF ASPEN LAKE CONSTRUCTION LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

NORTON LOT SPLIT
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4N, RANGE 2W
SALT LAKE BASE & MERIDIAN
WEST POINT, DAVIS COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

\$ _____ COUNTY RECORDER

WEST POINT CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

WEST POINT CITY MAYOR

WEST POINT CITY PLANNING COMMISSION

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ BY THE WEST POINT CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

WEST POINT CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

WEST POINT CITY ENGINEER

WEST POINT CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

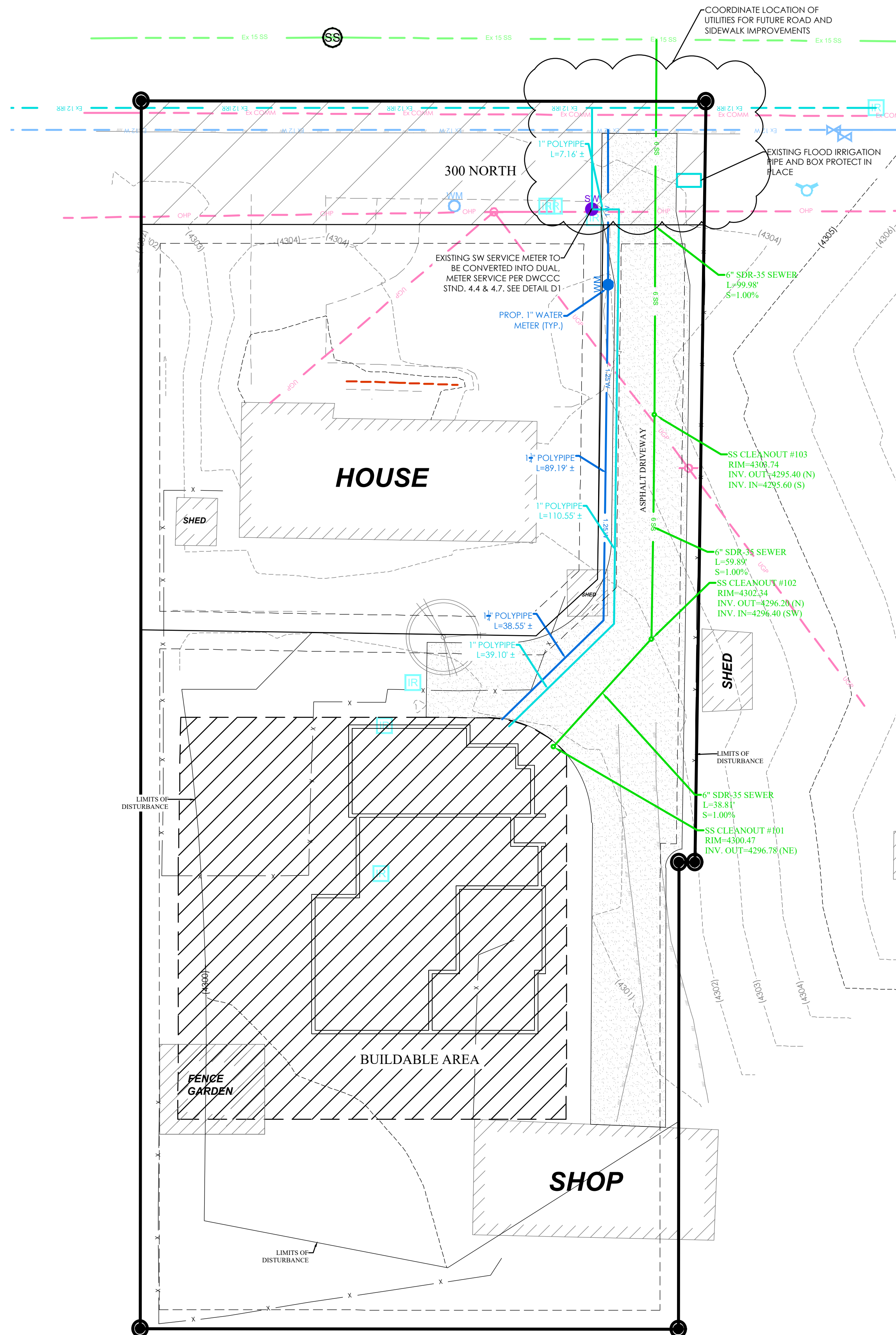
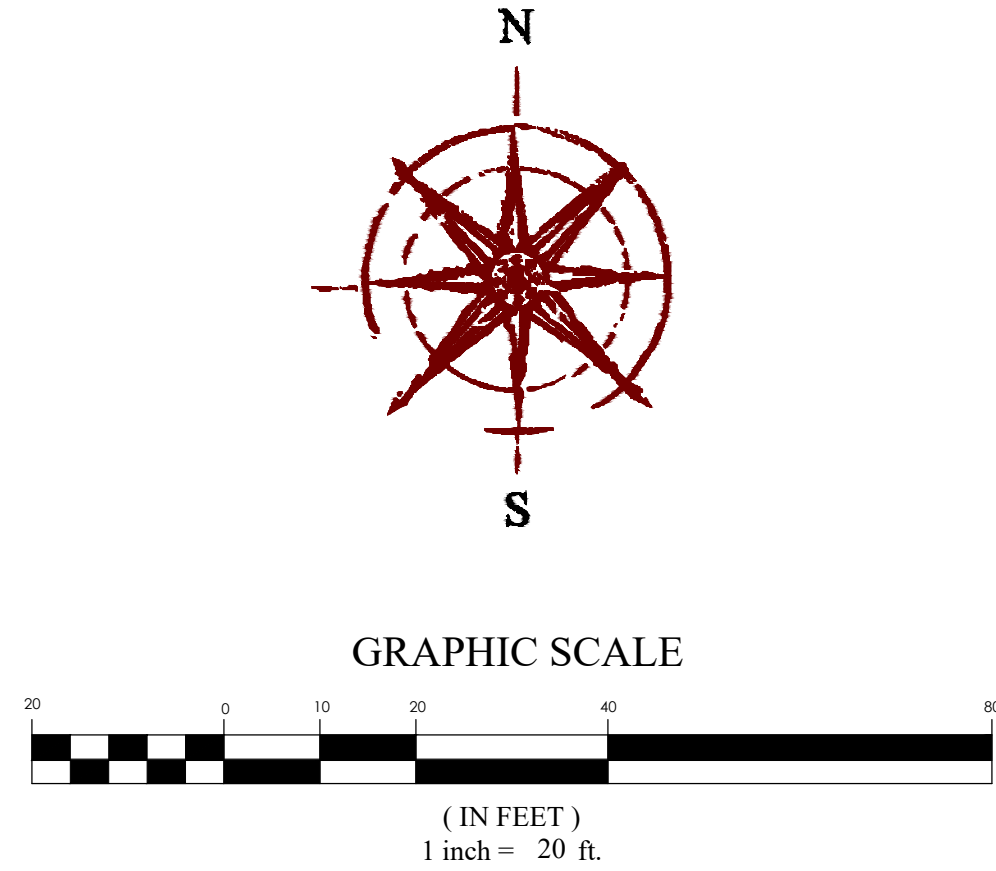
WEST POINT CITY ATTORNEY

WEST POINT CITY COUNCIL

PRESENTED TO THE WEST POINT CITY COUNCIL THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST:
CITY RECORDER

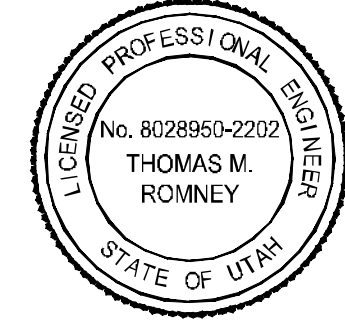


- NOTES:**
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
 2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
 3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
 4. ALL SECONDARY WATER TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
 6. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
 7. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
 8. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.3
 9. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
 10. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
 11. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
 12. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

NORTON RESIDENCE

WEST POINT CITY, DAVIS COUNTY, UTAH

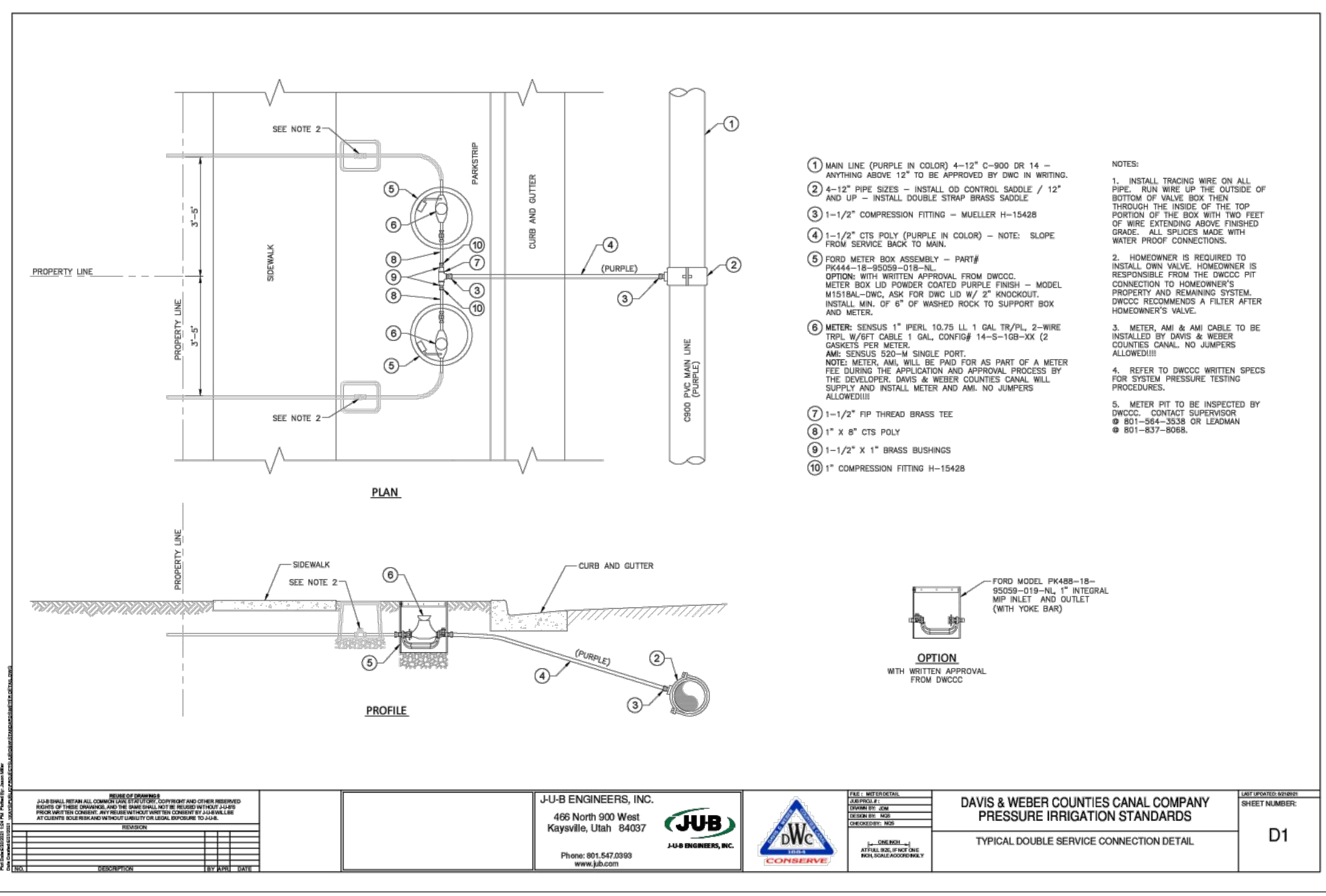
SITE AND UTILITY PLAN



REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1:20 Drawn: TS
Date: 9/4/2026 Job #: 25-0240
Sheet: SP-1



JUB ENGINEERS, INC.
466 North 920 West
Kaysville, Utah 84037
Phone: 801.547.2000
www.jubeng.com

DAVIS & WEBER COUNTIES CANAL COMPANY
PRESSURE IRRIGATION STANDARDS
TYPICAL DOUBLE SERVICE CONNECTION DETAIL

DATE: 9/4/2026
SHEET NUMBER: D1

Planning Commission Staff Report



Subject: Public Hearing – Sky Meadows Site Plan
Amendment
Author: Troy Moyes
Department: Community Development
Date: October 8, 2026

Background

The Holland Group has requested an amendment to the approved site plan for the Sky Meadows subdivision near 5000 West and 1800 North. The subdivision has received preliminary plat approval. The applicant is requesting that the approved rear yard setback be reduced from 25 feet to 23 feet for the lots identified on the accompanying map. No other changes to the approved site plan are proposed.

The Planning Commission discussed the proposed amendment at its September 24, 2026, meeting. The applicant has provided a map identifying the lots where the proposed 23-foot rear yard setback would apply. The map is included with this report.

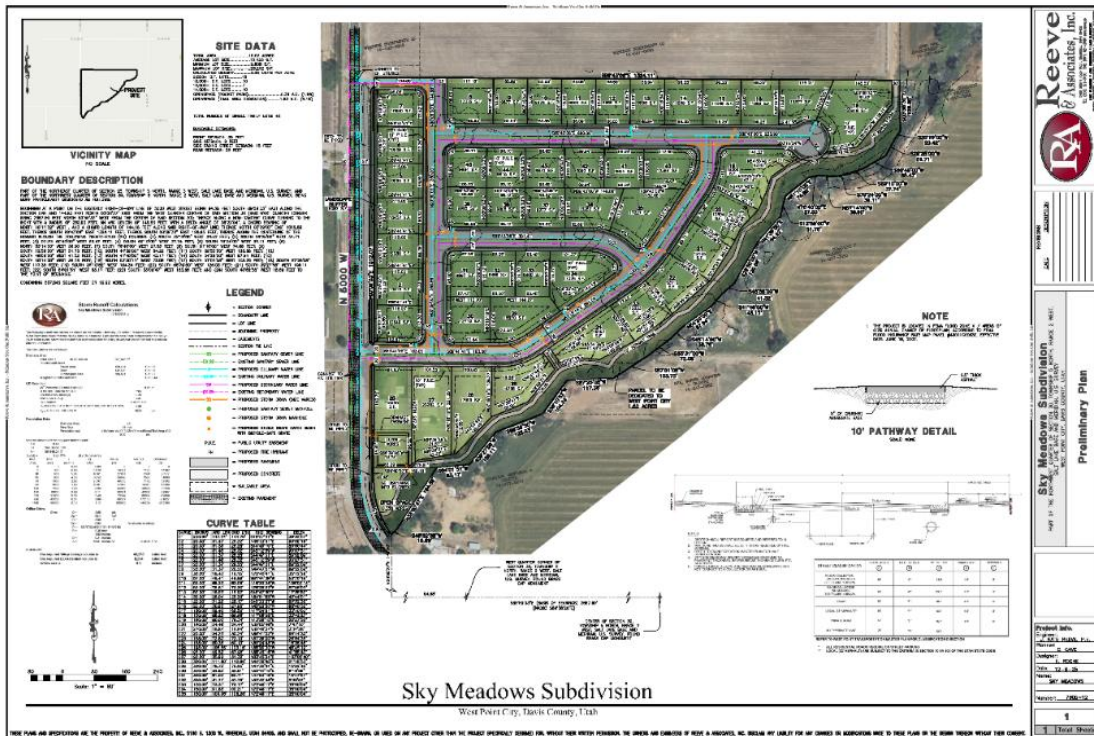
Process

This item is before the Planning Commission for a public hearing and consideration of a recommendation to the City Council. The requested setback reduction would amend the site plan approved as part of the subdivision's PRUD zoning. Following the public hearing, the Planning Commission may recommend approval, denial, or table the item for additional information. The City Council will take final action on the amendment.

Analysis

The proposed amendment would reduce the approved rear yard setback by two feet for the lots identified on the applicant's map. The reduction would allow homes on those lots to extend two feet farther toward the rear property line. The approved 25-foot rear yard setback would continue to apply to lots outside the proposed amendment as requested by the applicant.

The request does not change the subdivision layout, number of lots, density, amenities, or other approved setbacks. The Planning Commission should consider the effect of the reduced setback on rear yard space and adjoining properties, together with information provided by the applicant and comments received during the public hearing.



Proposed 23-Foot Rear Setbacks (shown with a red "x")



Recommendation

Because the request would amend the approved PRUD zoning plan, staff provides no recommendation for approval or denial. Staff recommends that the Planning Commission hold the public hearing, consider the proposed setback reduction, and forward a recommendation to the City Council. Any recommendation for approval should identify the affected lots by reference to the applicant's map.

Suggested Motions

- Approve: I make a motion to approve the site plan amendment for the Sky Meadows PRUD subdivision to reduce the rear yard setback from 25 feet to 23 feet for the lots identified on the map included with this report, and forward a favorable recommendation to the City Council.
- Deny: I make a motion to deny the site plan amendment for the Sky Meadows PRUD subdivision based on the following findings: [state findings], and forward an unfavorable recommendation to the City Council.
- Table: I make a motion to table any action on the site plan amendment for the Sky Meadows PRUD subdivision to allow additional information or revisions to be provided.