3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
www.westpointutah.gov

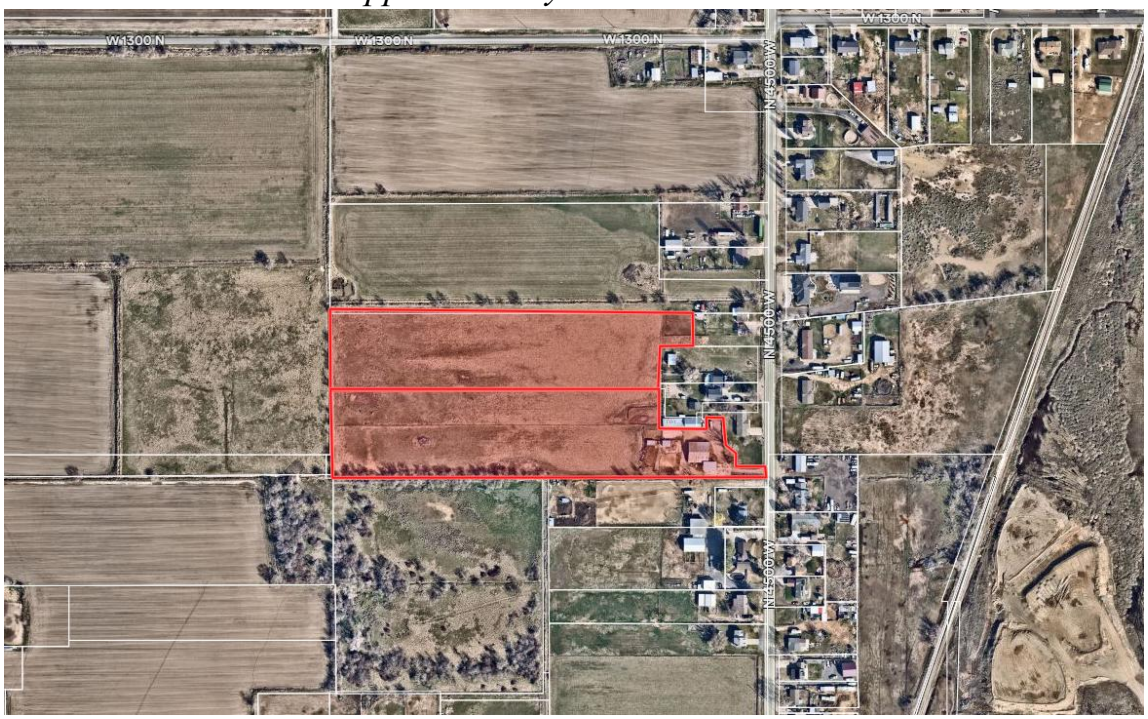
WEST POINT CITY
NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, November 12, 2026, the West Point City Planning Commission will hold a public hearing at 3200 W 300 N, West Point City, UT, beginning at 7:00 PM. The public hearing will be for a proposed rezone for property located at 1131 N 4500 W. The request is to rezone the property from A-40 (Agricultural) to R-1 (Residential, 2.2 units per acre). This will allow for a subdivision with a minimum lot size of 12,000 square feet. The applicant is also requesting a development agreement to allow a temporary retention basin for phase 1 of the project.

All interested parties are encouraged to attend and express their opinion on the matter. To review documentation related to the above hearing, contact West Point City Hall at 801-776-0970. If you need special accommodations to participate in the meeting, please call West Point City at least twenty-four (24) hours prior to the meeting at 801-776-0970.

Rezone

Approximately 1131 N 4500 W

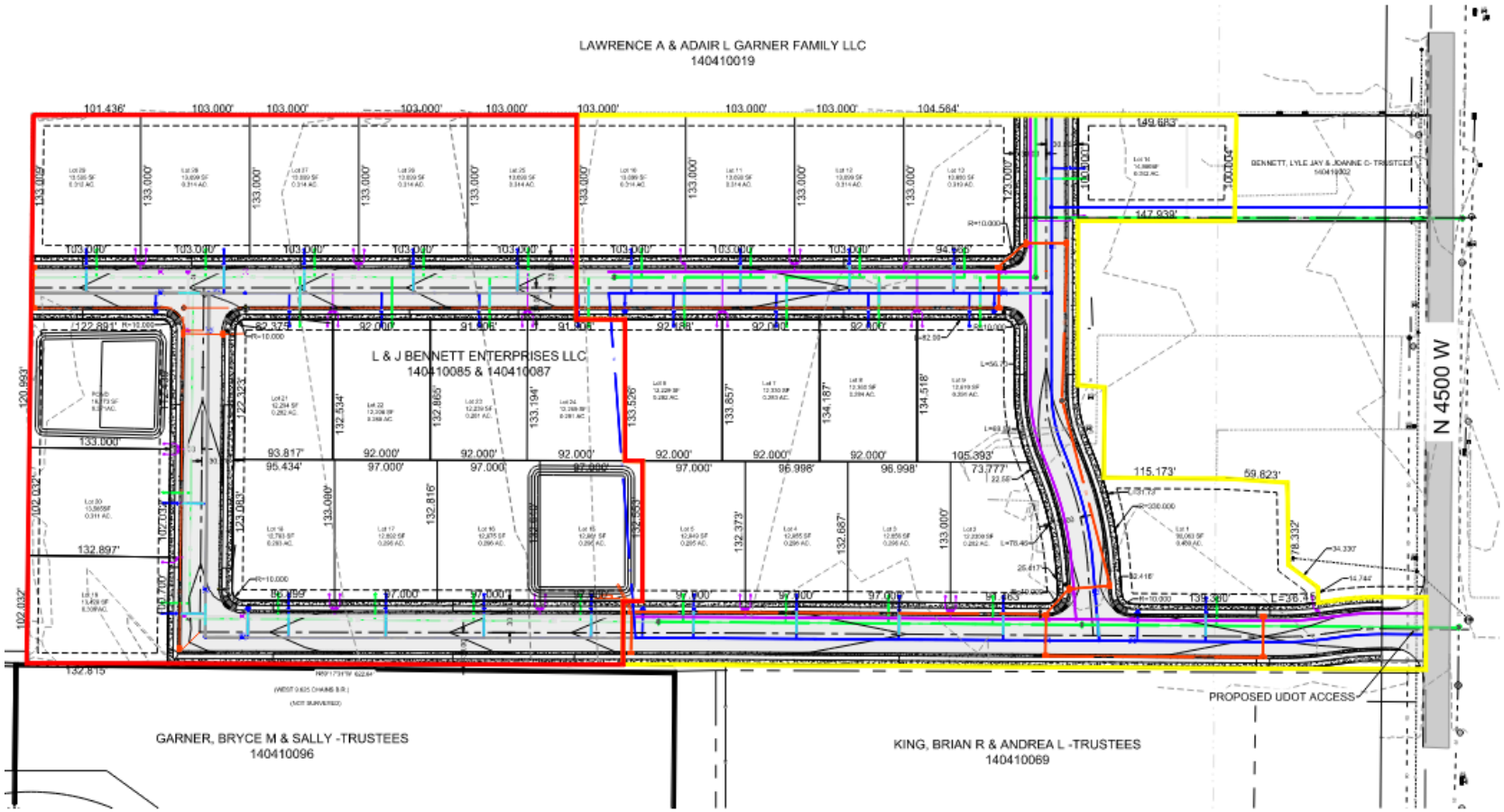


Katie Hansen

Katie Hansen, West Point City Deputy Recorder
Posted this 30th day of October, 2026

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice was posted on the date indicated in the following locations: 1) West Point City Hall Noticing Board 2) the City website at http://www.westpointutah.gov/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html



PHASE-1
PHASE-2

Project Summary

The proposed subdivision will be developed in two phases.

Phase 1 consists of 14 lots and will include utility stubs for culinary water, secondary water, and sanitary sewer along N 4500 W. The culinary water system will have a main connection on the south side and a redundant connection from 1131 N 4500 W. The sanitary sewer system will include two connections at 1131 N 4500 W and 1050 N 4500 W. A temporary storm water detention/retention pond is proposed on Lot 15 to serve the initial phase until future development is completed.

Phase 2 consists of 15 lots and will utilize the culinary and secondary water stubs installed during Phase 1. The sanitary sewer and storm water systems for Phase 2 will be designed and connected based on the future subdivision development and surrounding infrastructure. The sewer system is anticipated to connect toward 5000 West as part of the future development. If necessary, an easement may be obtained from Lawrence A. & Adair L. Gardner Family LLC (Parcel Nos. 140410008 and 140410094) to accommodate future utility connections.

A permanent stormwater detention pond is proposed for Phase 2, with the final storm water connection to be coordinated with future development and the existing storm water infrastructure along 5000 West.

Description	Ph 1	Ph 2
Number of Lots	14	15
Avg Lot Size	0.312 (AC)	0.3 (AC)
Total Acres	6.681	6.537
Min Lot Size	0.282	0.281
Max Lot Size	0.342	0.314
Total Frontage =3952.74/29		136.30 / Lot

VICINITY MAP
NOT TO SCALE



Scale In Feet
1" = 50'

REVISIONS
DATE | DESCRIPTION

PRELIMINARY PLAT
BENNET PROP PH1
1131 NORTH 4500 WEST
WEST POINT, WEBER, UTAH

GARDNER ENGINEERING
CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1380 W 2300S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

1