



3200 West 300 North  
West Point, UT 84015  
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www.westpointcity.org

## West Point City Planning Commission Agenda

Notice of the Regular Scheduled Meeting of the  
Planning Commission of West Point, Utah  
January 24, 2019

Public notice is hereby given that the Planning Commission of West Point, Utah, will hold their regularly scheduled meeting at the West Point City Building at 3200 West 300 North on Thursday, January 24, 2019. This meeting will begin at 7:00 pm.


### Work Session

The Planning Commission will hold a work session beginning at 6:00 p.m.

1. Discussion regarding a Conditional Use Permit for an accessory building located at 1262 North 4500 West, Mark Fotou, applicant.
2. Discussion regarding amendments to West Point City's General Plan.
3. Discussion regarding the election of Chair and Vice Chair.

### Commission Meeting

1. Call to Order.
2. Pledge of Allegiance.
3. Prayer (Please contact the Commission Clerk to request meeting participation by offering a prayer or inspirational thought).
4. Election of Planning Commission Chair and Vice Chair.
5. Approval of Minutes from December 13, 2018.
6. Public Comments
7. Public Hearing regarding amendments to West Point City's General Plan.
  - A. Public Hearing
  - B. Action
8. Conditional Use Permit for an accessory building located at 1262 North 4500 West, Mark Fotou, applicant.
9. Planning Commission Comments
10. Staff Update
11. Adjournment

  
Boyd Davis  
Community Development Director

**\*\*Public Hearing and Public Comment:** If you wish to make comment to the Commission, please use the podium and clearly state your name and address, keeping your comments to a **maximum** of 2 ½ minutes. Please do not repeat positions already stated. This is a time for Planning Commission to receive new information and perspectives.

**\*\*If you attend the regularly scheduled meeting and, due to a disability, need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance.**



# Planning Commission Staff Report

**Subject:** Public Hearing – General Plan  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** January 24, 2019



## **Background**

On April 2017 the City Council, with a recommendation from the Planning Commission, adopted the most current version of the West Point City's General Plan. That adopted plan made some significant changes to the East side of the City by adding a variety of zones, creating a new R-5 multi-family zone, eliminating the town center overlay zone, extending park space and master planning the previously mixed-use zone on the northwest corner of 2000 West and HWY 193. Since that time many changes have been discussed and recommended to the Council regarding density, overlay options and the desire to meet the current and future needs of West Point City. Although minor changes were made to the west side of the City, the City Council and Planning Commission agreed during a joint work session on April 17, 2018, that west side of the City needs to be looked at more closely.

## **Analysis**

The dynamics of the City are always changing. What was planned 20 years ago is not necessarily the plan for today. With new transportation needs, utility demands, building costs and development challenges, West Point City will always need to address land use and where those uses best fit within the city. Listed below are some of the recommended changes to the General Plan map.

1. Change R-1 to R-3 to allow some higher density around the schools.
2. Change R-1 to R-2 to allow some higher density around the schools.
3. Change R/I-P (Industrial) to R-3 to allow higher density around the school and create a buffer with the industrial zone to the east. This area is also proposed to keep the same as shown on the current General Plan Map.
4. Change R-1 to R-3 to allow some higher density in close proximity to the schools.
5. Change R-3 to R-4 as requested by the land owner. This does match up with existing uses around the area.
6. Change from R-2 to Park due to the close proximity to the new corridor and high water table issues.
7. Change from R-1 to Public/Institutional for a future church.
8. Remove the master planned park at the end of the Bannock Subdivision.
9. Change form R-C to R-4 to allow higher density around the school and create a buffer with the Regional Commercial zone to the east.
10. Change from R-1 to R-2 to allow some higher density around the schools.
11. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.

12. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.
13. Change from R-1 to R-3. This area can provide a buffer from the West Davis Corridor and the natural buffer of the canal to the west that will separate the two uses.
14. Change from R-1 to R/I-P. This area has a natural buffer with the canal to the west and the corridor to the east. This area has limited access and would be difficult for residential lots.
15. Change from R-1 to R-2. The Piace Farms subdivision was developed under a Cluster subdivision, however, only one-third of the lots fall under the minimum lot size. To reflect the use that is currently there should this be left to R-1 or changed to R-2? Based on the information below staff feel that the actual density is more in line with the current R-1 Zone.

*NOTE: Planning Commission asked staff to look at the existing density of Piace Farms and how it compares to the actual zone. Piace Farms has 147 lots located on 65.1 acres (not including the open space). This leaves the density at 2.25 units per acres.*

16. Show future annexation boundaries on the General Plan Map.
17. Dahl Property: Ovation Homes has provided a letter petitioning the Planning Commission and City Council to consider changing the General Plan on the Dahl Property located at 4500 West and 300 North. In summary the petition is requesting to change the R-1 designation with an R-4 and R-3 split zoning to accommodate a new senior community on this property. Ovation Homes are doing a similar project in West Layton adjacent to the new Jr. High.

The purpose and intent of this discussion is to gather thoughts and insights from the Planning Commission as they start to look at these areas and other areas within the city.

### **Recommendation**

Staff recommends that the Planning Commission gather comments and approve the General Plan Map.

### **Significant Impacts**

None

### **Attachments**

Draft Map

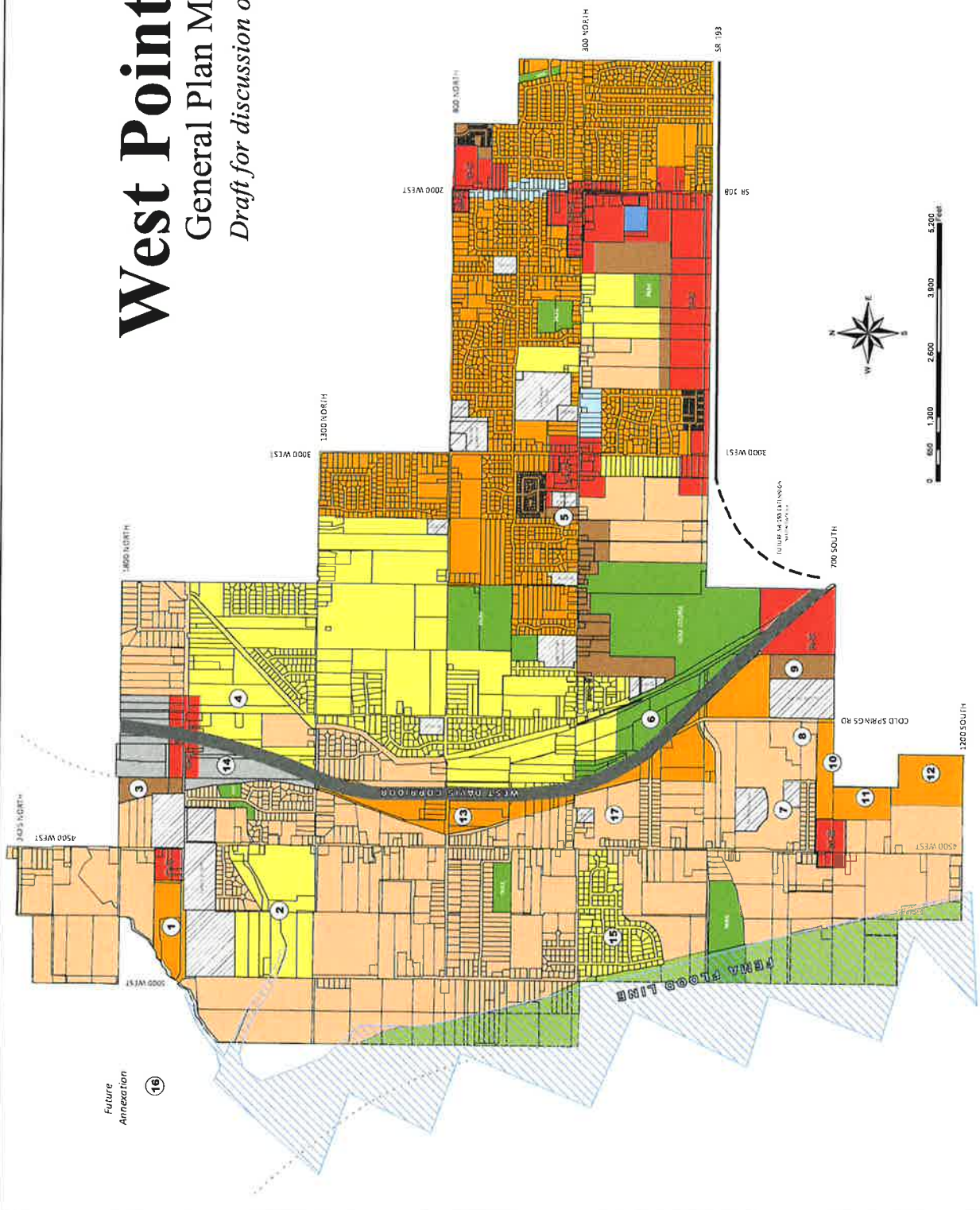
# West Point City

## General Plan Map

*Draft for discussion only*



- R-1** (RESIDENTIAL 20 UNITS PER ACRE - 18,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.5 UNITS PER ACRE - 14,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.2 UNITS PER ACRE - 11,000 SQ. FT.)
- R-4** (RESIDENTIAL 80 UNITS PER ACRE)
- R-5** (RESIDENTIAL 20 UNITS PER ACRE)
- A-1** (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- A-2** (AGRICULTURAL 1 UNIT PER 5 ACRES)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- R/I-P** (RESEARCH AND INDUSTRIAL PARK)
- PARK / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**
- WEST DAVIS CORRIDOR**



Future Annexation

16



# Planning Commission Staff Report

**Subject:** CUP- Accessory Building  
**Author:** Troy Moyes  
**Department:** Community Development  
**Date:** January 24, 2019



## **Background**

Mark Fotou, located at 1262 N 4500 W, is seeking conditional use approval to construct a 450 sq ft metal carport within the side yard of his property. West Point City code requires all accessory buildings located in the side yard to obtain a conditional use permit. Mr. Fotou has submitted all the required documentation for the Planning Commission's review.

## **Analysis**

The following are city requirements (15.15.120(f)) as it pertains to this application:

<b>Requirement</b>	<b>Standard</b>	<b>Applicant</b>
Must maintain the side yard setback as the residential dwelling	≥ 10'	12'
Shall not create a significant nuisance due to design, construction or placement to neighboring properties	-	-
Must not be closer than 15' from a residential dwelling on adjacent lot.	≥ 15'	20+
Combination of all accessory buildings not to occupy more than 20% of the lot area less the footprint of the main building.	≤ 20%	6%
Not closer than 10' from the main building	≥ 10'	25'





**Recommendation**

Staff recommends that the Planning Commission grant conditional use approval.

**Significant Impacts**

None

**Attachments**

Application





3200 WEST 300 NORTH  
 WEST POINT, UTAH 84015  
 PH: 801-776-0970  
 FAX: 801-525-9150  
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**APPLICATION FOR A CONDITIONAL USE PERMIT**

Property Address: 1262 W 4500 W

Name of Applicant: MARK FORD

Phone: 801 652 3571 Fax: \_\_\_\_\_ Email: MARK@BLACKFOOTPAVING.CO

Mailing Address: 1262 W 4500 W WEST POINT UT 84015  
450 CARRIAGE

Size of Lot: 1.09 AC Zone: \_\_\_\_\_ Sq. Footage of Dwelling: 1296 BUILT

Sq. Footage of Space Intended for Conditional Use: 1296, 450

**Detailed Description of Conditional Use and Potential Impacts on Residential Use:**

CARRIAGE FOR HAY STORAGE  
BUILDING FOR HORSE BARN  
NEEDS APPROVAL OF THE LOCATION AND LOOK OF THE BUILDING

I certify that this conditional use will comply will all required conditions and standards of West Point City's Land Use Ordinance, will be harmonious with neighboring uses, will fit the goals of the City's General Plan and imposes no insatiable demands for public services. I also understand that issuance of a Conditional Use Permit shall not relieve me of the responsibility to comply with applicable land use ordinance, health, building or fire code regulations.

Mark Ford  
 Applicant Signature

11/15/2019  
 Date

Mark Ford  
 Land Owner Signature

11/15/2019  
 Date

**FOR OFFICE USE ONLY**

Conditional Use Permit Fee: \$ \_\_\_\_\_

Payment Type: \_\_\_\_\_ Date Paid: \_\_\_\_\_ By: \_\_\_\_\_

**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF UTAH        )  
                                  : ss.  
COUNTY OF DAVIS    )

I (We), Mark Fotou being duly sworn, depose and say that I (~~we~~) am (are) the owner(~~s~~) of the property identified in the attached Conditional Use Permit Application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (~~our~~) knowledge. I (~~we~~) also acknowledge that I have received written instructions regarding the process for which I am applying and the West Point City Planning and Zoning Department staff have indicated they are available to assist me in making this Application.

Mark Fotou  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of January, 2019.

Candace Bridges  
(Notary Public)



Residing in: DAVIS

My Commission Expires: May 09, 2021

**Agent Authorization**

I(We), \_\_\_\_\_ the owner(s) of the real property described in the attached Conditional Use Permit Application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this Application and to act in all respects as our agent(s) in matters pertaining to the attached Application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

81-061

(142)

15x30  
CHIMNEY

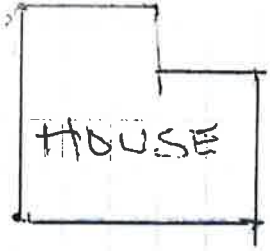
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12'

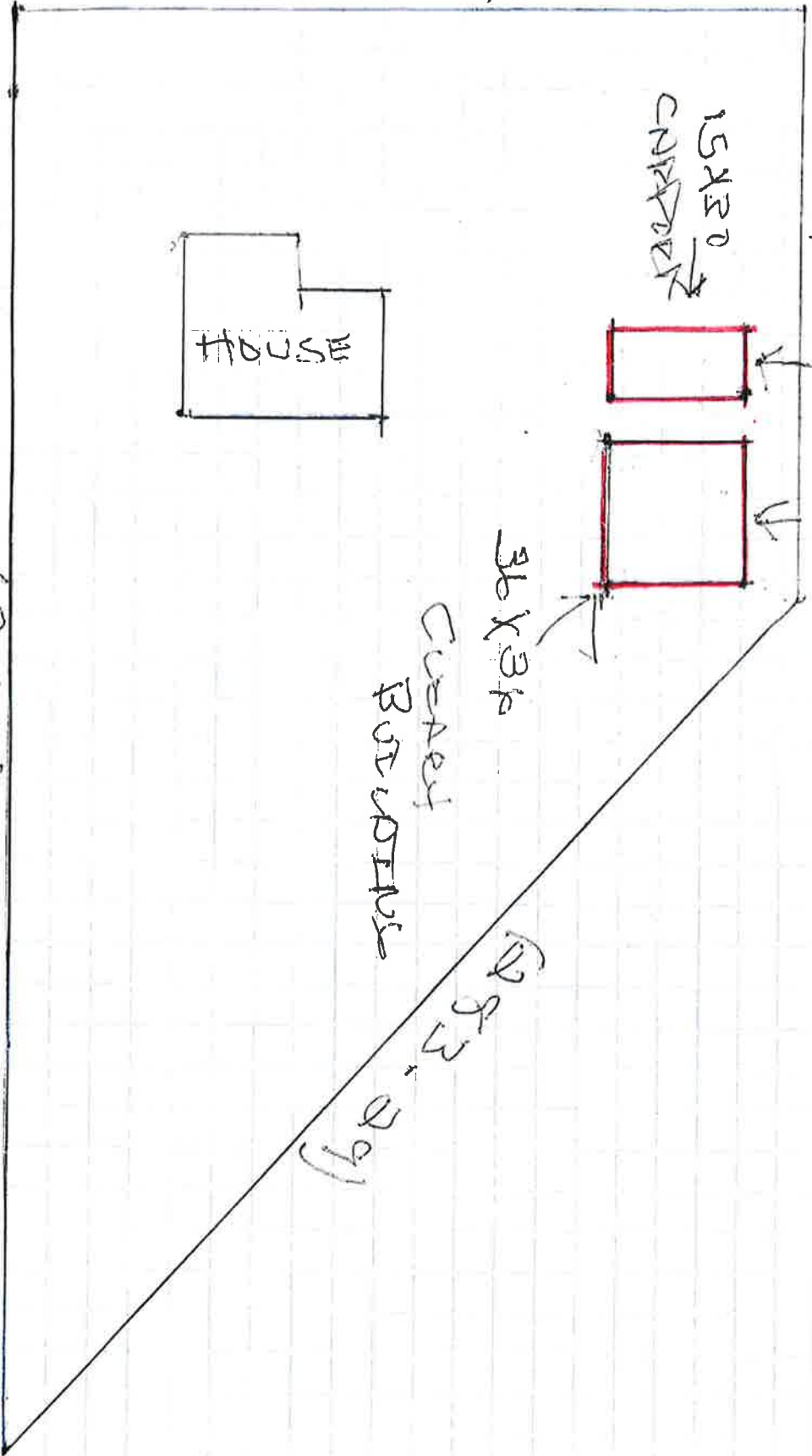
36x36

CORNER  
POSTS

(283.29)



(350)





CARPORT STYLE 1  
15X30 10' WALLS  
Brown Roof  
TO MATCH BUILDING

Install



Saved from **Cleary Building Corp.**

36x36 BOUNDARY  
10' WALLS

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 Send

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