



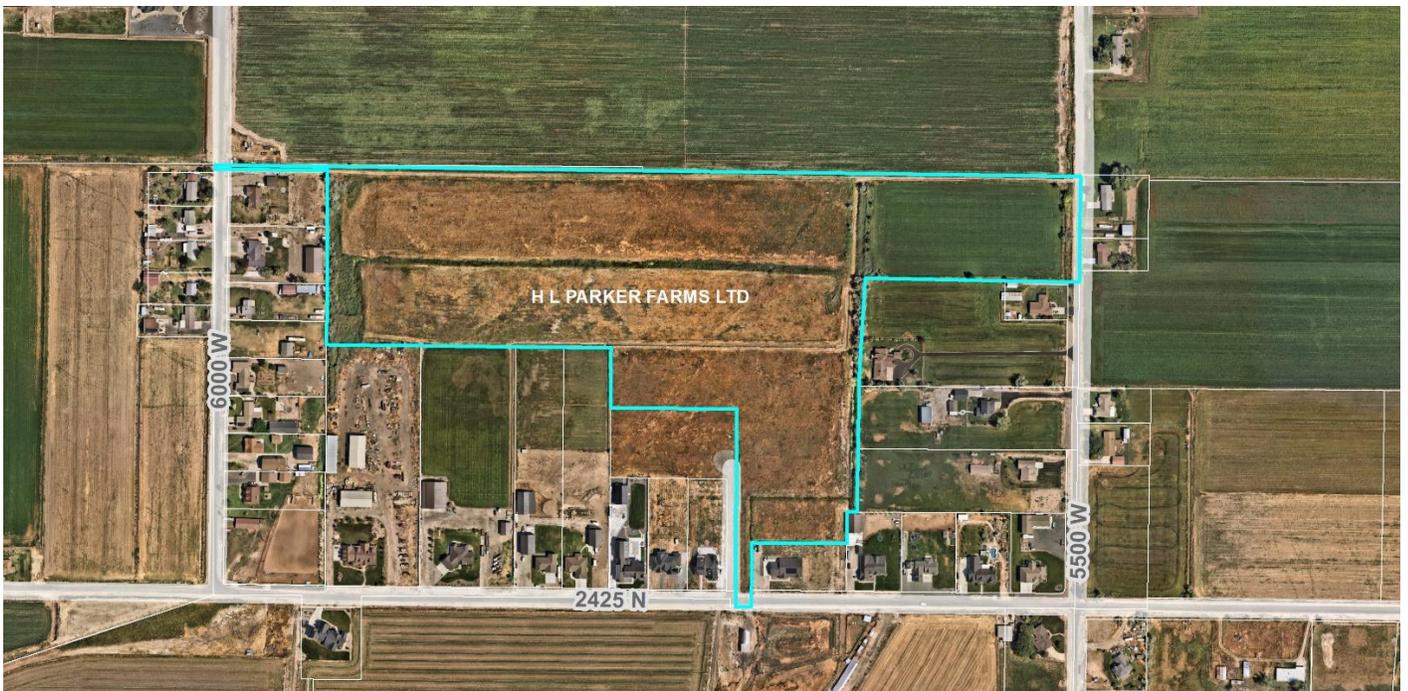
3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointutah.gov

WEST POINT CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, January 23, 2025, the West Point City Planning Commission will hold a public hearing at 3200 West 300 North, West Point City, UT, beginning at 7:00 PM. The public hearing will be for a Zoning Amendment regarding property located at approximately 5750 West 2425 North. The request made by H.L Parker Farms LLC is to change the zoning on 35 acres of land from A-5 (Agricultural) to R-1 (Residential/maximum of 2.2 units per acre). The concept plan shows 78 single family lots at approximately 2.2 units per acre.

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 5750 West 2425 North



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>

Katie Hansen

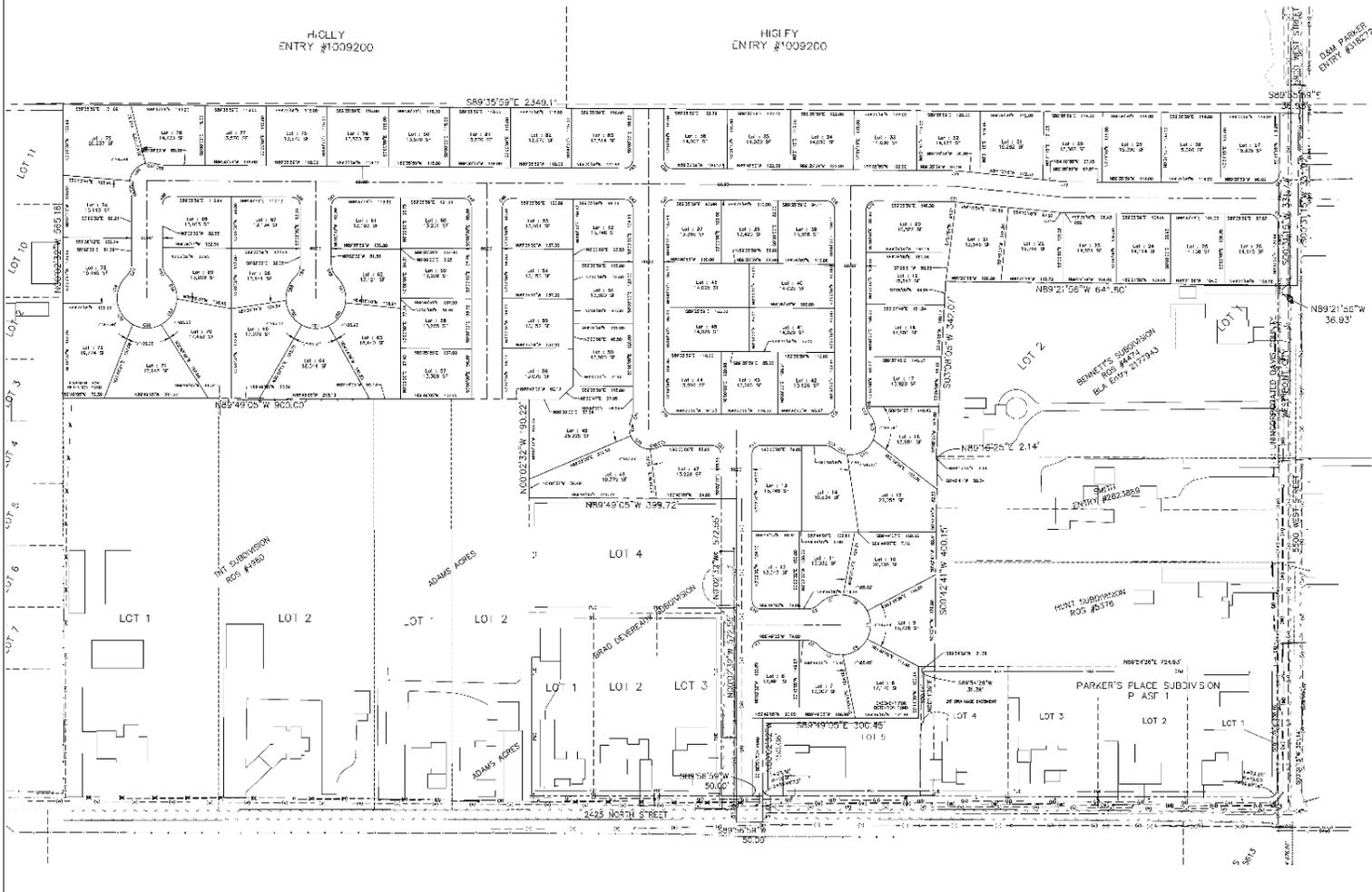
Katie Hansen, Deputy City Recorder
Posted this 13th day of January, 2025



LEGEND

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Total Acres 35.46
 Number of Lots 78
 Lots/acre 2.1997
 Minimum lot area, sqft 13007
 Maximum lot area, sqft 25325
 Average lot area, sqft 14870
 Minimum Frontage Width, ft 85
 Average Frontage Width, ft 103.4
 Minimum Lot Depth, ft 105.13
 Right of way space - acres 8.83



| LOT # | ACRES | AREA (SQ FT) | FRONTAGE (FT) | DEPTH (FT) | PERIMETER (FT) | BEARING |
|-------|-------|--------------|---------------|------------|----------------|-------------|
| 01 | 28.92 | 1500 | 897.70' | 23.11 | 1459.78' | N89°59'38"W |
| 02 | 24.33 | 3000 | 427.41' | 27.07 | 1661.25' | S89°59'53"E |
| 03 | 52.23 | 5800 | 313.88' | 50.90 | 1862.47' | S89°59'53"E |
| 04 | 58.73 | 5900 | 5744.17' | 58.01 | 15055.53' | S89°59'53"E |
| 05 | 50.58 | 5800 | 307.73' | 54.30 | 1400.10' | S89°59'53"E |
| 06 | 17.83 | 5800 | 5707.34' | 16.16 | 15023.77' | S89°59'53"E |
| 07 | 52.23 | 5800 | 313.88' | 50.54 | 1861.51' | S89°59'53"E |
| 08 | 24.50 | 3000 | 4547.28' | 24.82 | 1654.71' | S89°59'53"E |
| 09 | 15.7 | 1500 | 9205.91' | 23.94 | 14632.53' | S89°59'53"E |
| 10 | 24.75 | 1500 | 8814.74' | 22.89 | 14750.57' | S89°59'53"E |
| 11 | 7.30 | 3000 | 3202.51' | 17.88 | 5078.42' | S89°59'53"E |
| 12 | 27.74 | 4800 | 3108.11' | 27.30 | 14016.30' | S89°59'53"E |
| 13 | 61.34 | 5900 | 7240.21' | 16.81 | 52332.39' | S89°59'53"E |
| 14 | 53.11 | 4800 | 4434.56' | 50.44 | 18900.67' | S89°59'53"E |
| 15 | 15.20 | 3000 | 310.40' | 18.20 | 1241.29' | S89°59'53"E |
| 16 | 7.35 | 1600.0 | 2271.81' | 7.55 | 3851.57' | S89°59'53"E |
| 17 | 6.7 | 1600.0 | 2407.57' | 6.57 | 3589.73' | S89°59'53"E |
| 18 | 25.67 | 1500 | 8022.50' | 22.50 | 14447.51' | S89°59'53"E |
| 19 | 25.20 | 1500 | 8014.05' | 22.67 | 14510.54' | S89°59'53"E |
| 20 | 15.13 | 1600.0 | 522.91' | 15.12 | 1805.23' | S89°59'53"E |
| 21 | 24.77 | 1500 | 8811.91' | 22.37 | 14748.88' | S89°59'53"E |
| 22 | 25.2 | 1500 | 8024.91' | 22.71 | 14512.92' | S89°59'53"E |
| 23 | 20.62 | 1500 | 3102.28' | 22.52 | 11411.24' | S89°59'53"E |
| 24 | 26.16 | 1500 | 3102.28' | 22.80 | 14502.42' | S89°59'53"E |
| 25 | 24.23 | 1500 | 864.70' | 21.88 | 14648.25' | S89°59'53"E |
| 26 | 25.12 | 1500 | 6957.28' | 22.82 | 14500.76' | S89°59'53"E |
| 27 | 7.30 | 3000 | 3202.51' | 17.90 | 18764.82' | S89°59'53"E |
| 28 | 5.10 | 4000 | 2220.25' | 15.56 | 1464.44' | S89°59'53"E |
| 29 | 31.88 | 4000 | 4449.31' | 30.48 | 17307.06' | S89°59'53"E |
| 30 | 18.90 | 3000 | 3814.52' | 18.58 | 11729.27' | S89°59'53"E |
| 31 | 24.67 | 1500 | 8232.50' | 22.60 | 14442.52' | S89°59'53"E |
| 32 | 25.24 | 1500 | 8024.91' | 22.71 | 14510.54' | S89°59'53"E |
| 33 | 25.12 | 1500 | 6957.28' | 22.82 | 14500.76' | S89°59'53"E |
| 34 | 25.15 | 1500 | 8024.91' | 22.64 | 14448.54' | S89°59'53"E |
| 35 | 25.15 | 1500 | 4682.28' | 24.84 | 13228.77' | S89°59'53"E |
| 36 | 50.24 | 5800 | 5513.28' | 54.00 | 11031.05' | S89°59'53"E |
| 37 | 54.72 | 5800 | 3820.88' | 54.81 | 13629.37' | S89°59'53"E |
| 38 | 64.26 | 5800 | 5230.21' | 52.30 | 18822.59' | S89°59'53"E |
| 39 | 58.35 | 5800 | 3720.81' | 58.36 | 13371.57' | S89°59'53"E |
| 40 | 14.18 | 5800 | 5345.20' | 14.79 | 12121.55' | S89°59'53"E |
| 41 | 24.68 | 3000 | 4700.31' | 23.00 | 10245.57' | S89°59'53"E |
| 42 | 26.90 | 1500 | 3214.21' | 22.84 | 14511.34' | S89°59'53"E |
| 43 | 25.12 | 1500 | 8232.50' | 22.62 | 14442.52' | S89°59'53"E |
| 44 | 74.53 | 3000 | 4550.42' | 24.88 | 13256.24' | S89°59'53"E |
| 45 | 46.37 | 5800 | 4746.41' | 46.98 | 13274.23' | S89°59'53"E |
| 46 | 81.31 | 5800 | 6316.13' | 58.24 | 13147.00' | S89°59'53"E |
| 47 | 57.46 | 5800 | 5847.21' | 56.16 | 18842.21' | S89°59'53"E |
| 48 | 24.68 | 3000 | 4700.31' | 23.00 | 10245.57' | S89°59'53"E |
| 49 | 14.17 | 3000 | 2457.90' | 12.94 | 5259.10' | S89°59'53"E |
| 50 | 7.30 | 4000 | 3024.91' | 17.22 | 11241.11' | S89°59'53"E |
| 51 | 77.87 | 4000 | 8529.32' | 48.07 | 14238.10' | S89°59'53"E |
| 52 | 22.93 | 4000 | 4262.28' | 22.64 | 18843.62' | S89°59'53"E |
| 53 | 7.32 | 3000 | 2477.05' | 12.82 | 18149.53' | S89°59'53"E |
| 54 | 25.24 | 1500 | 8024.91' | 22.71 | 14510.54' | S89°59'53"E |
| 55 | 25.24 | 1500 | 8024.91' | 22.71 | 14510.54' | S89°59'53"E |
| 56 | 24.5 | 1000.0 | 522.91' | 8.45 | 5854.28' | S89°59'53"E |
| 57 | 345 | 1600.0 | 1201.91' | 345 | 18813.78' | S89°59'53"E |
| 58 | 11.24 | 5800 | 3324.50' | 48.40 | 13055.23' | S89°59'53"E |
| 59 | 58.60 | 5800 | 5765.91' | 56.14 | 18170.44' | S89°59'53"E |
| 60 | 48.73 | 4000 | 8200.30' | 41.38 | 18244.45' | S89°59'53"E |

Concept layout for Review only

PARKER'S PLACE SUBDIVISION, PH 2 & 3
 SITE LAYOUT
 WEST POINT CITY, UTAH

TWIN PEAKS
 Engineering & Land Surveying
 2264 W. 111th Ave. Suite 100
 West Point, UT 84454
 (801) 400-2511

| | |
|---------|------------|
| DATE | 11/14/2021 |
| BY | 11/14/2021 |
| CHECKED | 11/14/2021 |
| SCALE | AS SHOWN |