



COMMERCIAL CORE & MAIN STREET SMALL AREA PLANS

WEST POINT, UT



SMALL
AREA
PLANS

June
2025

PREPARED BY



Downtown Redevelopment
Services, LLC
park City, UT



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INTRODUCTION

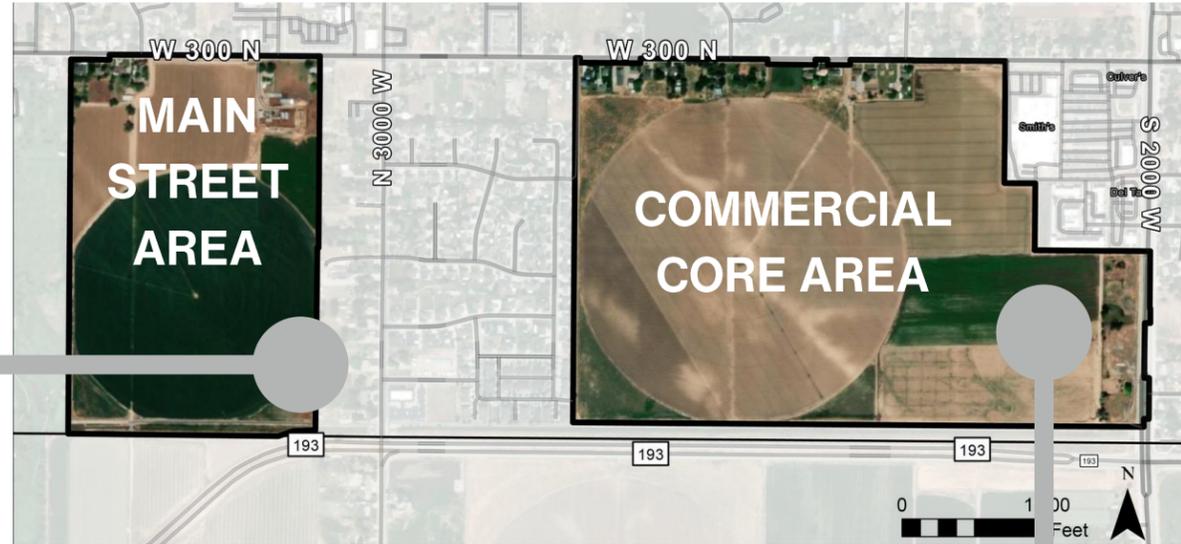
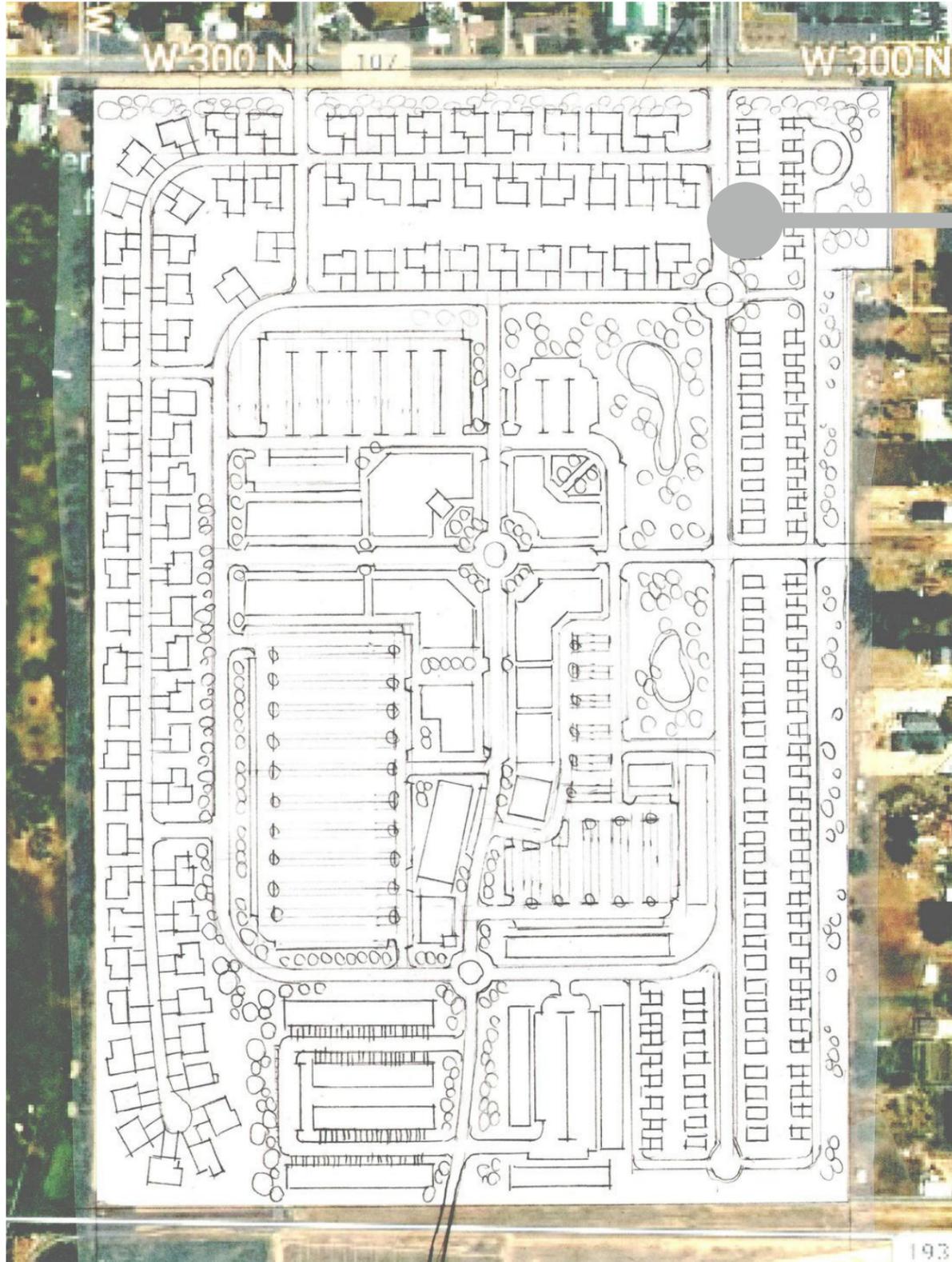
The growth, expansion and development of West Point City is creating opportunities on parcels for higher and better uses. Planning is essential to meet the future growth and long-term transportation goals while remaining community-focused and ensuring the creation of adequate economic ecosystems. The proposed scenarios for the Main Street Core and the Commercial Core small area plans will assist in outlining a realistic future development pattern for the sites.

The Main Street Core small plan area consists of agricultural land between 3000 West and Schneiter's Bluff golf course, South across 300 W from West Point City Hall. Its close proximity to civic institutions and central location make it the natural choice for the development and creation of a centralized city core.

The Commercial Core small plan area consists of a large expanse of agricultural land bordered by 300 N to the North, SR-193 to the South, and 200W to the West. Adjacent to the area is the largest existing commercial center in the city, consisting of Smith's Grocery and other commercial establishments. The proximity to these services and amenities makes this area a prime location for the future development and growth of West Point.



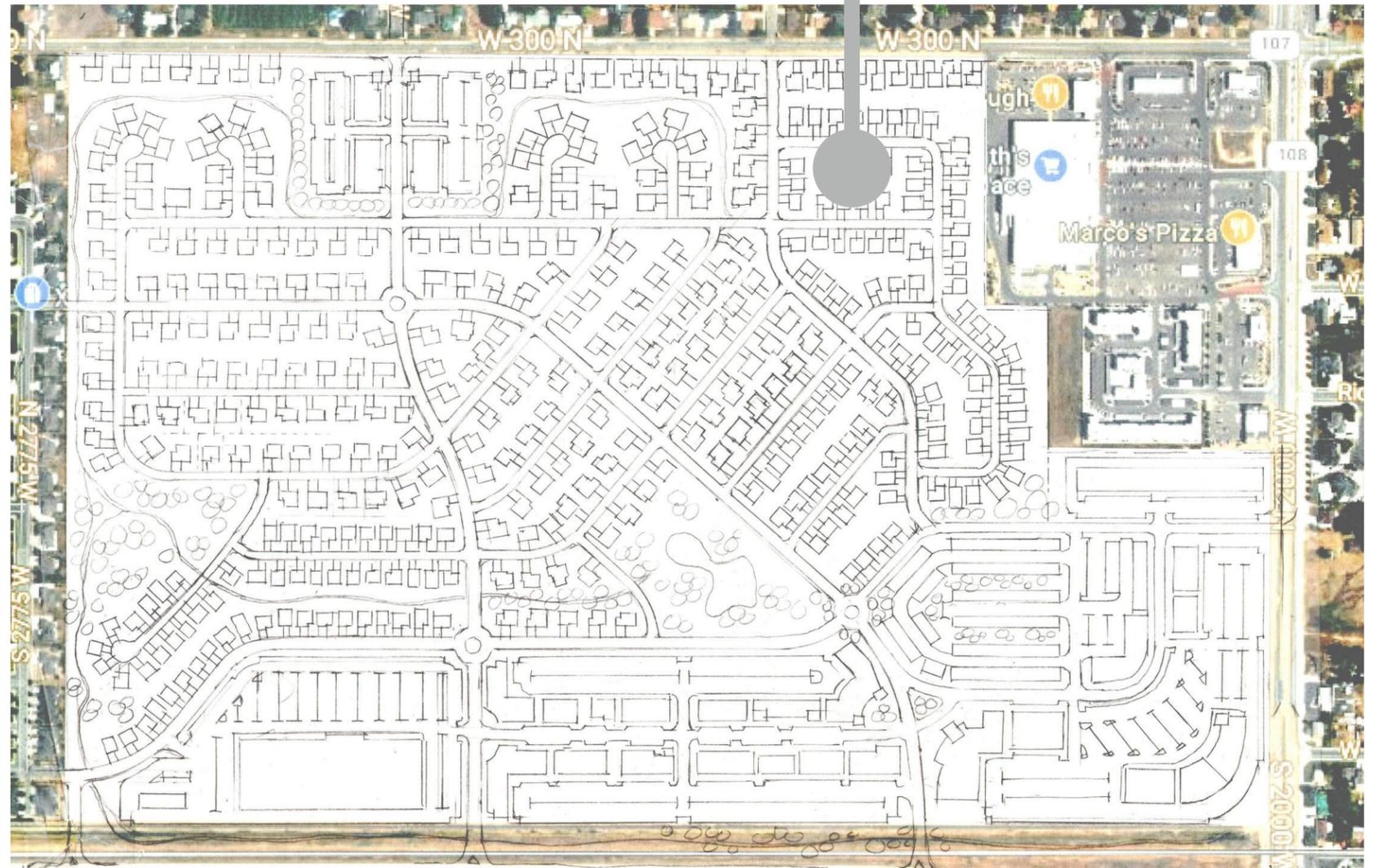
Contextual Maps of the Commercial Core & Main Street Small Area Plans



Left Image: Site Plan of the Main Street Small Area Plan

Top Image: Contextual Map

Bottom Image: Site Plan of the Commercial Core Small Area Plan

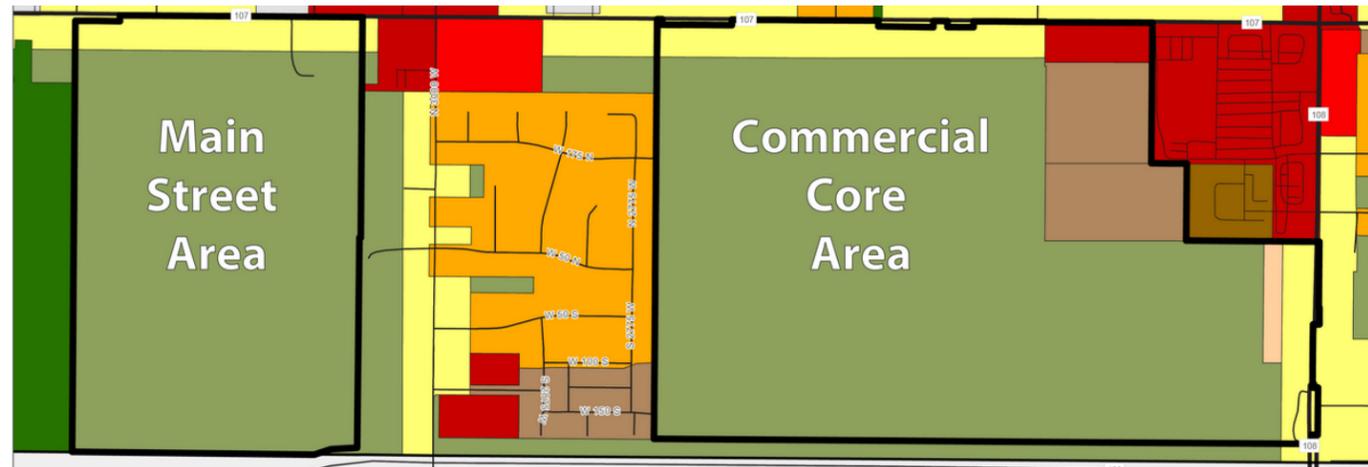




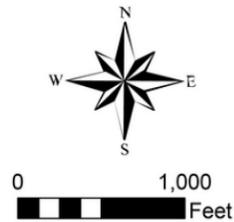
EXISTING CONDITIONS

Current Land Use

Land use within the small plan area consists of a variety of land use types. Residential land uses include R-1, R-2, and R-4, each with differing unit densities permitted per acre. Commercial land uses include C-C (Community) with commercial uses serving a community focused population type. Other land uses identified in the small plan area on the General Plan Map include Parks/Recreational uses.



- A-1** Agricultural 1 Unit Per Acre
- R-1** Residential 2.2 Units Per Acre - 12,000 Sq. Ft.
- R-2** Residential 2.7 Units Per Acre - 10,000 Sq. Ft.
- R-3** Residential 3.6 Units Per Acre - 9,000 Sq. Ft.
- R-4** Residential 6.0 Units Per Acre
- R-5** Residential 10.0 Units Per Acre
- C-C** Community Commercial
- N-C** Neighborhood Commercial
- R-C** Regional Commercial
- R/I-P** Research and Industrial
- Parks and Recreational**
- Public and Institutional



(Above) Fig. X - Current Land Uses in the Small Areas
 (Bottom Right) Fig. X - Future Land Uses in the Small Areas

A majority of land within the Main Street and Commercial Core small areas is being used as agricultural land. The land surrounding the small areas consist of a variety of uses; including R-3 residential, R-5 residential, community and neighborhood commercial, parks and recreation, and public and institutional uses. Much of the development in West Point in recent years has happened in close proximity of the Main Street Core and Commercial Core Small Areas.

A majority of land within the small areas is zoned as A-40, Agricultural Residential, allowing a density of 1 unity per acre. The potential future zoning changes will allow for adaptation to match congruency with the small area plans, encouraging the style and density of development in key areas of West Point, reflecting both the desires retain agricultural land and increase housing diversity. A focus of the Small Area Plans will be to allow for different densities of zoning as well as more Neighborhood and Community centered commercial uses.

Development Patterns

There are clusters of commercial structures at the intersections of 3000 W and 300 N, SR 108 and 300 N, and 3000 W and SR 193. Commercial buildings found at these intersections all look to be of modern construction materials.



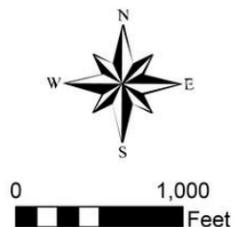
Development is commonly laid out in a strip development. Much of the area is zoned for residential but has been used as agricultural land. Therefore, a large portion of the land within both small areas is open space with few to no buildings.

Future Land Use

The land use designation for a property, as shown on the map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the master plan. A degree of flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. The Land Use Map is to be interpreted such that each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated. The Small Area Plan calls for the identified areas to become the Main Street Small Area and Commercial Core Small Area.



- A-1** Agricultural 1 Unit Per Acre
- R-1** Residential 2.2 Units Per Acre - 12,000 Sq. Ft.
- R-2** Residential 2.7 Units Per Acre - 10,000 Sq. Ft.
- R-3** Residential 3.6 Units Per Acre - 9,000 Sq. Ft.
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- C-C** Community Commercial
- N-C** Neighborhood Commercial
- R-C** Regional Commercial
- R/I-P** Research and Industrial
- Parks and Recreational**
- Public and Institutional



Transportation

Trails

The intent of the trail system is to connect neighborhoods and give residents the option of walking to activity centers, thus providing a walkable community and adequate exercise opportunities. Existing active transportation facilities with direct impact on the small plan area include:

- The SR-193 trail is a shared use path that runs from the Emigration Trail to the Denver & Rio Grande Western Rail Trail.
- The 2-mile bike lane runs along 2000 West from 300 N to Antelope Dr. in Syracuse.

Transit

Currently UTA bus Route 626 is the only bus route that services the West Point City small area plan vicinity. Route 626 runs through the Commercial Core Small Area on 2000 West. There are four bus stops in, or in close proximity of, the Commercial Core Small Area.

South Bound:

- 2000 W @ 261 N (West Point)
 - Stop ID: 632029
- 2000 W @ 55 N
 - Stop ID: 301507

North Bound:

- 2000 W @ 61 S
 - Stop ID: 632018
- 2000 W @ 102 North
 - Stop ID: 301510



Roads

State Route 193 (SR-193) is the major arterial leading to both the Main Street Small Area and the Commercial Core Small Area. This multi-lane State Highway gives easy access to I-15 to the East and communities to the south along SR-173 (W Davis Corridor).

300 N serves as the northern boundary for both the Main Street Core and Commercial Core small areas, connecting the small areas to points east and west. 2000 W acts as the eastern boundary of the Commercial Core small area and its primary connection to the north and south.



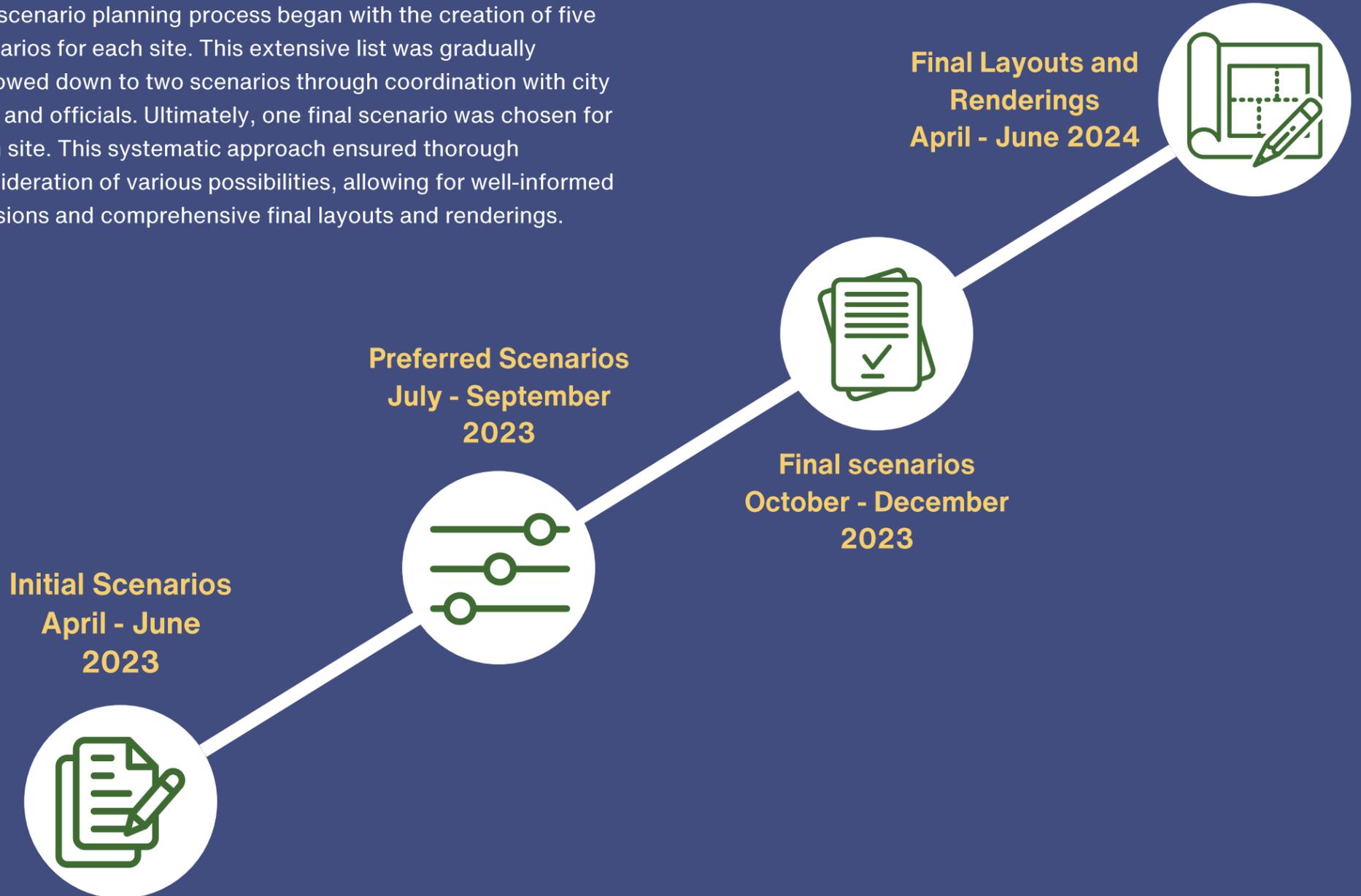
SCENARIO PLANNING PROCESS EXPLANATION



Scenario Planning Process Explanation

The project involved a collaborative effort between city staff and a consultant team. The scenario planning process was divided into several phases. Initial scenarios were developed from April to June 2023. These were refined into preferred scenarios from July to September 2023, leading to final scenarios from October to December 2023. The process culminated in the creation of final layouts and renderings between April and June 2024.

The scenario planning process began with the creation of five scenarios for each site. This extensive list was gradually narrowed down to two scenarios through coordination with city staff and officials. Ultimately, one final scenario was chosen for each site. This systematic approach ensured thorough consideration of various possibilities, allowing for well-informed decisions and comprehensive final layouts and renderings.



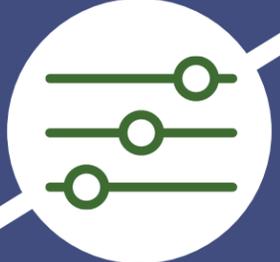
Final Layouts and Renderings
April - June 2024



Preferred Scenarios
July - September 2023



Final scenarios
October - December 2023



Initial Scenarios
April - June 2023



Preliminary Scenarios of the Main Street Small Area Plan

These initial scenarios were presented to the Council for review and consideration. Each scenario outlined potential pathways for the future distribution of land uses within the Small Area Plan boundaries, based on the community's preferences as illustrated in the General Plan's Land Use Map. The Council's review was a crucial step, ensuring that the proposed land use designations aligned with the broader goals and objectives of the Small Area Plan. Through this review process, the Council provided valuable feedback and insights, which were instrumental in shaping the next phases of planning.

Following the Council's review, the scenarios underwent further refinement in subsequent phases. This iterative process allowed for adjustments based on the council's feedback, additional data, and community input. The goal was to ensure that the final land use plan was both flexible and robust, capable of guiding future zoning decisions while remaining adaptable to changing needs and circumstances. This refinement process culminated in more detailed and nuanced scenarios, ready to support the implementation of zoning changes and the development of specific districts, such as the Main Street Overlay District and the Commercial Core Overlay District.

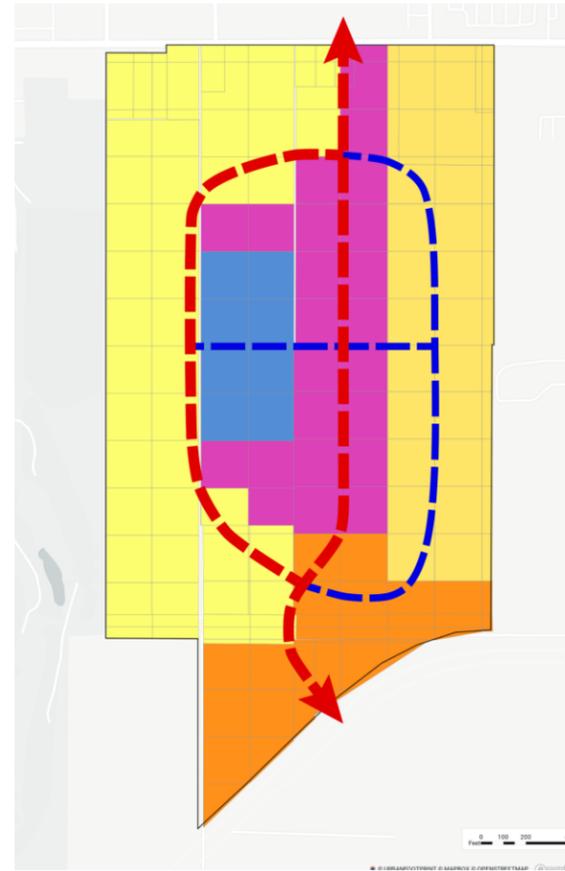
Land Use

- Public park
- Mixed use commercial
- Single-family detached
- Single-family attached
- Multi-family
- Civic facilities

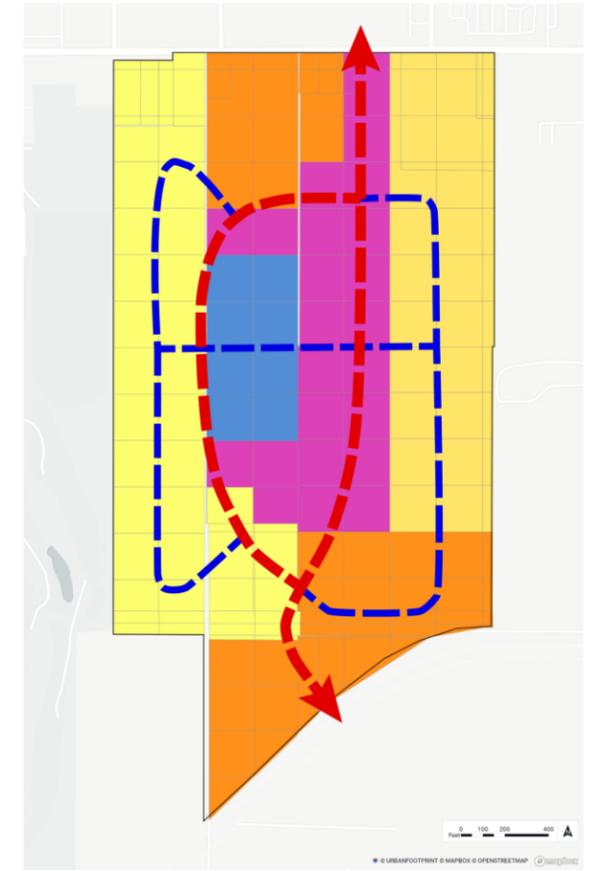
Road Types

- Arterial Road
- Collector Road

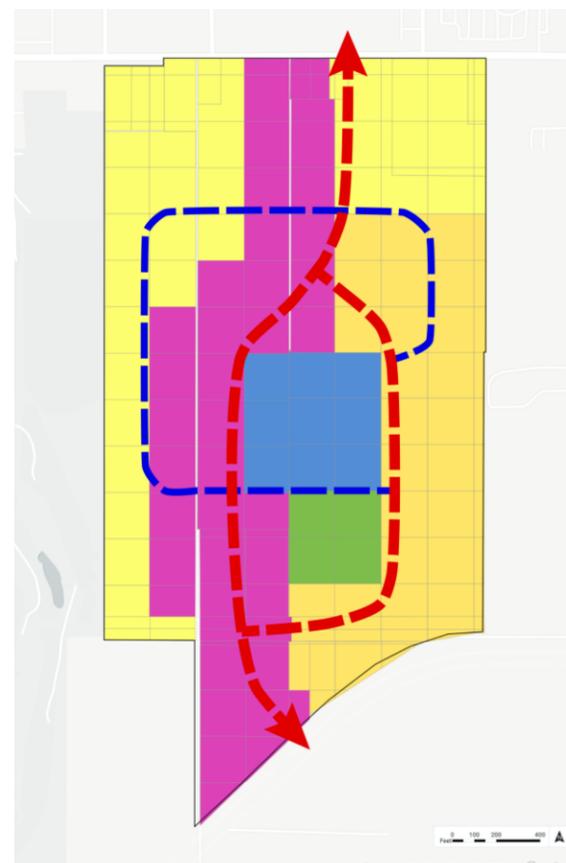
Housing Heavy



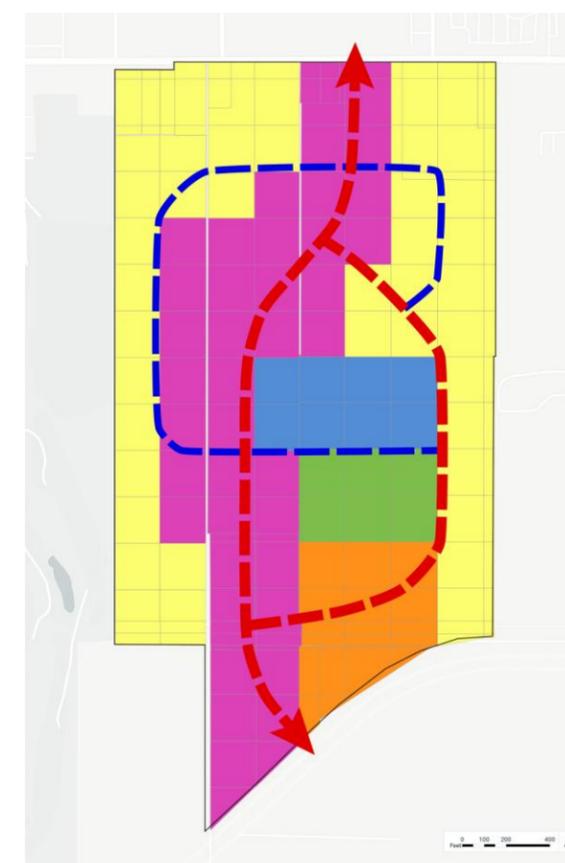
Multi & Single Family



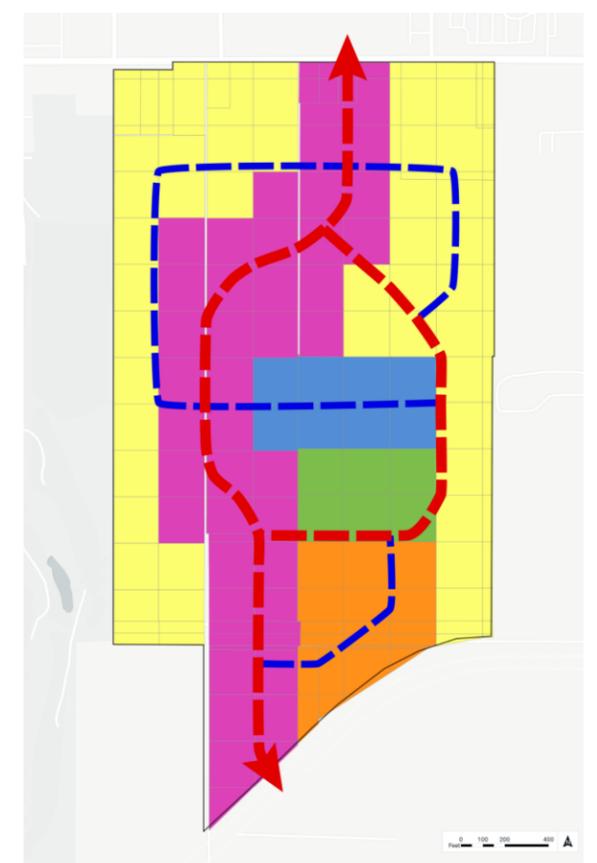
Commercial & Small Lot



Retail and Small Lot



Commercial and Mid-Lot



Preliminary Scenarios of the Commercial Core Small Area Plan

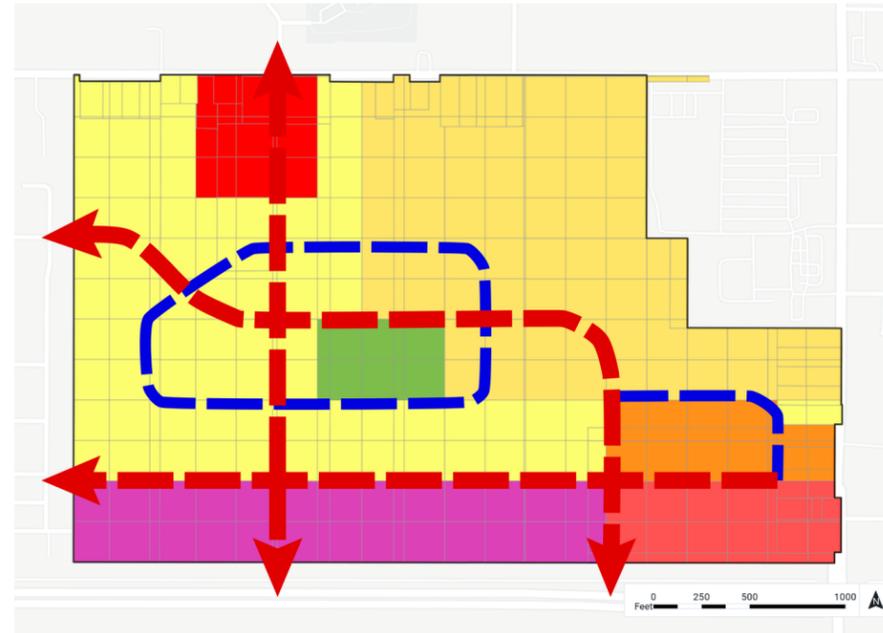
Land Use

- Mixed use
- Single-family detached
- Single-family attached
- Multi-family
- Commercial
- Commercial centers
- Public park

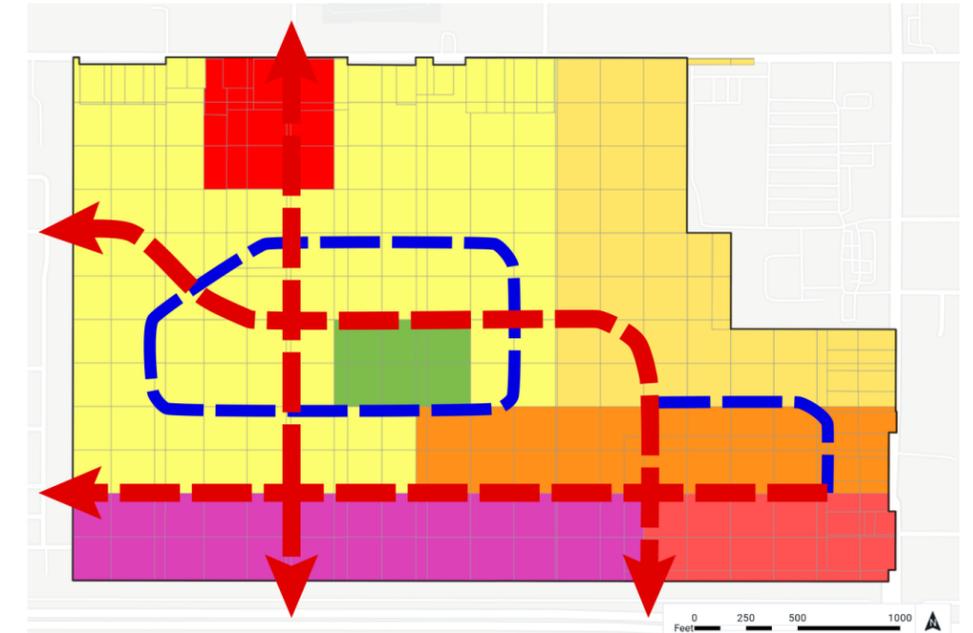
Road Types

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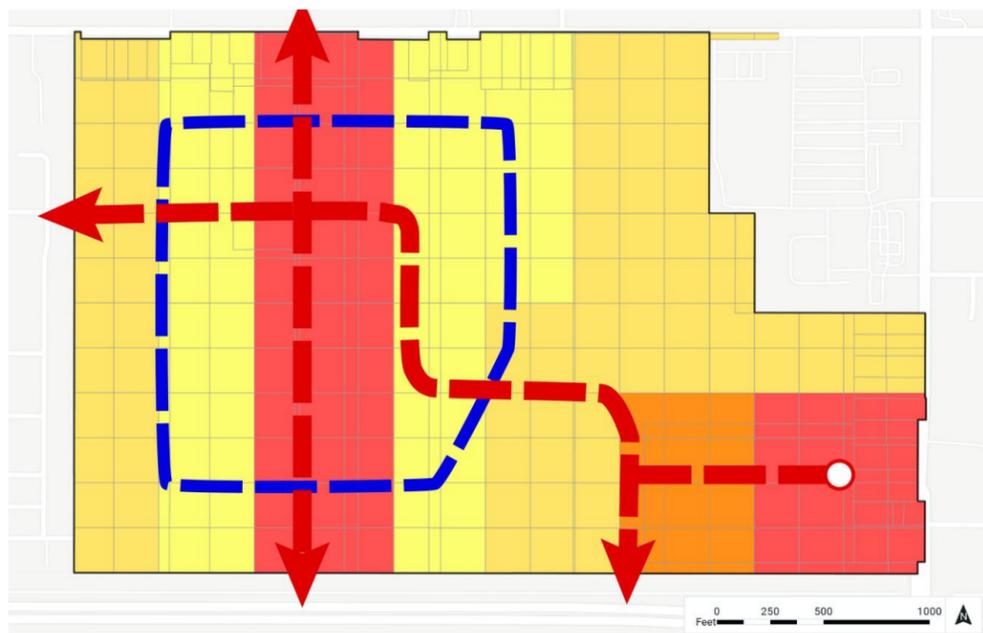
Commercial and Mid-Lot



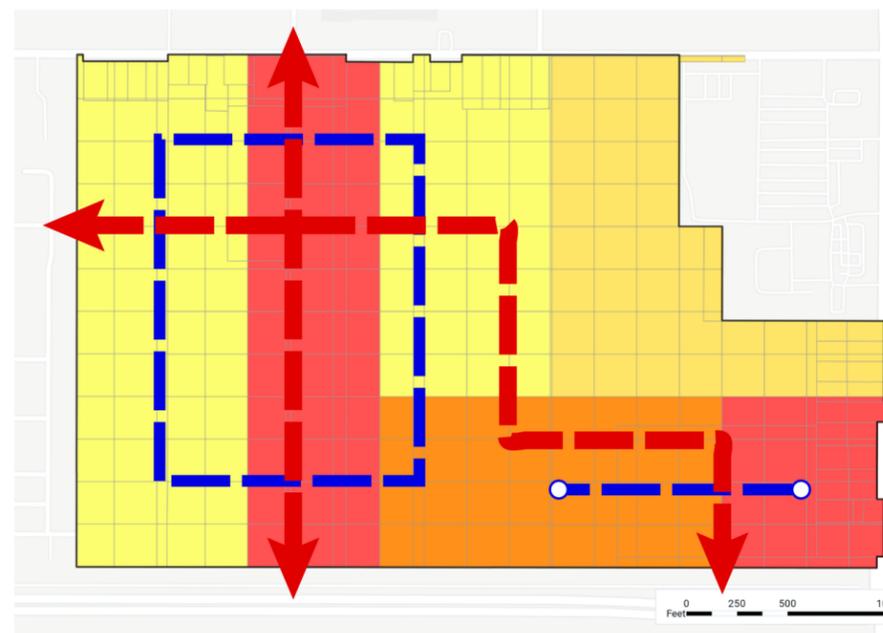
Multi & Single Family



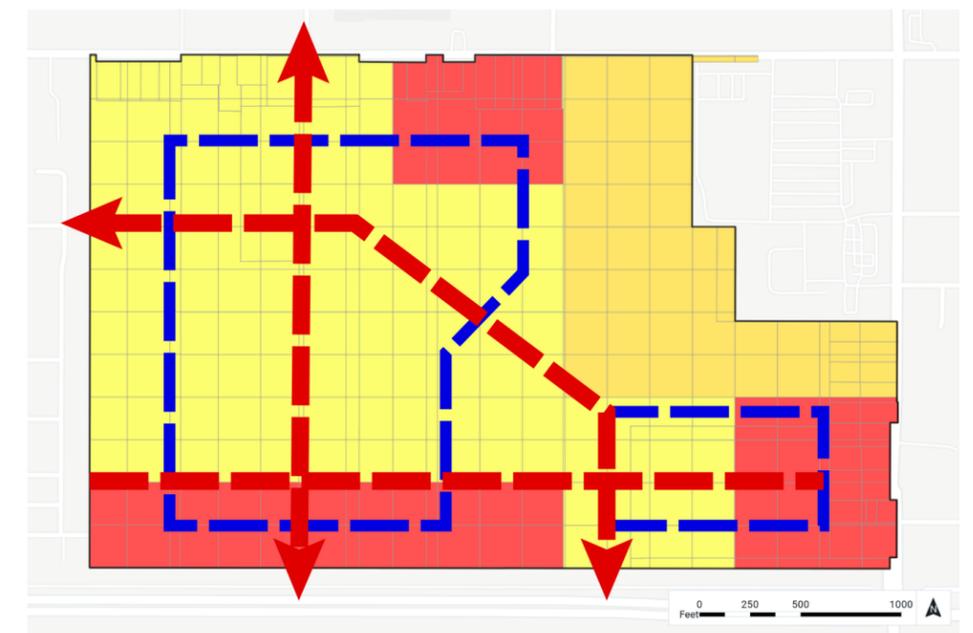
Commercial & Small Lot



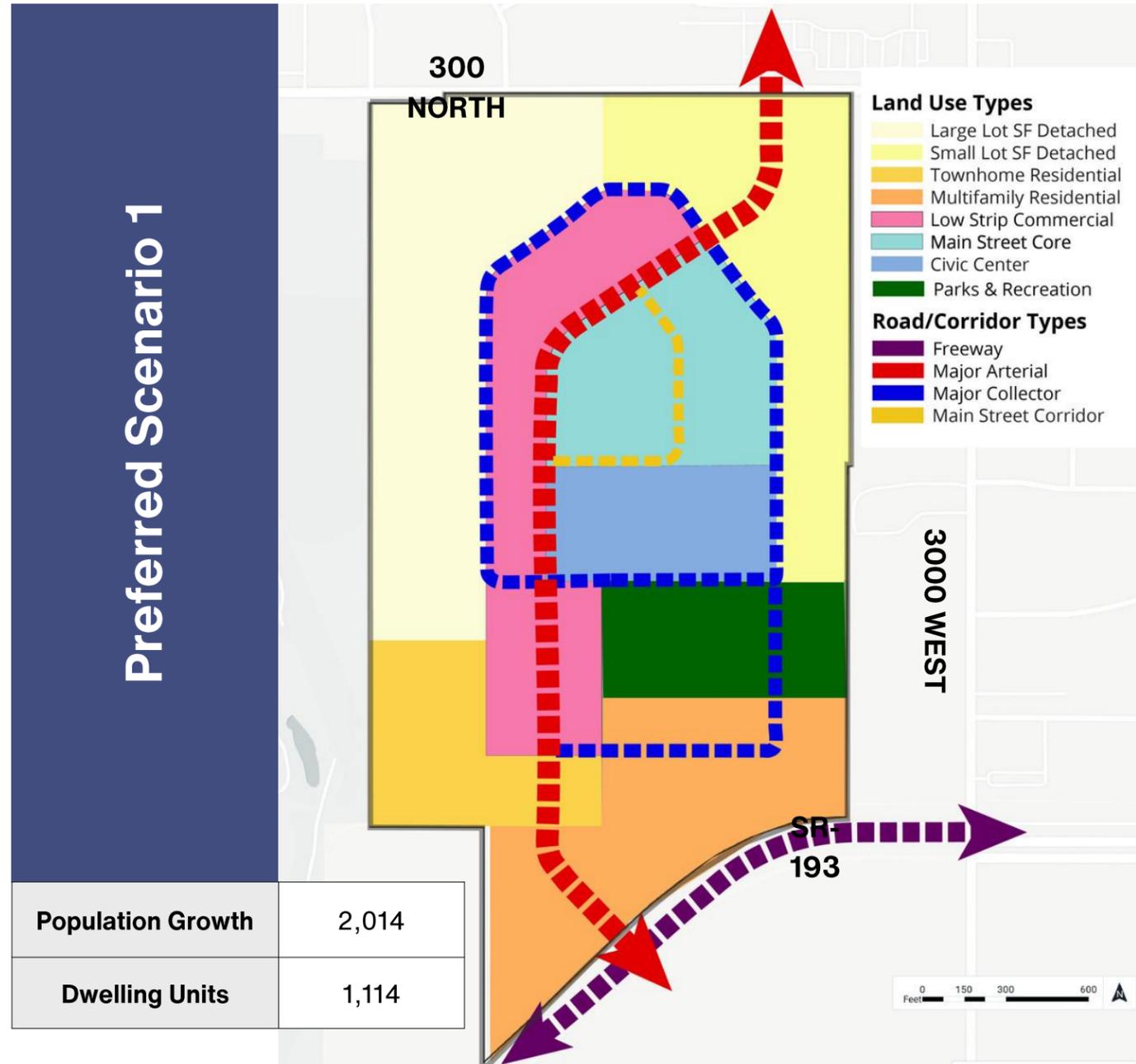
Commercial & Multifamily



Commercial and Large Lot



Preferred Scenarios of the Main Street Small Area Plan

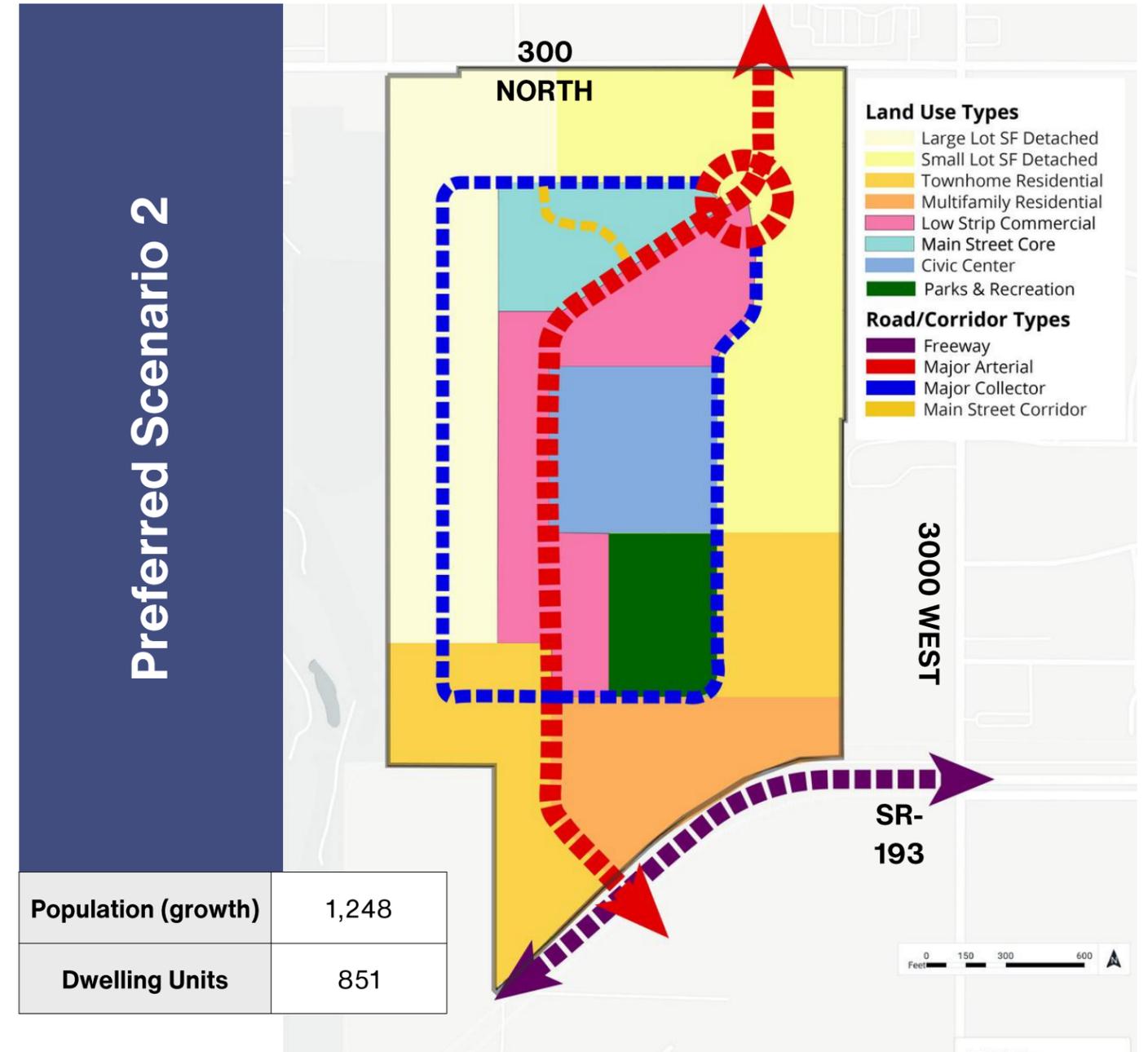


Population Growth	2,014
Dwelling Units	1,114

Units by Type	<ul style="list-style-type: none"> • Single Family Large lot - 135 • Single Family Small Lot - 229 • Single Family Attached - 175 • Multifamily - 575
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Jobs Created	1,926
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Jobs By Sector	<ul style="list-style-type: none"> • Retail - 1,382 • Office - 482 • Public - 61
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Population (growth)	1,248
Dwelling Units	851

Units by Type	<ul style="list-style-type: none"> • Single Family Large lot - 93 • Single Family Small Lot - 200 • Single Family Attached - 198 • Multifamily - 360
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Jobs Created	1,128
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Jobs By Sector	<ul style="list-style-type: none"> • Retail - 868 • Office - 179 • Public - 81
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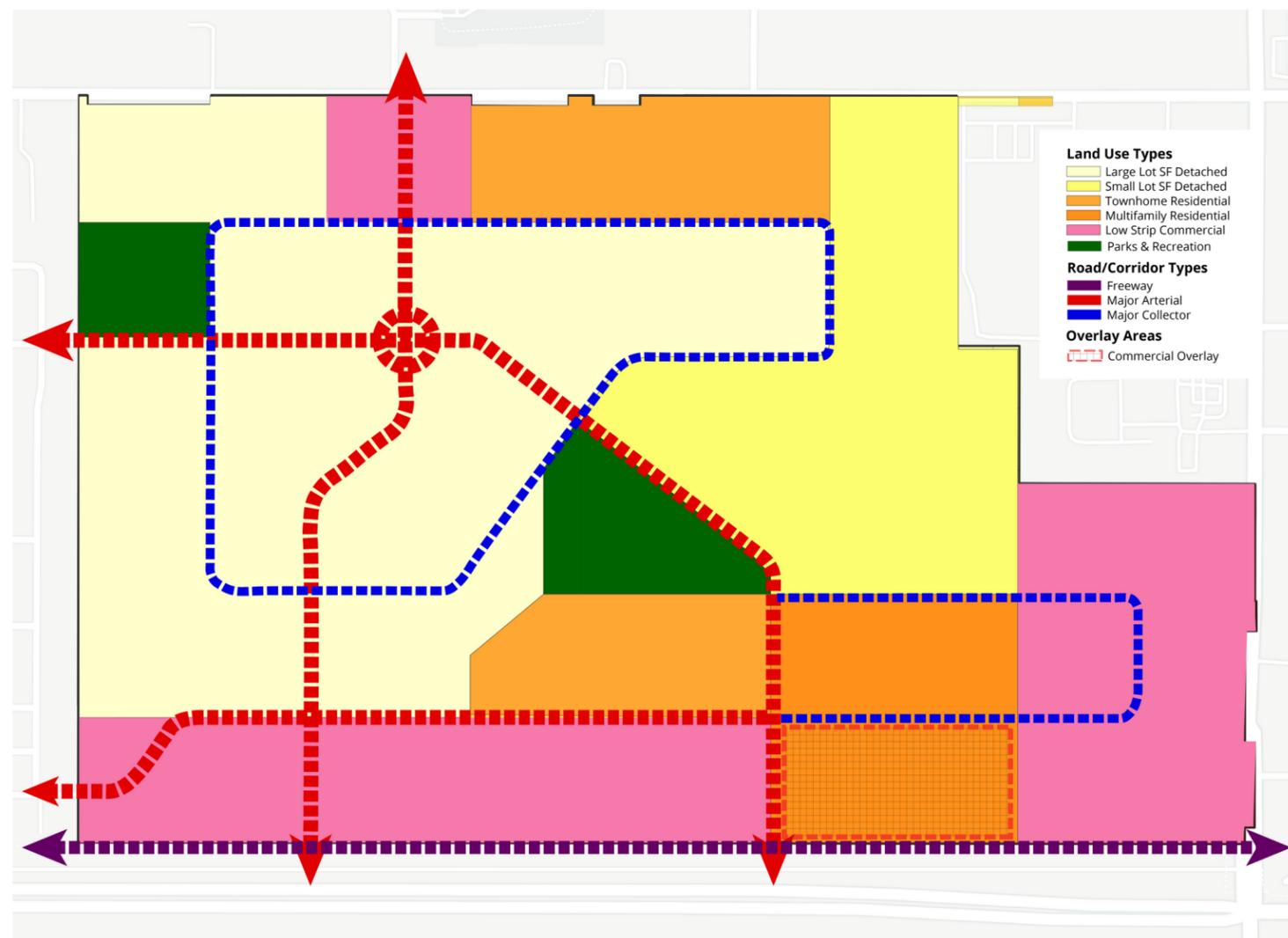
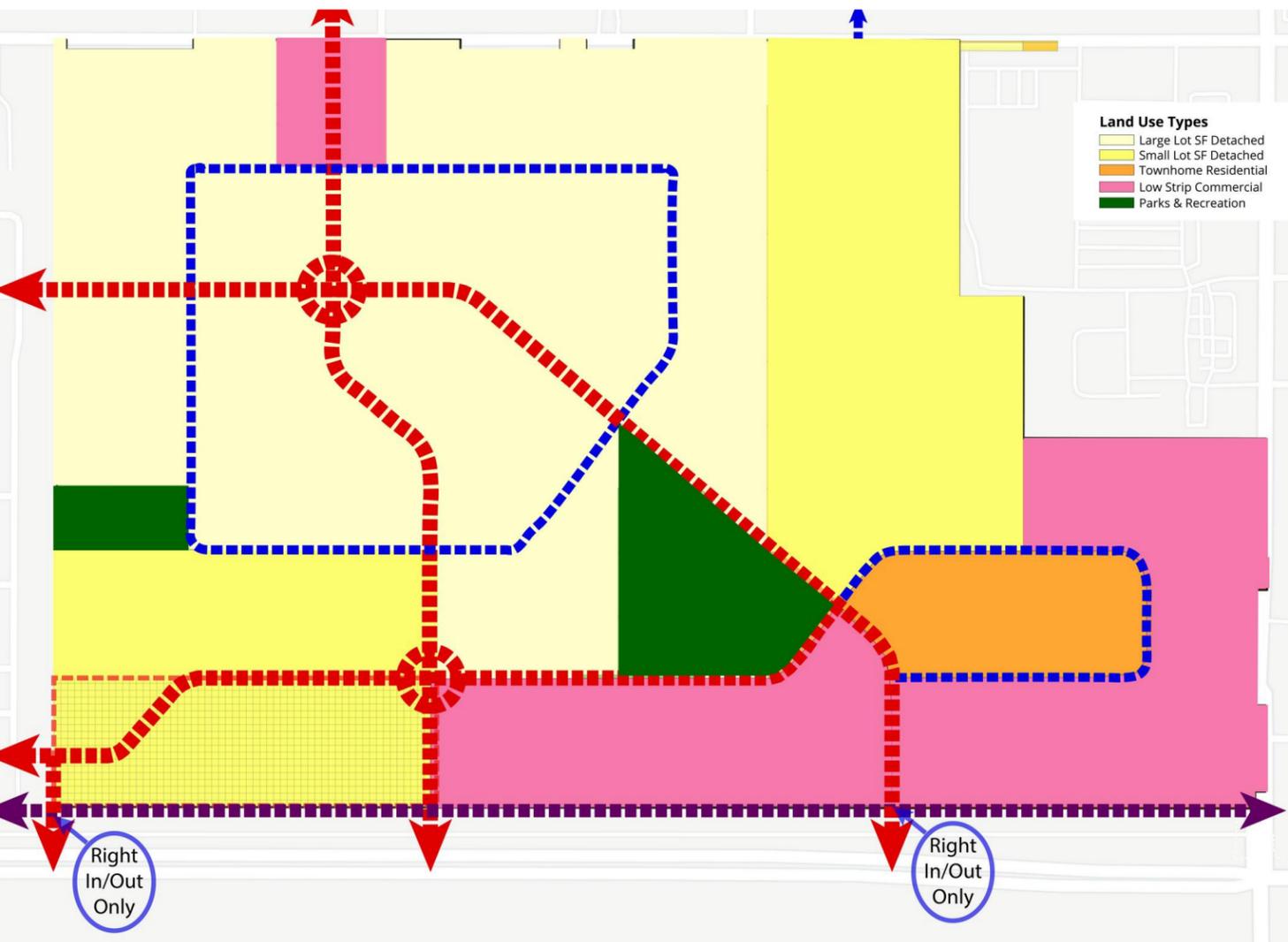
Preferred Scenarios of the Commercial Core Small Area Plan

Preferred Scenario 1

Population (growth)	2,220
Dwelling Units	1,105
Units by Type	<ul style="list-style-type: none"> • Single Family Large Lot - 279 • Single Family Small Lot - 445 • Single Family Attached- 269 • Multifamily - 112
Jobs Created	1,248
Jobs By Sector	<ul style="list-style-type: none"> • Retail - 948 • Office - 300

Preferred Scenario 2

Population (growth)	2,626
Dwelling Units	1,307
Units by Type	<ul style="list-style-type: none"> • Single Family Large Lot - 468 • Single Family Small Lot - 327 • Single Family Attached- 287 • Multifamily - 225
Jobs Created	1,612
Jobs By Sector	<ul style="list-style-type: none"> • Retail - 1,361 • Office - 251

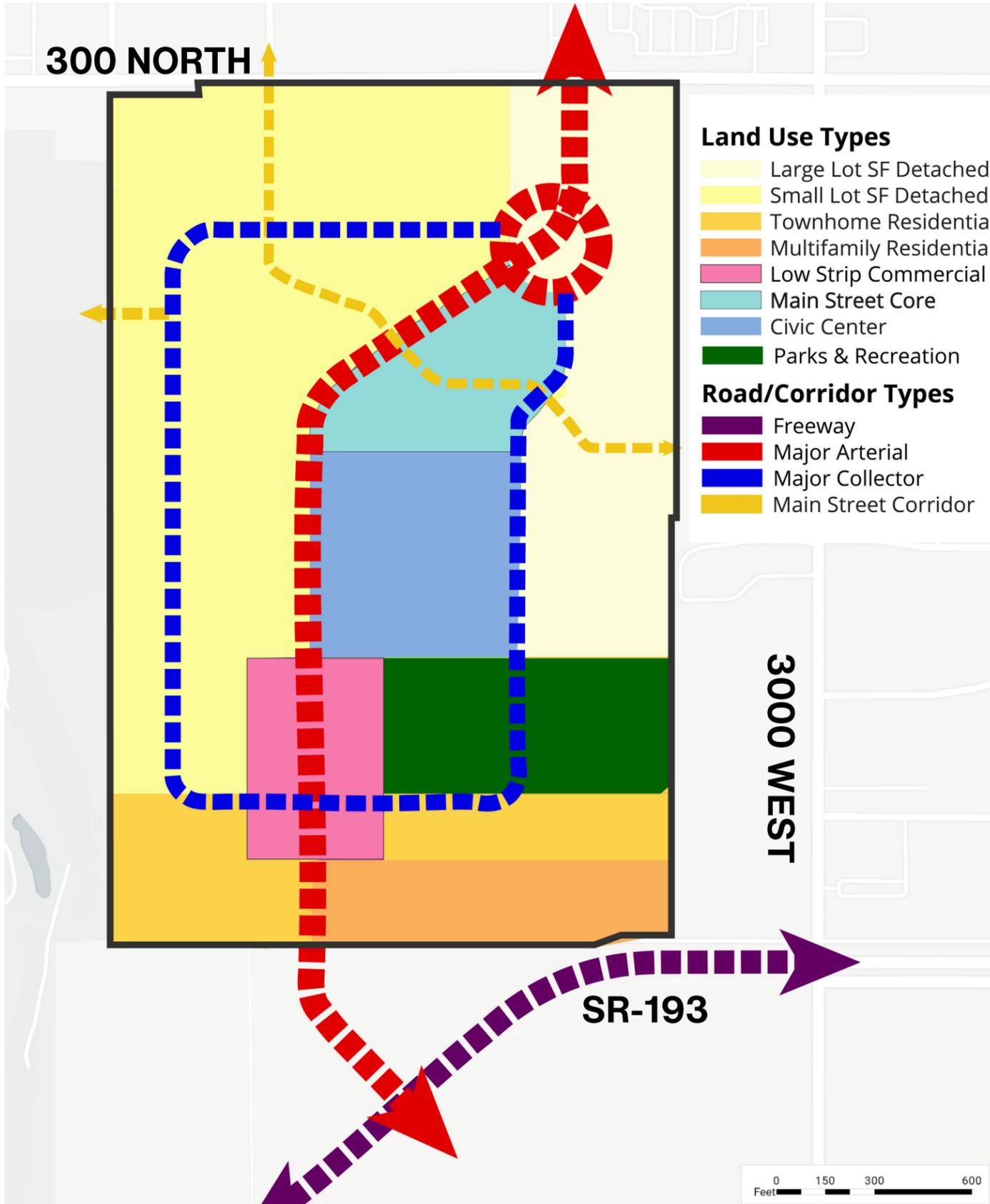




FINAL SCENARIOS

04

Final Scenario of the Main Street Small Area Plan

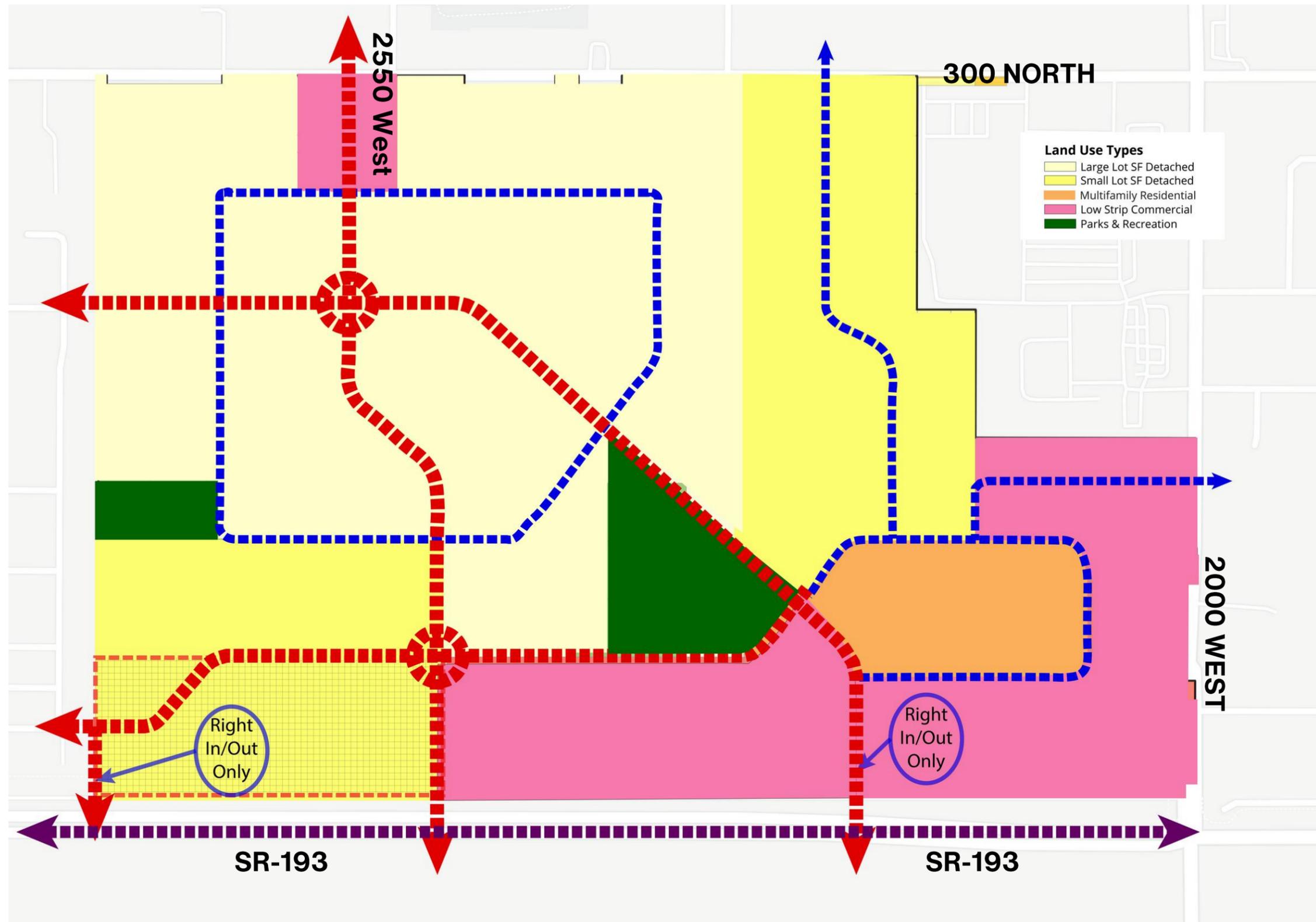


STATISTIC	AMOUNT
Population (growth)	836
Dwelling Units	570
Units by Type	<ul style="list-style-type: none"> • Single Family Large lot - 108 • Single Family Small Lot - 251 • Single Family Attached - 71 • Multifamily - 140
Jobs Created	491
Jobs By Sector	<ul style="list-style-type: none"> • Retail - 393 • Office - 98 • Public - Removed due to Carryover

LAND USE TYPE	ACREAGE
Large Lot Single Family	35.18
Small Lot Single Family	22.14
Townhomes	11.09
Multifamily	6.42
Strip Commercial	5.93
Main Street Commercial	7.15
Civic	9.23
Parks & Rec	6.99

LAND USE TYPE	DENSITIES
Large Lot Single Family	Up to 3 per acre
Small Lot Single Family	Up to 6 per acre
Townhomes	Up to 12 per acre
Multifamily	Up to 22 per acre

Final Scenario of the Commercial Core Small Area Plan



STATISTIC	AMOUNT
Population (growth)	1,912
Dwelling Units	674
Units by Type	<ul style="list-style-type: none"> • Single Family Large lot - 258 • Single Family Small Lot - 314 • Multifamily- 169
Jobs Created	1,359
Jobs By Sector	<ul style="list-style-type: none"> • Retail - 1,163 • Office - 196

LAND USE TYPE	ACREAGE
Large Lot Single Family	86.00
Small Lot Single Family	52.32
Multifamily	8.46
Strip Commercial	42.52
Parks & Rec	10.37

LAND USE TYPE	DENSITIES
Large Lot Single Family	Up to 3 per acre
Small Lot Single Family	Up to 6 per acre
Apartments	Up to 20 per acre



BUILDING TYPOLOGY EXPLANATIONS

Small Lot SF Detached

Small lot single family homes have a large capacity for variety in look, feel, and overall character elements. The properties are often personalized to meet the residents needs or desires. Public spaces are limited in this land-use type, primarily served by neighborhood scale parks. Structures in this land-use district are often setback on all sides, with individual properties are often defined with fences or similar boundary markers.

This typology can also include senior housing.



Standard Height
15' to 25'



Building Massing
1,000 to 3,000 sq ft



Parking
2 per unit



Amenities
Private



Anticipated Jobs
11 Per Acre

Density Per Acre (Low)	4 units
Density Per Acre (High)	6 units
Density Per Acre (Avg)	5 units



Large Lot SF Detached

Large lot detached single family homes have a large capacity for variety in look, feel, and overall character elements. The properties are often personalized to meet the residents needs or desires. Public spaces are limited in this land-use type, primarily served by neighborhood scale parks. Structures in this land-use district are often setback on all sides, with individual properties are often defined with fences or similar boundary markers.

These properties include a range of densities, including:



Standard Height
15' to 35'



Building Massing
2,000 to 4,000 sq ft



Parking
3 per unit



Amenities
Private



Anticipated Jobs
6 Per Acre

Density Per Acre (Low)	2 units
Density Per Acre (High)	4 units
Density Per Acre (Avg)	3 units



Townhome Residential

Buildings in this characteristics include a mixture of architectural styles yet they are often 2-3 stories tall with a larger first floor. Above 30 foot in height these buildings often have a setback for higher floors. Entrances from right-of-way alignment and rear entrances are common, yet not required. Buildings are often made up of a mixture of glass, brick, and steel; offering an attractive and inviting environment.

These properties include a range of densities, including:

Density Per Acre (Low)	8 units
Density Per Acre (High)	14 units
Density Per Acre (Avg)	10 units



Standard Height
20' to 30'



Building Massing
50k - 150k sq ft



Parking
2 per unit



Amenities
Private



Anticipated Jobs
17 Per Acre

Multi-Family Residential

Multi-family residential is a style of housing that offers buildings (up to 4 stores tall) with horizontal apartments or condos. These buildings often have an average height of 40 feet and have exterior entrances for the rental or owned units. Multi-family residences offer convenient living for young professionals, single individuals, and 'empty nesters.' Orientation ranges from suburban to the most urban environments, the latter offering an opportunity to reduce vehicle dependency.

Density Per Acre (Low)	18 units
Density Per Acre (High)	22 units
Density Per Acre (Avg)	20 units



Standard Height
30' to 40'



Building Massing
50k - 150k sq ft



Parking
1.5 per unit



Amenities
Public & Private



Anticipated Jobs
42 Per Acre

Low Strip Commercial

Strip commercial buildings are smaller in scale and massing, yet still provide a physical presence and ample room for signage. Several tenants are within each structure, ranging in the square footage for each. The facilities are often monolithic in style with accentuated front entries, drawing attention to the various tenants within the structure. Ample parking in close proximity is a common characteristic of these structures, decreasing the floor area ratio of the site development.

-  **Standard Height**
15' to 25'
-  **Building Massing**
1,000 to 3,000 sq ft
-  **Parking**
2 per unit
-  **Amenities**
Private
-  **Anticipated Jobs**
11 Per Acre

Density Per Acre (Low)	17,500 sq ft
Density Per Acre (High)	30,000 sq ft
Density Per Acre (Avg)	23,750 sq ft



Civic Center

Buildings in this land-use district have a large opportunity for variety in look, feel, and overall character elements. The properties are often personalized to meet the residents needs or desires. Hospitals' design is driven by the needs and desires of the hospital organization, typically privately led. Civic building design is a prime opportunity to highlight the community's identity. These buildings are typically centrally located on arterial roads, easily accessible by multiple modes of transportation.

-  **Standard Height**
25' to 55'
-  **Building Massing**
25k to 100k sq ft
-  **Parking**
1 / 500 sq ft
-  **Amenities**
Private
-  **Anticipated Jobs**
Civic - 17

Density Per Acre (Low)	17,500 sq ft
Density Per Acre (High)	25,000 sq ft
Density Per Acre (Avg)	21,250 sq ft



Big Box Commercial

Big box commercial buildings have large are large in footprint, providing a physical presence and ample room for signage. Typically, only one or a few major tenants can be found in this type of development, flanked by smaller tenants. The facilities are often monolithic in style with accentuated front entries, drawing attention to the entrance/exit point of the structure. Ample parking in close proximity is a common characteristic of these structures, decreasing the floor area ratio of the site development.

-  **Standard Height**
25' to 35'
-  **Building Massing**
50k - 150k sq ft
-  **Parking**
1 / 500 sq ft
-  **Amenities**
Public
-  **Anticipated Jobs**
22 Per Acre

Density Per Acre (Low)	13,000 sq ft
Density Per Acre (High)	22,000 sq ft
Density Per Acre (Avg)	17,500 sq ft



Main Street Core

Village-scale mixed use development provides a natural or organic layout, favoring unique nooks and crannies throughout the area. This mixed use typology is typically capped at 50 feet in height and offers a strong difference in building or façade types. This style of land use also includes a small number of residential units, primarily on upper floors.

-  **Standard Height**
30' to 40'
-  **Building Massing**
50k - 150k sq ft
-  **Parking**
1.5 per unit
-  **Amenities**
Public & Private
-  **Anticipated Jobs**
42 Per Acre

Density Per Acre (Low)	15,000 sq ft
Density Per Acre (High)	18,000 sq ft
Density Per Acre (Avg)	16,500 sq ft

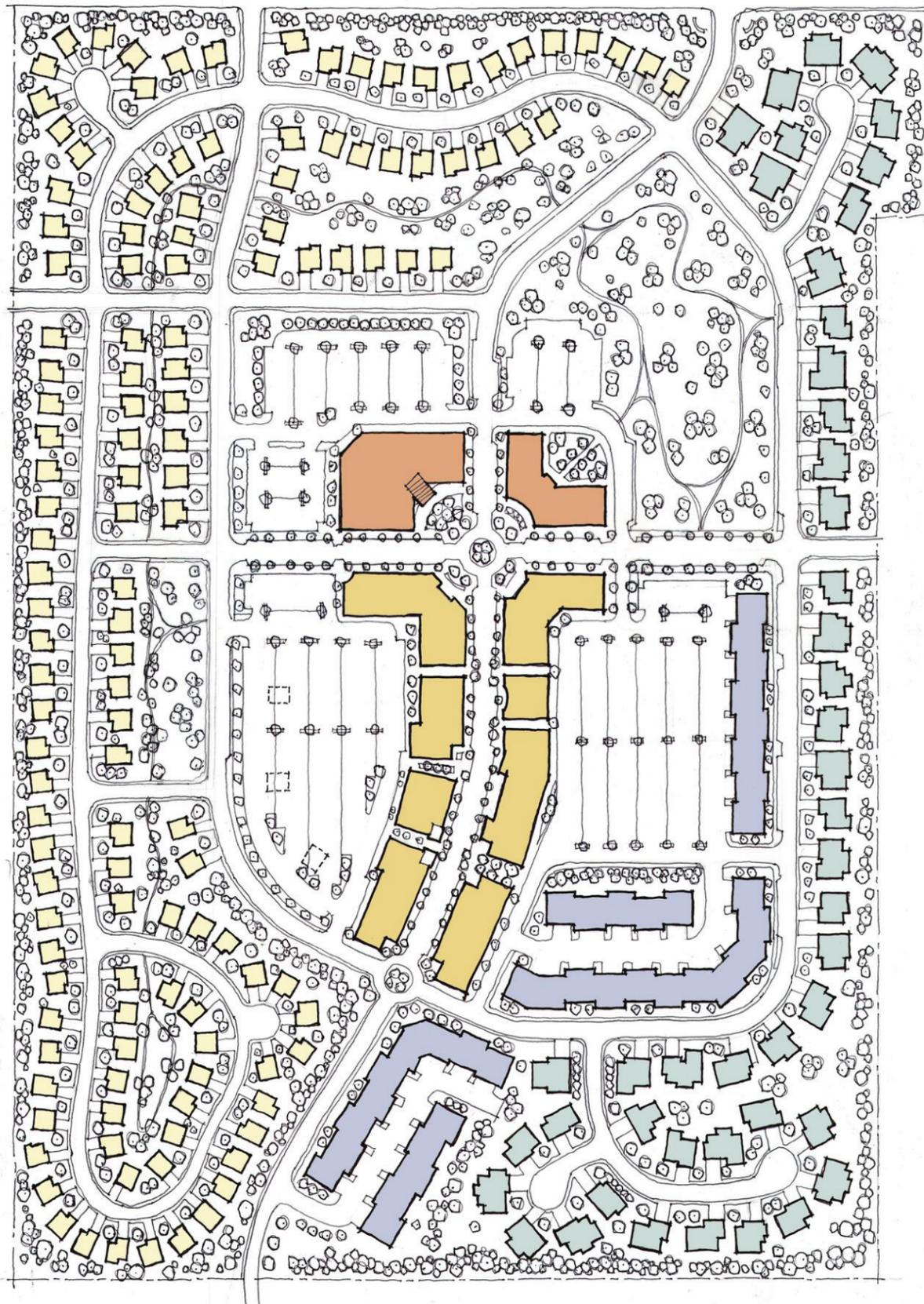




CONCEPTUAL LAYOUT

06

Final Renderings of the Main Street Small Area Plan



Left - Aerial view of the Main Street Small Area. The Main Street Small Area proposes a core civic and commercial area surrounded by residential housing from various typologies. The west side of the area consists of small lot residential, while the east side is made up of large residential, and townhomes. The Main Street small area features a large park to serve the library and municipal core.

- Civic
- Commercial
- Large Residential
- Small Residential
- Townhouses

Summary Table	
Number of Units	303
Small Lot Detached	136
Large Lot Detached	47
Townhomes	120
Commercial Space (Sq Ft)	111,250
Retail	70,750 Sq Ft
Civic	21,000 Sq Ft
Office	19,500 Sq Ft
Park Size (Acres)	7.22 Acres



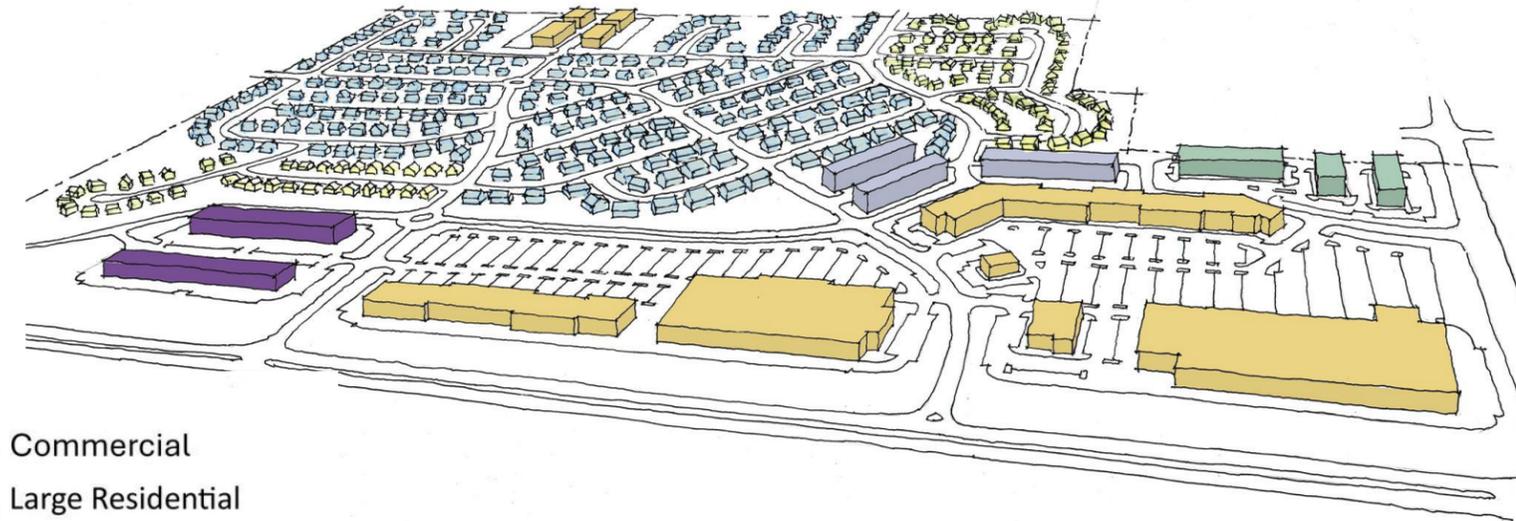
Left - Artistic rendering looking northeast from the southern end of the Main Street Area. This commercial and civic use area is designed to serve as the core of the city, allowing for easy access from other parts of the city and highlighting a welcoming pedestrian area.

Final Renderings of the Main Street Small Area Plan

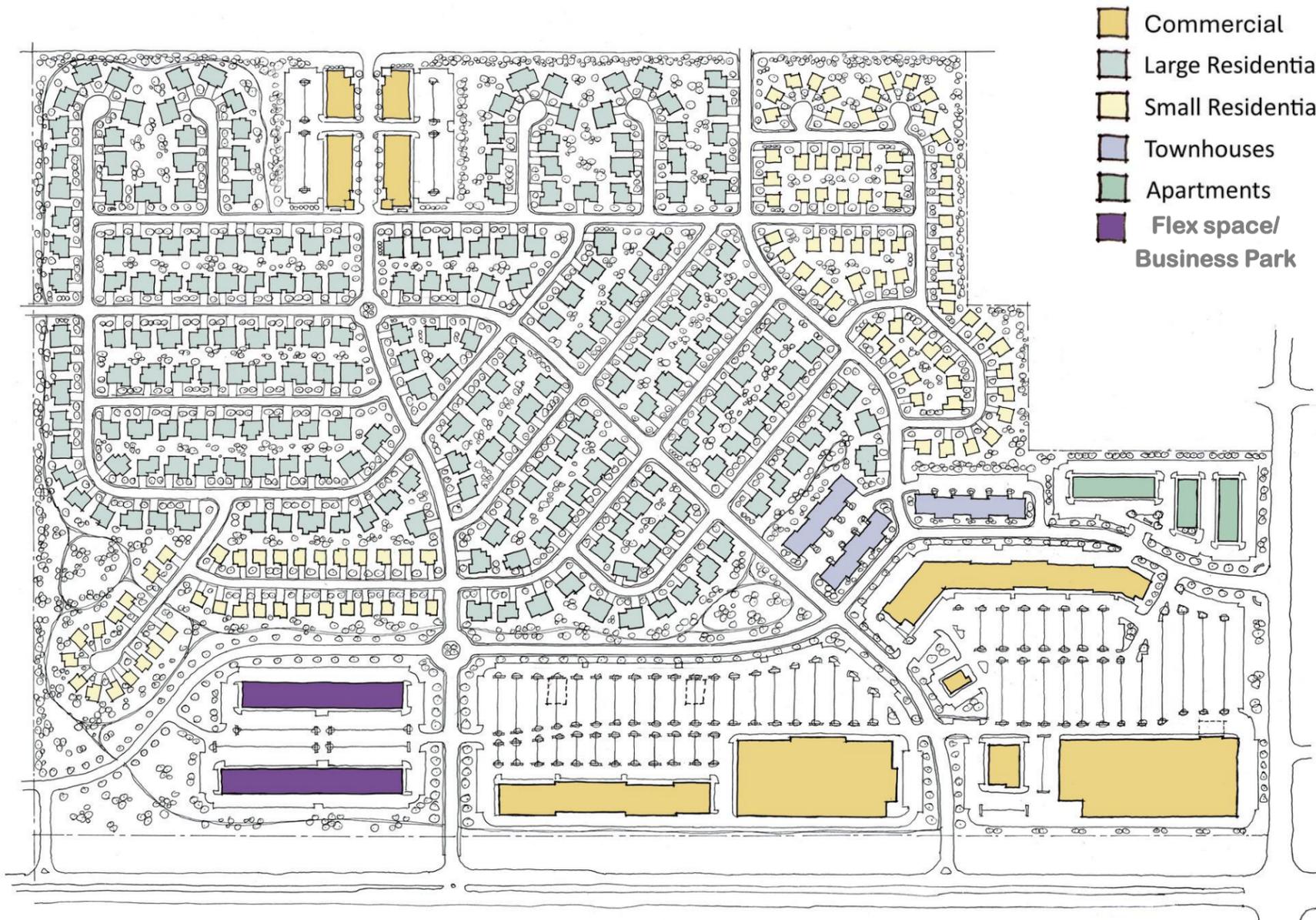


Final Renderings of the Commercial Core Small Area Plan

Below- Ariel view of the Commercial Core Small Area. The small area implements commercial centers along the southern end of the small area, with a commercial node on the northern edge as well. The remainder of the small area is dedicated to residential housing. Residential typologies consist mainly of large Residential, with small residential, townhomes, and apartments present in smaller quantities. A large park is located at the southwest corner of the area. This park is connected to by trail network to the rest of the small area and the rest of the city beyond.



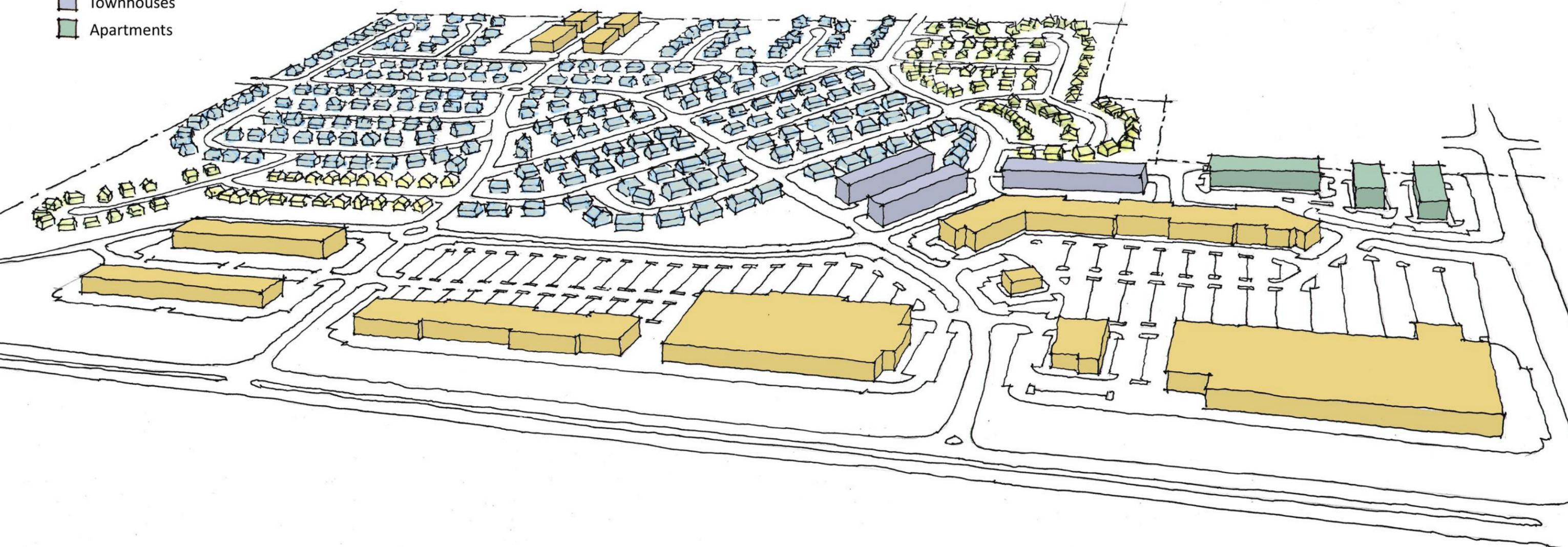
Above - Viewing the Commercial Core Small Area from the southeast corner, looking northwest. The southern end of this small area focuses on providing the city with more commercial space along State Route 193. Residential typologies differ through the small area with higher densities of housing present in the southeastern portion of the small area.



Number of Units	581
Small Lot Detached	109
Large Lot Detached	232
Townhomes	71
Multi-Family	169
Commercial Space (Sq Ft)	328,100
Retail	277,100 Sq Ft
Industrial/Flex Space	51,000 Sq Ft
Park Size (Acres)	10.05 acres

Final Renderings of the Commercial Core Small Area Plan

- Commercial
- Large Residential
- Small Residential
- Townhouses
- Apartments





Commercial Core & Main Street Small Area Plans