

west point.

GENERAL PLAN

UPDATE 2024



PREPARED BY
Downtown Redevelopment Services, LLC
Ravenna, Ohio | Park City, Utah

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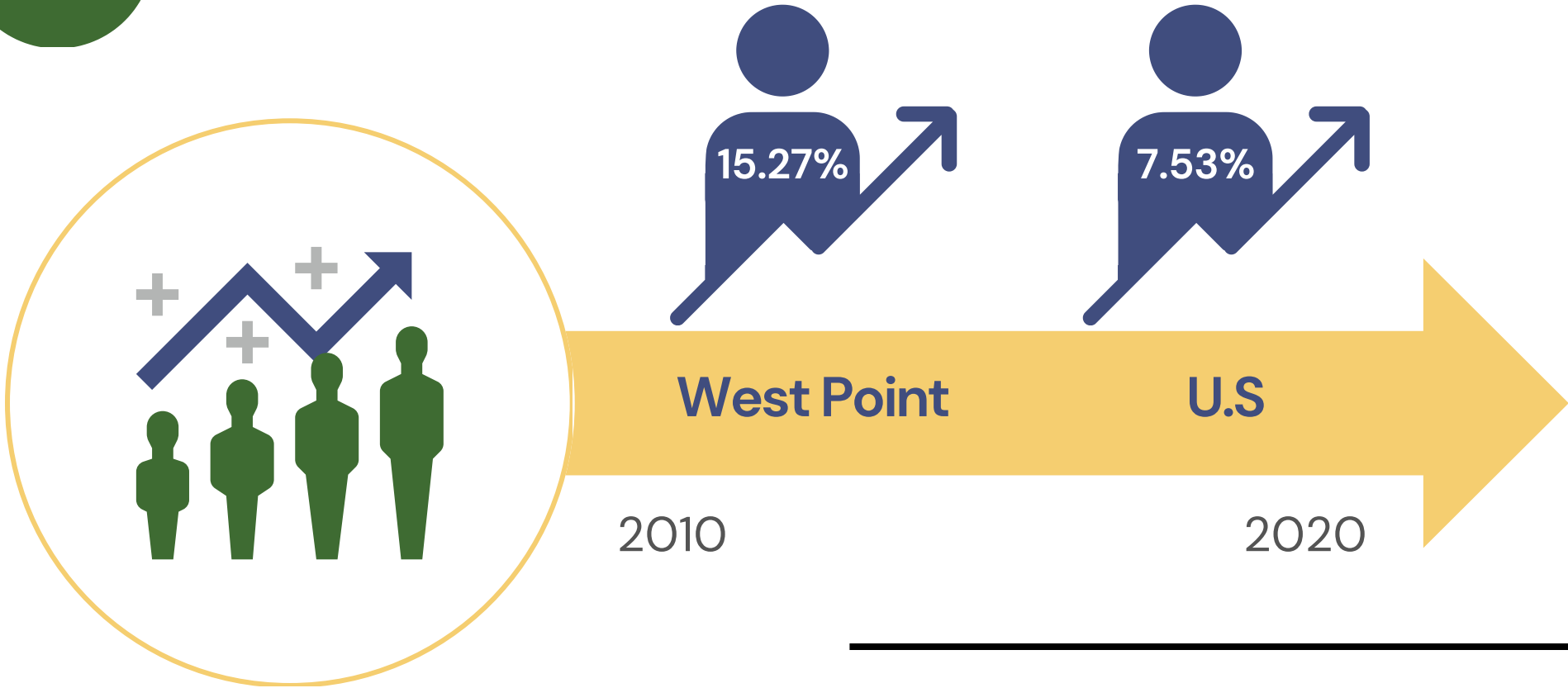


THANK YOU TO OUR PARTNERS

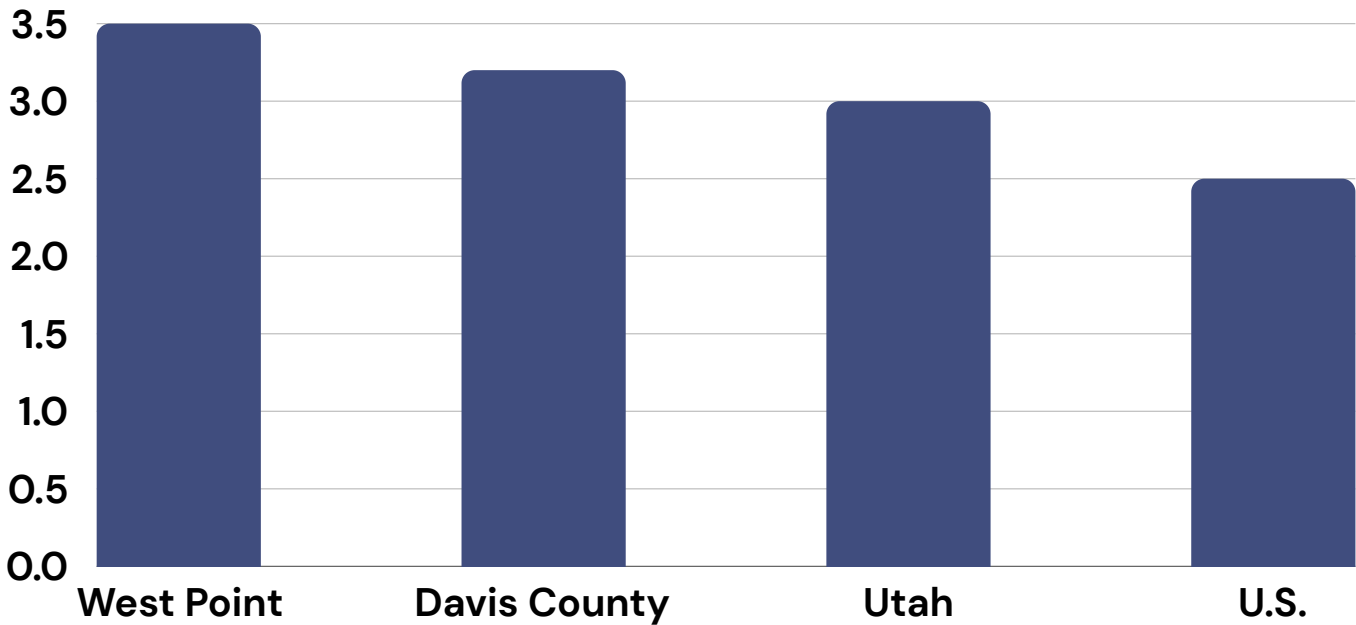
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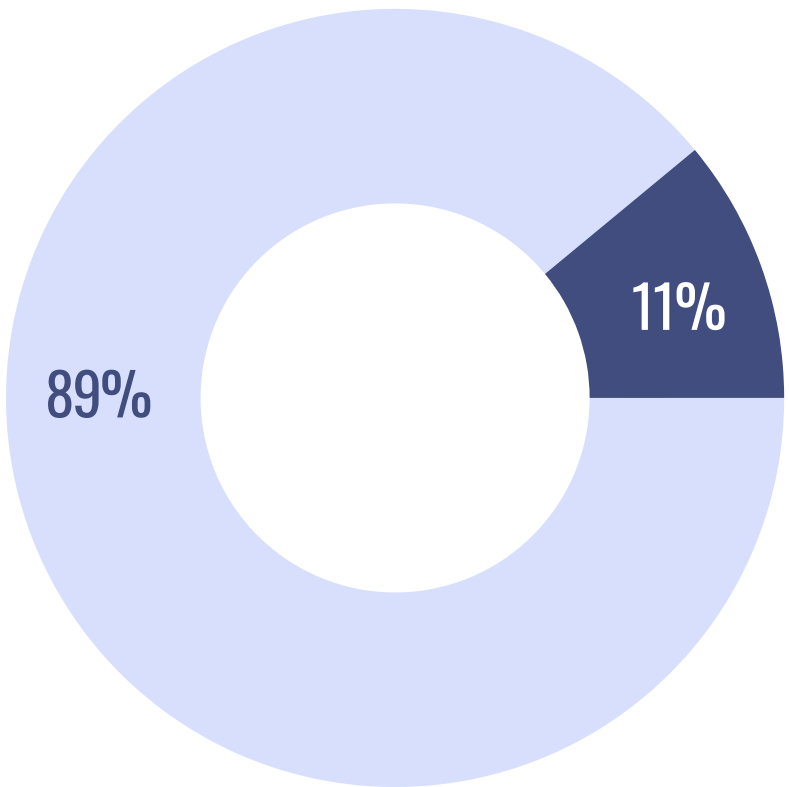
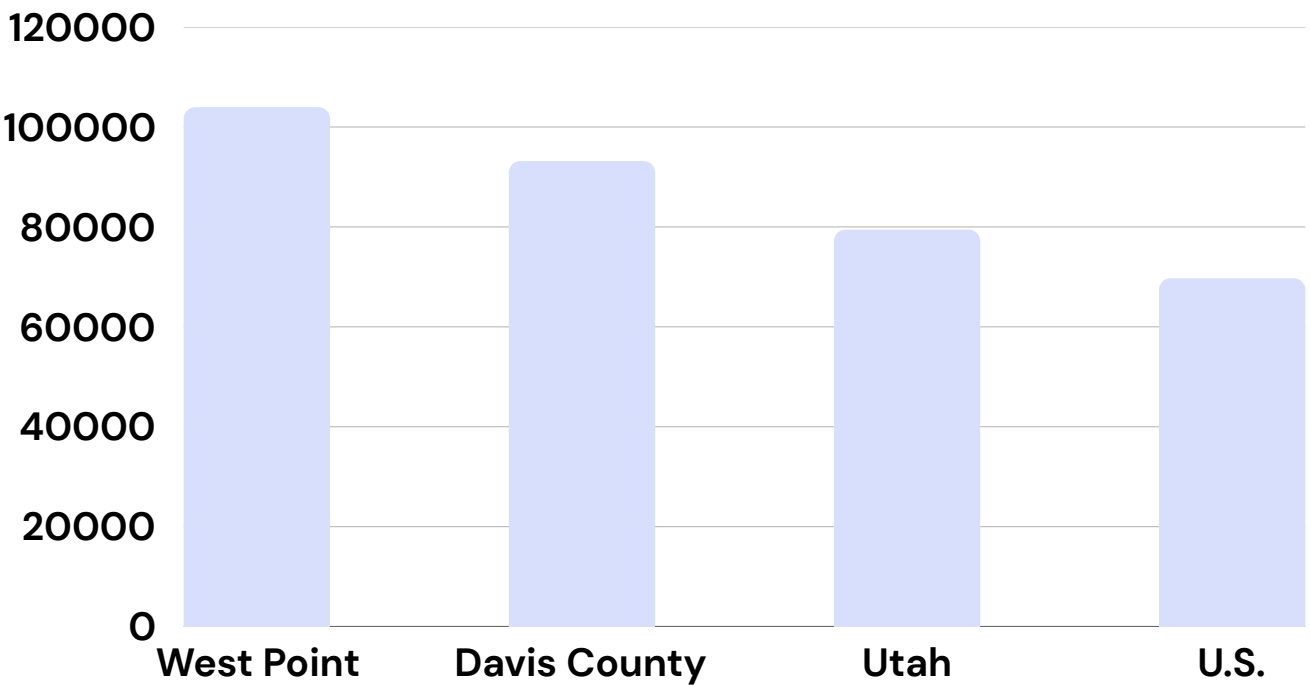
Existing Conditions



Average Household Size (ACS 2021)



Median Household Income (ACS 2021)

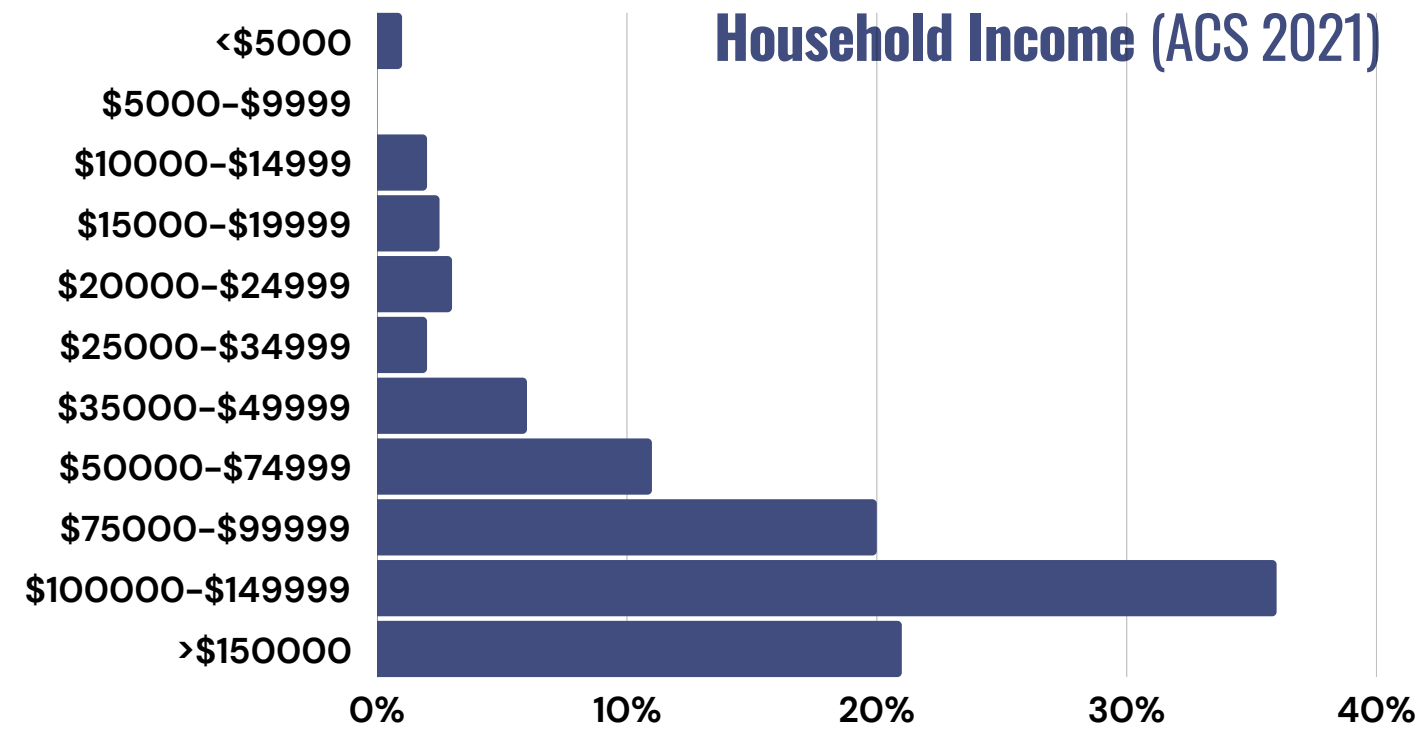


West Point Housing Tenure (ACS 2021)

- Renter Occupied
- Owner Occupied



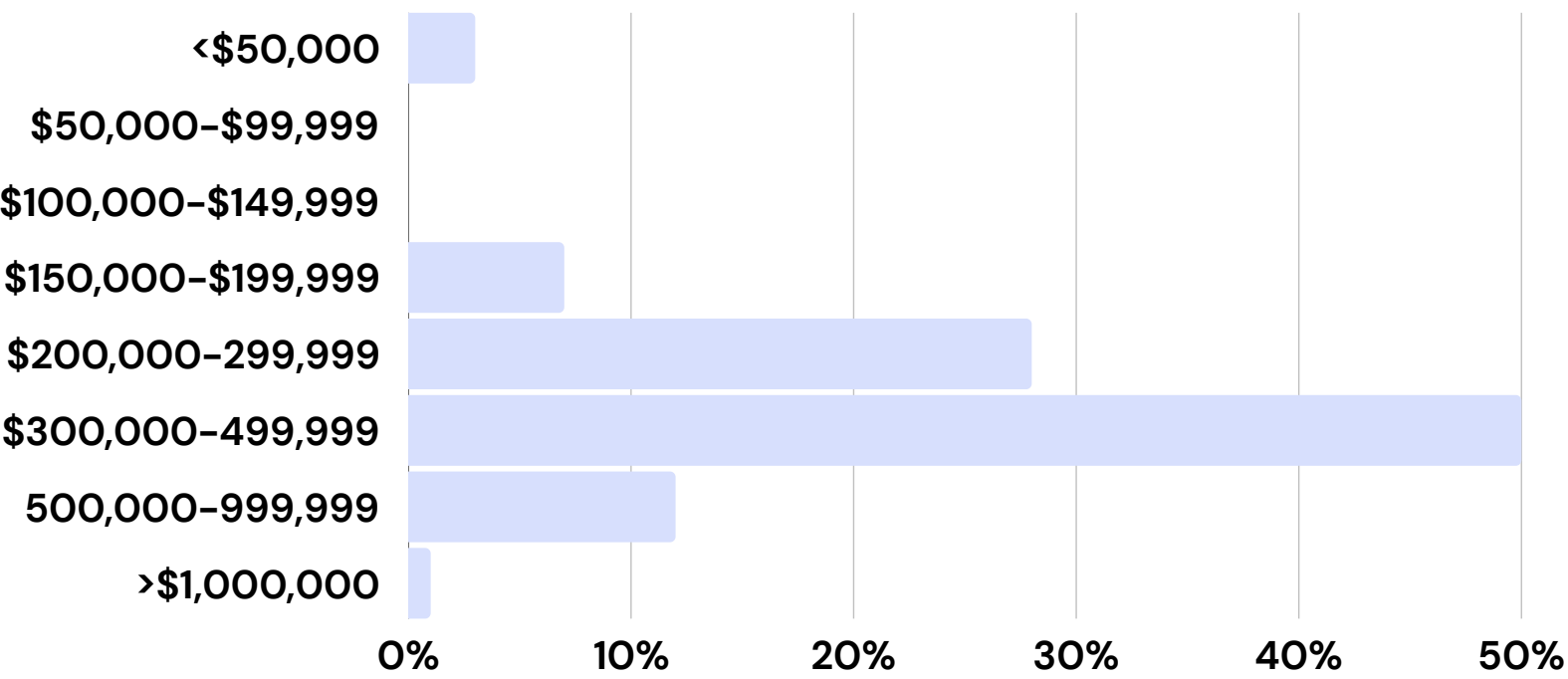
Existing Conditions



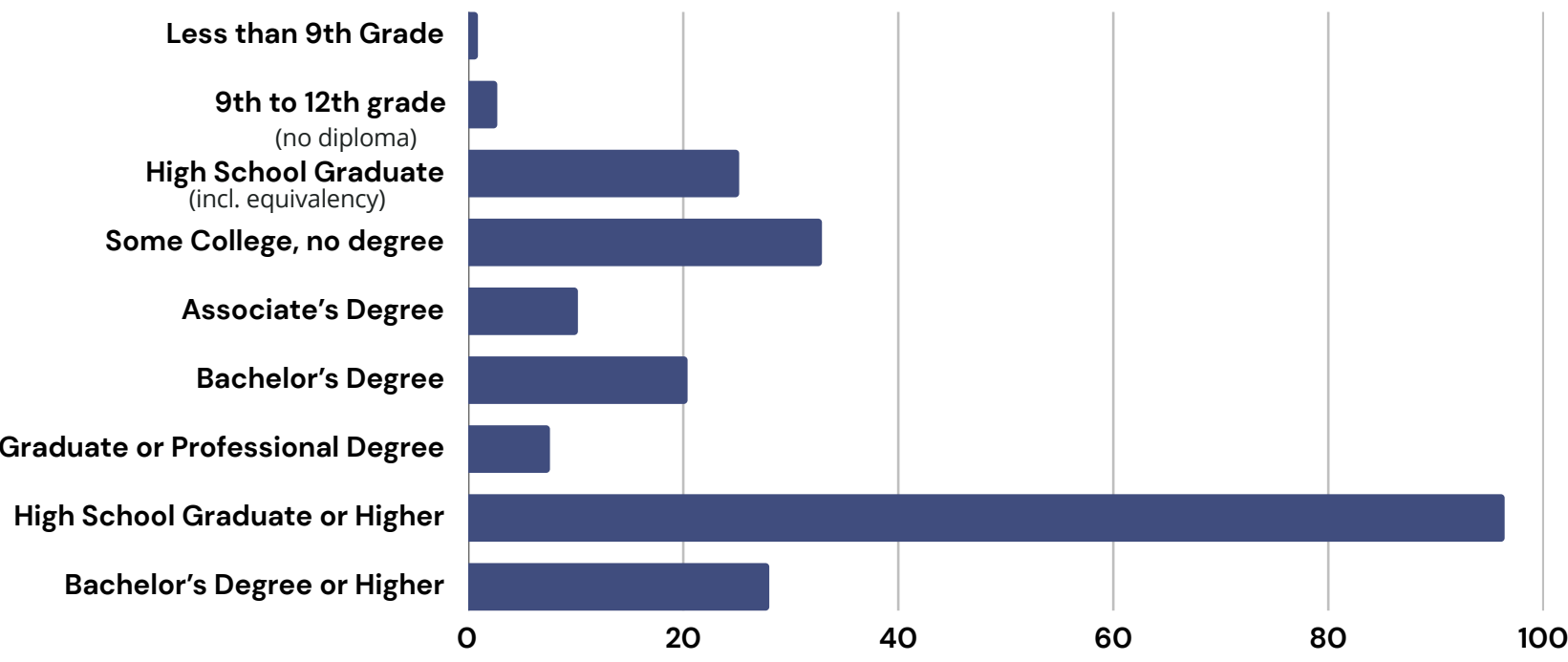
Rental Costs (ACS 2021)



Median Value of Owner Occupied Housing Units (ACS 2021)



Educational Attainment (ACS 2021)





Public Engagement Synopsis

THE PROCESS

An extensive public outreach program was integral to West Point's General Plan update. Throughout the public engagement process overarching themes emerged and the plan began to take shape capturing the desires of residents for what a future West Point City should become.

Outlined below is the process that was utilized:



1 Small (one-on-one) stakeholder meetings

2 June Senior Lunch Event

3 Resident Open Houses

4 Fourth of July City Event

5 Planning Commission Work Session

6 Joint Work Sessions w/ Planning Commission & City Council work sessions

7 Public Hearings with Planning Commission and City Council for adoption

8 City Council Work Session



COMMUNITY CHARACTER ELEMENTS



THE RESULTS

Outlined below are some of the assets West Point residents identified as most important to them:



78.1% of residents said that the Quality of Life in West point in important to them.



67.2% of residents said that the location of West Point is important to them.



62.6% of residents said the People and Place of West Point is important to them.



42.3% of residents said that the housing quality in West Point is important to them.



85.1% of residents said that when they leave West Point they do so for dining experiences.



DRAFT RECOMMENDATIONS



COMMUNITY CONTEXT & CHARACTER RECOMMENDATIONS

- Buffer incompatible land uses to ensure the preservation of quality of life.
- Strengthen the design identity of the community through public art, gateways, and streetscape investments.
- Identify, protect, and celebrate historical or important sites throughout West Point.
- Conduct an annual needs and wants assessment with residents, business owners, and property owners.
- Encourage civic pride through West Point community events.



LAND USE RECOMMENDATIONS

- Complete a review and analysis of the City's zoning ordinance for implementing the General Plan's vision and goals.
- Require trail or pathway land dedication within larger developments.
- Review the City's design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials.
- Protect areas of agricultural uses against development pressures.
- Promote a balanced and diverse variety of land uses within the city and strategically planned locations for commercial (non-residential) uses.
- Prioritize areas of development, based on available infrastructure.



HOUSING RECOMMENDATIONS

- Continue to encourage the development of new homes, in a variety of types, increasing the City's housing inventory.
- Identify areas in the City most suitable for a variety of housing typologies, such as:
- Promote and encourage reinvestment and maintenance in aging neighborhoods.
- Implement a "spectrum of housing" opportunity chart.
- Aging neighborhoods and homes often provide great affordable housing options within the City, yet require proper reinvestment to continue to serve as positive assets.

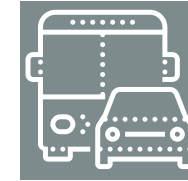


DRAFT RECOMMENDATIONS



ECONOMIC DEVELOPMENT RECOMMENDATIONS

- Promote business diversification through small business or entrepreneurship programs.
- Diversify the local tax generation with additional retail or service-based industries.
- Create cultural or historic venues that offer experiential businesses/districts.
- Capitalize on newly visible commercial corridors created by the highway expansion.



TRANSPORTATION RECOMMENDATIONS

- Create a roadway connectivity standard.
- Create plans for new transit services in the City.
- Create plans to make active transportation improvements.
- Develop and enact a 'Vision Zero' policy.
- Continue implementing transportation-related requirements for major development proposals.



INFRASTRUCTURE & PUBLIC FACILITIES RECOMMENDATIONS

- Install sidewalk, curb and gutter throughout the city.
- Reduce water demand and per capita consumption from existing and future development through a balanced approach.
- Follow the stormwater management plan
- Provide for an economical, convenient, environmentally balanced, and integrated solid waste reduction, recycling, and disposal system.



RISK & RESILIENCY RECOMMENDATIONS

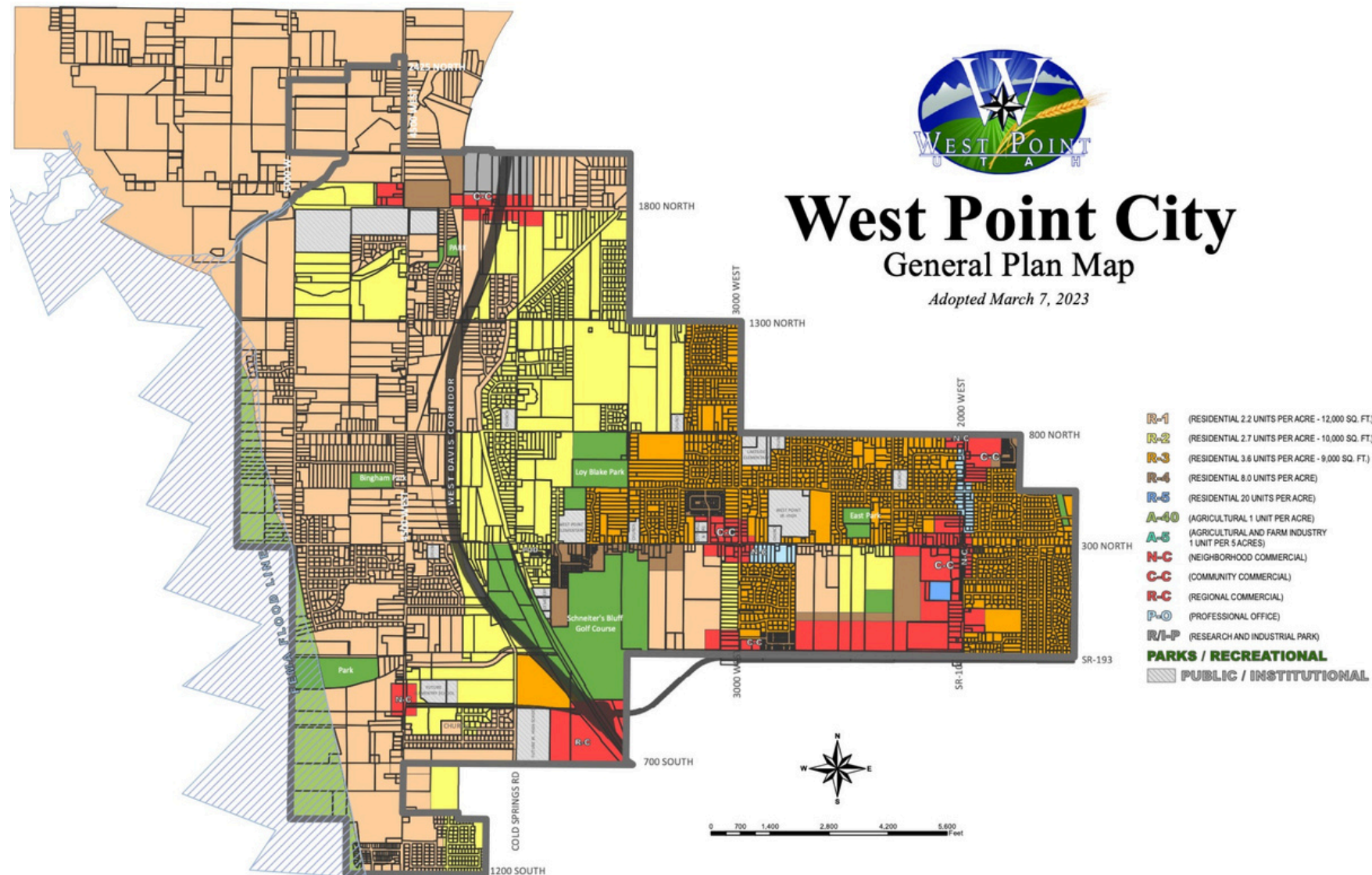
- Consider the preparation of an integrated and comprehensive emergency management plan with the region to ensure the continuity of government and utility operations, the safety of West Point residents.
- The vast majority of the City has been identified as having high water tables and not all types of development or subgrade construction is appropriate.
- Higher indoor radon levels exceeding the EPA recommendations have been identified throughout many areas of Davis County, with decreased levels being reported when appropriate mitigation measures are taken.



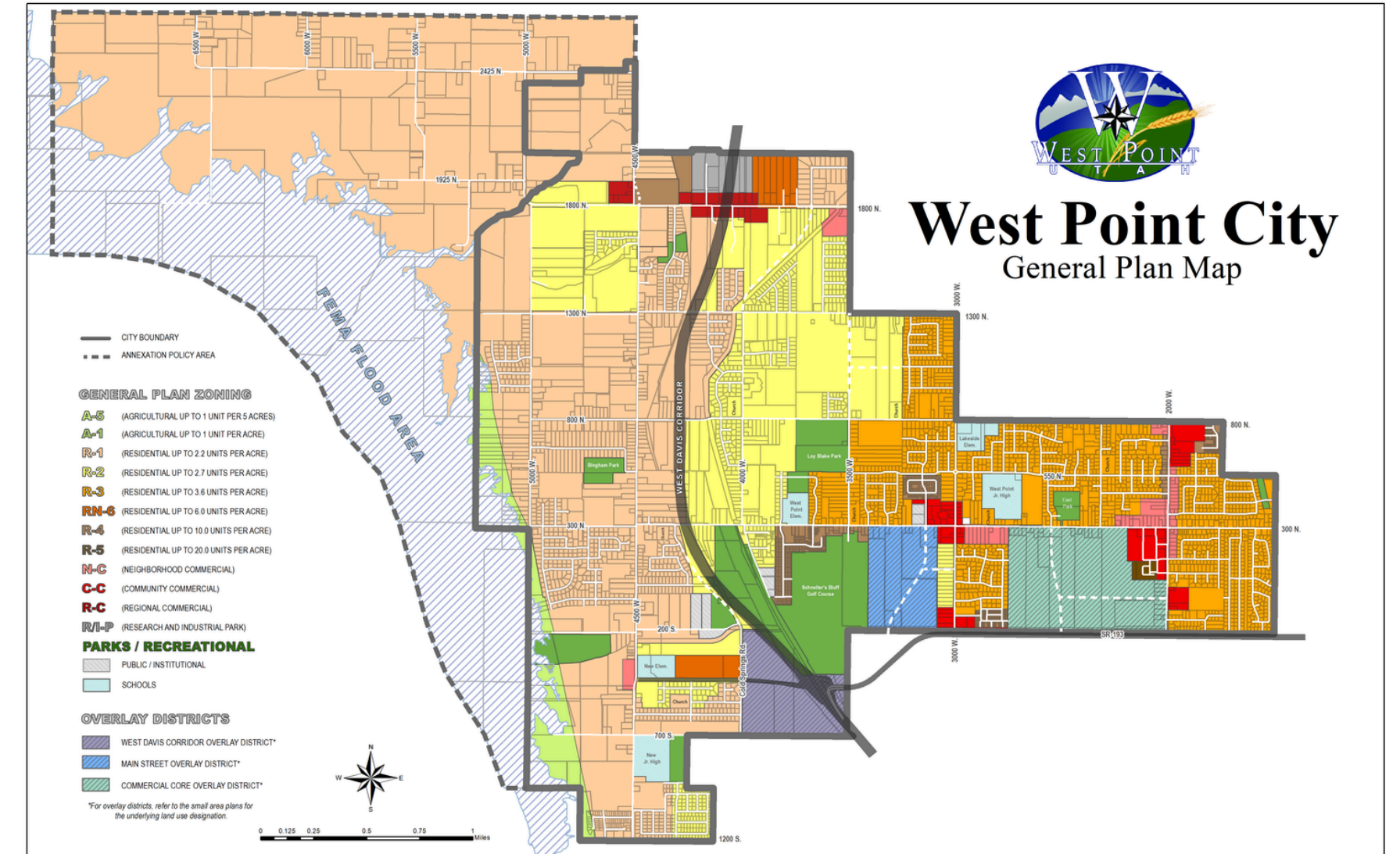
Land Use Strategies



CURRENT LAND USE MAP



Future Land Use Map



- Population within the City is going to grow both in terms of numbers, as well as different varieties of individuals or groups.
- Growth is expected to be exponential due to pressures from surrounding communities.
- Commercial diversification is occurring throughout the City
- The Land Use map will need to be updated to accommodate the above-mentioned growth.





HIGHLIGHT DRAFT RECOMMENDATIONS

COMMUNITY CONTEXT & CHARACTER STRATEGIES.

BUFFER INCOMPATIBLE LAND USES

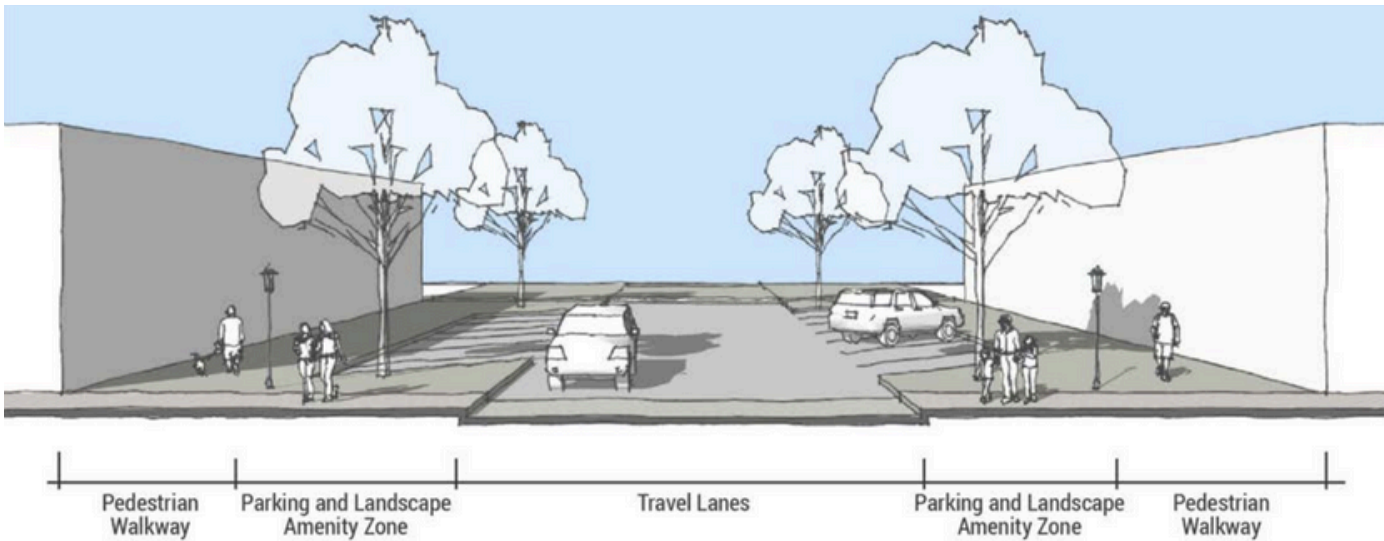
Buffers or transitional zones act as a bridge between various development patterns, land use, or density, ensuring a smooth transition and preserving the character of each area. For example, transitioning between a large-lot residential area to a multifamily residential area may include small-lot residences and townhomes. Another example would be transitioning from residential to commercial should include an open space with trees.



LAND USE

HIGH-QUALITY ARCHITECTURE, CONSTRUCTION, AND MATERIALS

Review the City's design guidelines for the built environment, ensuring that it contains expectations for high-quality architecture, construction, and materials. In commercial development, consider encouraging architectural styles that are historic to the area or otherwise meaningful to the residents. Establish criteria and codify when it would be appropriate to apply design guidelines in residential developments.



1. To preserve the cultural heritage of West Point, a series of design guidelines or architectural element frameworks should be created, requiring incorporation for both commercial and residential development.
2. Defining clear criteria and incorporating them into the city's regulations for residential developments, such as Planned Unit Developments (PUDs) or development agreements, is vital in maintaining the aesthetic integrity of West Point.

HIGHLIGHT DRAFT RECOMMENDATIONS



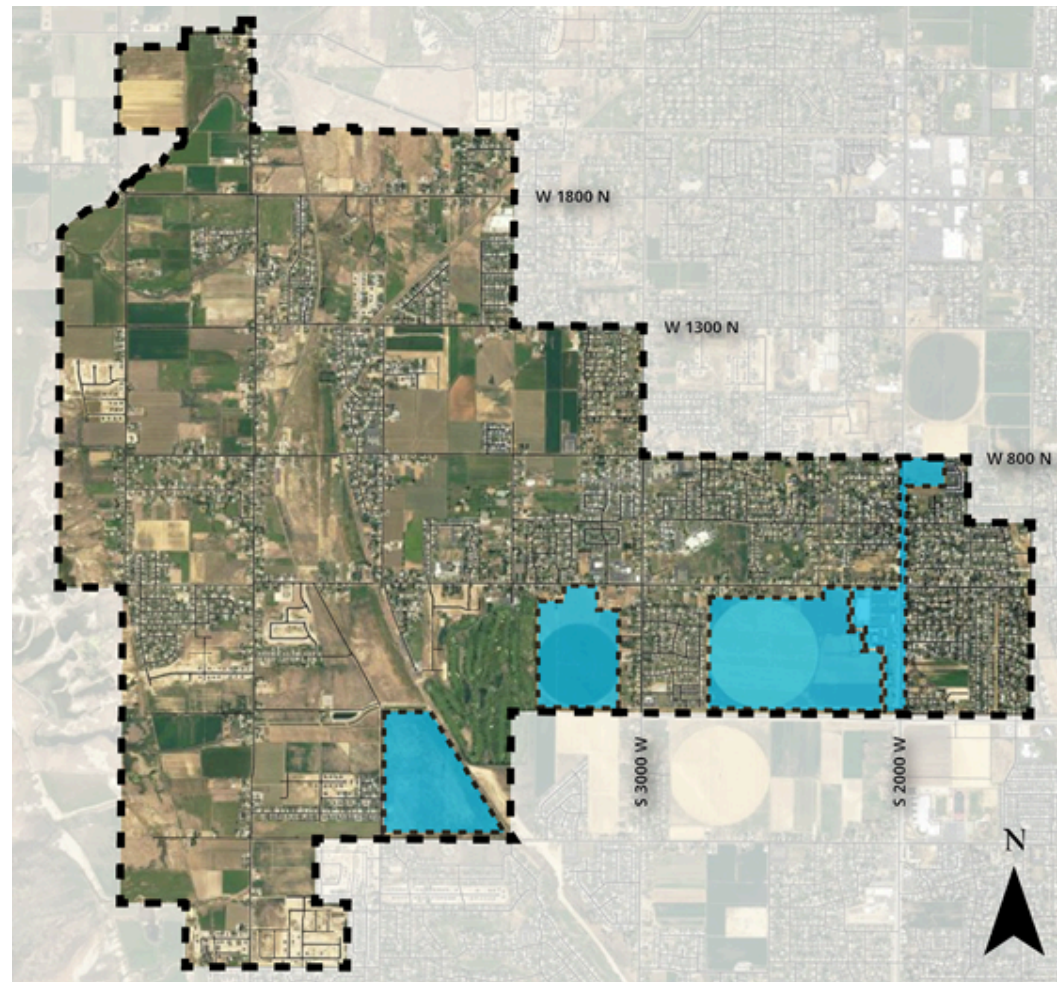
LAND USE

PRIORITIZE AREAS OF DEVELOPMENT, BASED ON AVAILABLE INFRASTRUCTURE

Identifying areas with development potential by assessing infrastructure access is a strategic approach that allows West Point to make informed decisions about growth and development.

This process involves a comprehensive evaluation of areas within the city to determine their suitability for new development based on their proximity to existing infrastructure such as:

- Roads
- Utilities
- Public Services
- transportation



HOUSING

DEVELOPMENT OF NEW HOMES

Focusing new housing along commercial corridors brings more residents closer to essential goods, services, and amenities, reducing traffic and improving walkability. Through this effort, the City will be able to become more attractive to commercial, retail, and service based amenities. By encouraging new housing around existing commercial areas, the City can ease development pressure on farmland areas to help preserve West Point's rural character and agricultural heritage.



Simple, specific, and easily accessible criteria regarding acceptable heights, setbacks, dwelling unit densities, parking, and other land use specifications enable a more straightforward permitting process for more housing.

HIGHLIGHT DRAFT RECOMMENDATIONS



HOUSING

IMPLEMENT A “SPECTRUM OF HOUSING” OPPORTUNITY CHART

A spectrum of housing provides a vibrant and inclusive community for residents. Documenting a spectrum of housing should include multiple densities and architectural typologies that are supplementary or supportive of the current use. To facilitate this we can:

- *Document the supportive and necessary housing typologies for matching the age cohorts.*
- *Outline applicable and acceptable building typologies that support the standard single-family development.*
- *Prepare a spectrum of applicable uses (more or less dense) allowed within the identified zoning district/densities.*



ECONOMIC DEVELOPMENT

DIVERSIFY THE LOCAL TAX GENERATION

Provide incentives to create a large-scale retail center at the West Davis interchange and SR 193.

Current work on the West Davis corridor by the UDOT will create a vital economic node for the City at the intersection of SR-193 and the West Davis highway. For the next few years future, the southern boundary of West Point will be a terminal node in the highway, creating a prime opportunity for retail and service-based businesses.

Expand the 2000 W corridor as a commercial node.

Building on the success of the Smiths Marketplace development, the City should utilize the northwest corner of SR-108 and SR-193 as an emerging corridor. This area can expand the service, retail, and necessity amenities currently being purchased outside of the City.

Encourage small to medium-scale retail business expansion.

Providing spaces and opportunities for small to medium-sized businesses will encourage growth and job placement within the City. Some options of opportunities to provide are below:

- *Business growth rewards (tax or incentive-based)*
- *Relocation assistance programs*
- *Community event participation*
- *Coordination support with the Chamber, school district, or other critical partners*

Provide adequate zoning districts and building typologies that will support small business footprints.

Helping to foster the growth or attraction of small businesses is critical to creating a local workforce. To assist with this, the City should provide adequate zoning and architectural approval processes for small form factor or shared space facilities. These facilities allow business owners to move from home-based business locations and expand into brick-and-mortar units.

HIGHLIGHT DRAFT RECOMMENDATIONS



TRANSPORTATION

CREATE PLANS TO MAKE ACTIVE TRANSPORTATION IMPROVEMENTS

Assess all existing Collectors and Arterials and identify roadways for the opportunity to integrate bike infrastructure. Roadways with wide shoulders, wide lanes, or extra asphalt width can be re-striped to include bike lanes.

Bike lanes are to be striped on all Minor Collector roadways, per the West Point Transportation Master Plan cross sections. With that information, the City together with its transportation infrastructure partners (UDOT and the County) should create and maintain a detailed road resurfacing and reconstruction schedule that includes identified bike infrastructure upgrades. This information should be publicly available on the City's website for residents and others to be fully informed on project timelines.



INFRASTRUCTURE & PUBLIC FACILITIES

REDUCE WATER USE AND PER CAPITA CONSUMPTION

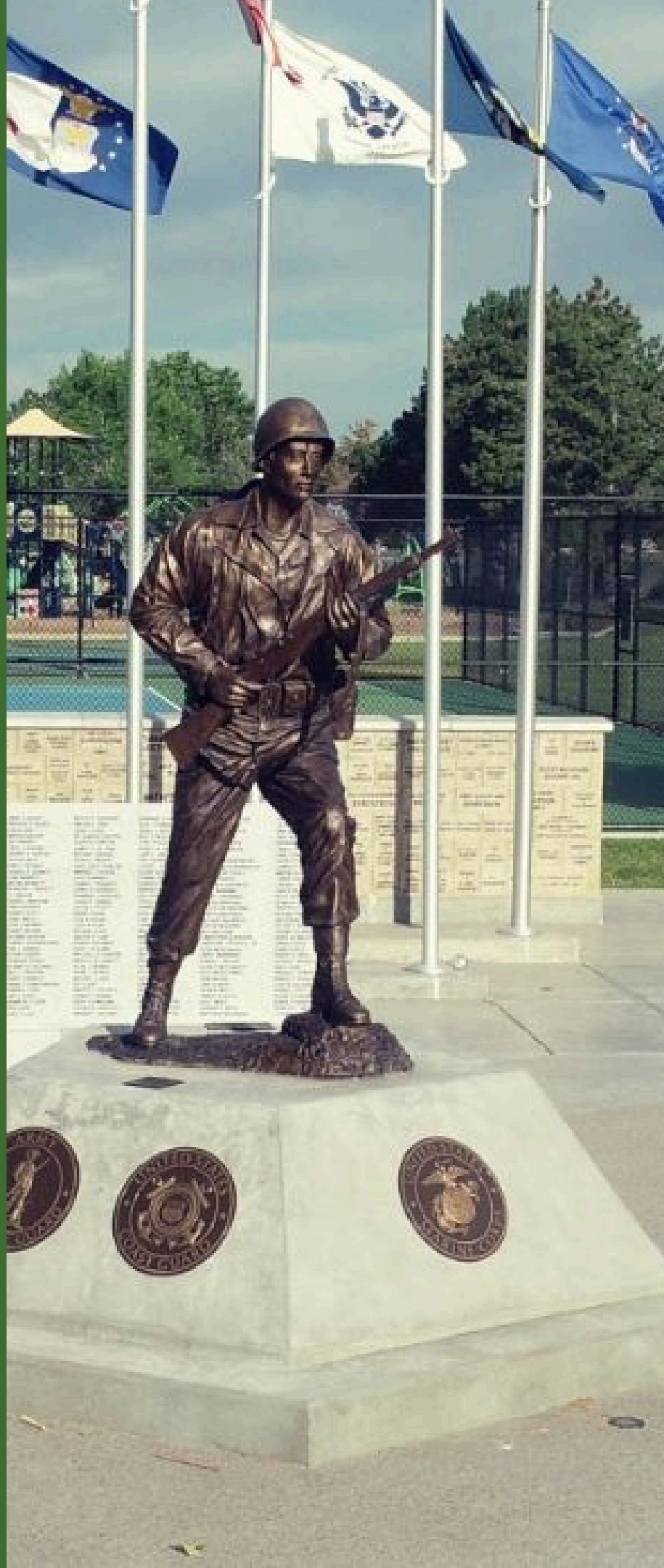
At a minimum, the following water-efficient landscape ordinances for new construction are recommended:

- *No more than 35% of front and side yard landscaped area in new residential developments shall be turfgrass. Turfgrass limitations do not apply to small residential lots with less than 250 square feet of landscaped area.*
- *In new commercial, industrial, institutional and multi-family development common area landscapes, turfgrass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.*

The cost of acquiring new water rights is expected to increase over time and water conservation will likely be a priority of the State Legislature for years into the future, so West Point should position itself in front of the curve.



When the time comes to update the West Point Water Conservation Plan in 2026, the City is to be sure it is updated to meet code pursuant to Utah Code Section 73-10-32 (updated 5/3/2023).



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G E N E R A L P L A N

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