

# West Point City General Plan

## PURPOSE

The purpose of the general plan is to serve as an advisory guide to address the future needs and goals of West Point City. The plan should be evaluated periodically to reflect the desires of the community.

## LOCATION AND SETTING

West Point City is located in the northwest corner of Davis County. The City is positioned next to the Great Salt Lake in an area of wider land mass between the Wasatch Mountains and the lake, thus the chosen name of the City. West Point City is bordered by the following communities: Clinton City on the north, Clearfield City on the east, and Syracuse City on the south.

The lay of the land is gently sloping to the west until reaching the shoreline bluff, a more abrupt drop with again a gentle slope toward the lake. The City is divided roughly 1/3 below and 2/3 above the bluff. Soils above the bluff are generally well-drained and suitable for development. Soils below the bluff are generally saturated soils and not well drained because of a high water table. The elevation of homes below the bluff generally requires pump stations in order to take care of sewage needs.

## Size and Population

The physical size of the City is roughly 7 2 square miles. The City is roughly shaped like a > key = pointing east toward the mountains, with the western portion being wider in a north-south direction. The population as of 1990 was 4,258. The 2000 Census lists West Point City with a population of 6,033, which is a 41.7 % increase in ten Years. Current estimates of the City approach 8,000.

City	1990 Pop.	2000 Pop.	Utah Rank	#Increase	%Increase
West Point	4,258	6,033	55	1,775	41.7
Clearfield	21,435	25,974	17	4,539	21.2
Clinton	7,945	12,081	35	3,053	58.4

Syracuse	4,658	9,398	37	4,740	101.8
Davis Co.	187,941	238,994	n/a	51,053	27.2

## Growth

The City is largely rural but experiencing significant residential growth. Large expanses of open space and agricultural land are interspersed with subdivisions comprising large and medium sized single family lots. Existing neighborhoods, although a seeming intrusion into a rural area, have been well thought out. City officials, without the luxury of significant professional staff, have done well in accommodating explosive growth at their doorstep. The City is embarking on a new era of growth within the city limit by approving the first significant commercial development at 300 North 3000 West.

Future growth will largely be within the existing City limits, limited by the location of adjacent communities north, east, and south. The proximity of the Great Salt Lake limits growth to the west. However, there are small areas of unincorporated Davis County which could be annexed both on the northwest and southwest corners of the community, which would slightly increase the physical size of the City. In any case, West Point City has been discovered and will continue to experience growth because it is an attractive place to live and raise a family.

## General Goals and Policies

### **1.0 Growth and Development**

1.1 Generate a commercial development plan

1.2 Construct a permanent public works facility.

1.3 Map a culinary water system large enough to ensure ample water supply and adequate fire protection at total build out.

1.4 Map a storm drainage system adequate to ensure flood control.

1.5 Develop 200 South to city standards as an arterial road.

1.6 Extend the North Davis Sewer District out-fall line along 5000 West for residential development west of the bluff.

1.7 Ensure that pending residential development west of the bluff, which cannot be connect to the North Davis Sewer District lines, conforms to the sewer lift-station master plan adopted by the West Point City Council.

## **2.0 Land Use and Land Use Overlay Template Maps**

The West Point City General Plan should be interpreted using two primary maps. These maps are the Land Use Map and the Land Use Template Overlay.

The Land Use Map represents and suggests general uses for land within West Point City. The Land Use Overlay Template Map suggests more specific land uses within West Point.

## **3.0 Planning Districts:**

For planning purposes, the city is divided into the four districts outlined on the attached Planning District Map. The intent is to identify concerns unique to each of the four districts and make general recommendations. This section may also identify potential land uses within each district.

3.1 District 1: This district is bounded on the east by 1500 West; on the north and south by 800 North and 200 South; and on the west by 3000 West. Commercial zones are planned at the intersections of 800 North and 300 North on 2000 West. The dominate pattern of residential development in this district is R-1-9. Of particular concern is the increase in vehicular traffic on 300 North accessing the already established areas within this district and the anticipated residential development further west.

3.2 District 2: This district is bounded on the east by 3000 West; on the north and south by 1300 North and 200 South; and on the west by the bluff, along its natural boundary.

200 South may become a state-controlled road in the future, therefore becoming a major approach entering from Clearfield City to the east. The city should plan for and factor this eventuality into any residential or commercial development along this corridor.

The Loy F. Blake City Park is located within this district, west of 3500 West between 800 North and 300 North. Additional public facilities should also be planned for in this area.

This district contains commercial acreage for development in the city. The pattern for development is mixed, with commercial and residential development bordering each other. This pattern should be carefully monitored as it occurs.

Local street accessing adjacent east-west corridors throughout this district must be planned for as the development noted in the previous paragraph occurs.

3.3 District 3: This district is bounded on the east by the bluff = s natural boundary, on the north by West Point City = s boundary with Clinton and adjacent to unincorporated Davis County acreage; on the south by 800 North; and on the west by the Great Salt Lake.

The dominant pattern of development is residential; with special conditions that must be accounted for. Particularly important in the evolution from farming to residential development within this district are several major problems: Wetlands, high water table, storm drainage because of the generally level surface, soil instability, and liquefaction. These concerns must be addressed as development occurs.

A major corridor along the bluff should be preserved and maintained free from development for the State = s Legacy Highway. Commercial development could occur along 1800 North. This should be considered in future planning.

A major component in any development taking place within this district is the North Davis Sewer District = s west out fall line. Development east of the out fall line can occur without sewage being pressure fed to the district = s collector line. Development west of the out fall line must be accommodated by sewer pumping stations. This issue must be addressed as part of this plan.

3.4 District 4: This district is bounded on the east by the bluff = s natural boundary; on the north by 800 North; on the south by 1200 South; and on the west by the Great Salt Lake.

The dominant pattern of development is residential, with special conditions that must be accounted for. Particularly important in the evolution from farming to residential development within this district are several major problems: wetlands, high water table, storm drainage because of the general level surface, soil instability, and liquefaction. These concerns must be addressed as development occurs.

A major corridor along the bluff should be preserved and maintained free from development for the State's Legacy Highway. A major regional commercial shopping center should be planned for at 700 South and Legacy Highway.

A major factor in any development taking place within this district is the North Davis Sewer District's west out fall line. Development east of the out fall line can occur without sewage being pressure fed to the district's collector line; development west of the out fall line must be accommodated by sewer pumping stations. This issue must be addressed as part of this plan.

Bingham Park, a city park approximately located at the intersection of 4500 West and 550 North, should continue to be improved and maintained.

#### **4.0 Public Facilities:**

A new city office building has been constructed at 3200 West and 300 North to accommodate public meetings, house administrative offices, serve as an emergency operations center, and provide professional public service to the citizens of West Point City. In the future this facility may also accommodate public safety functions such as police and fire.

A commitment has been made to construct a permanent public works facility to house city vehicles, equipment, and perform maintenance on all public utilities.

Additional land has been purchased and set aside for expansion of the West Point City Cemetery. In the mean time, the property is being used as a site to house the public works facility to house city vehicles and equipment until a permanent site can be located.

The construction of a new city park in the eastern portion of West Point should proceed as scheduled.

The Legacy Highway corridor outlined on the future land-use map should be preserved for future public use.

**4.1 District 1:** This district should reflect the development of the new park on land already dedicated for this purpose at approximately 2550 West and 300 North. This park will serve as a major recreation area for the citizens living within this district and much of district 2. This park should also complement the new Lakeside Elementary School sited at 800 North and 3000 West along with the West Point Junior High School presently under construction at 2750 West 550 North.

4.2 District 2: The commercial area outlined on the land-use map should be considered and planned for as an overall development plan for the A Town Center @ of the City.

The existing Loy F. Blake Park should continue serving as the center for recreational activities.

Long range planning of the Park may include the addition of a swimming pool, additional ball diamonds, remodeled tennis courts, and other amenities.

4.3 District 3: Public facilities in this district should reflect a commitment to preserve an avenue for the proposed Legacy Highway.

Bingham Park should continue to serve the citizens in districts 3 and 4, and serve as a cornerstone for this area of the city. Smaller parks such as Neighborhood parks, should be encouraged to accommodate future residential development in this area.

4.4 District 4: Public facilities in this district should reflect a commitment to preserve an avenue for the proposed Legacy Highway.

Bingham Park should continue to serve the citizens in districts 3 and

4 , and serve as a cornerstone for this area of the city. Smaller parks such as neighborhood parks should be encouraged to accommodate future residential development in this area.

## **5.0 Public Services:**

### **5.1 Culinary Water:**

West Point City has two water systems serving its residents:

I. The West Point City culinary water system, which serves all residents from the city= s eastern boundary at 1500 West, to approximately 4250 West.

II. The Hooper Water District, which serves 300 residences from about 4250 West to 5000 West.

If the issue of fluoridation is made mandatory, the City should study the feasibility of purchasing the portion of the Hooper Water District that is serving Davis County.

The West Point City system includes a one-million gallon pump-controlled reservoir located on 800 North at approximately 1450 West. This reservoir is fed directly from the Weber Basin Water Conservation District.

Integrated within this system are two wells. Water pressure is regulated by two pressure regulator valves located on 300 North and 800 North at approximately 2700 West.

There are approximately 1509 connections to the utility, nearly all residential. Continued residential expansion, as well as the introduction of commercial enterprises, will necessitate an upgrade to the network.

Basically, upgrading will require a larger reservoir to increase the storage capacity and larger main lines to maintain sufficient volume. A small amount of four-inch pipe within the city must also be replaced.

The city's culinary water framework is predominately a looped system, except on 1300 North from 4000 West to 4250 West. Fire hydrants are placed throughout the infrastructure, not only for fire protection, but also for routine flushing to help maintain state imposed standards for a potable water supply system. (See accompanying map)

5.1.1 District 1: This district will require additional culinary water capacity which should be developed at the existing city culinary water reservoir. With commercial development anticipated on the southeast side of the intersection of 800 North and all four corners of 300 North on 2000 West, existing culinary water mains will need to be enlarged to meet the increased demand for drinking water and fire protection.

5.1.2 District 2: This district will also require several of the main lines to be upgraded to meet the needs of commercial and residential development, and fire protection.

5.1.3 District 3: In this district, the culinary water supply is divided into two separate water districts. This issue must be addressed by potential residential development.

5.1.4 District 4: As in district 3, the culinary water supply is divided into two separate water districts. This issue must be addressed by potential residential development.

5.2 Storm Water:

Flood control/or storm water drainage in West Point City is accomplished in one, or more of the following ways:

I. Percolation and evaporation after collection and detention.

II. Direct flow into the city= s storm-drain infrastructure.

III. Collection into a detention basin, with subsequent discharge into the city = s storm-drain infrastructure at a controlled rate.

In all cases, collection and eliminating excess water through the city = s present system is a significant problem.

Currently there are seven separate basins within the city that collect and detain storm water. They rely on evaporation or percolation for containment or release. One more detention basin is pending at the new city park. Water discharged from them must flow into the county = s or city = s main drains at no more than 0.2 cubic feet per second per acre.

An open-channel drainage ditch belonging to Davis County is located along 200 South. It extends from the east city boundary with Clearfield, westward across 3000 West through the Schneiters Bluff Golf Course, and into the Great Salt Lake. Another storm drain line extends from 2550 West to 3000 West on 300 North. Both of these lines are east-west service lines.

There are three principal north-south drainage lines. One line along 3000 West extends across the city from 200 South to 800 North. Another is a drainage line along 3500 West that discharges into the Schneiters Bluff Golf Course detention ponds. The third extends from 300 North to 200 South along 2000 West

On the west one-third of the city there are several open channels that serve as storm drainage waterways, and irrigation tail-water ditches. They have outlets into the Great Salt Lake on 700 South, 200 South, 300 North, 800 North, 1300 North, and 1800 North. Also the north and south arm of the Howard Slough. (See accompanying map)

The City has adopted a ditch policy that addresses concerns the City and the agricultural community have had concerning storm drainage issues. This ordinance should be used in coordinating any development activities.

5.2.1 District 1: A storm drainage system should be installed along 2000 West from 800 North to 300 North. This system would intercept the existing storm drainage on 2000 West which intercepts the Davis County Flood Control canal. This will allow the four detention ponds to drain.

Clinton City = s storm drain at 1500 West is piped into the Davis County flood canal to eliminate the saturation that was prevalent with the upper area of this district.

A large area of this district drains onto the East Park property. As the park is developed, a detention pond will also be constructed for control of storm water.

Because flood-irrigation of agricultural property is still used in all districts, open irrigation ditches will need to be addressed as development occurs.

5.2.2 District 2: A part of this district should be developed as commercial property. Storm water drainage will be a particular concern since the direction of flow divides north and south along 800 North. Storm water must flow across private property to reach the existing natural channels because 3500 West does not intersect 1800 North and 200 South. In addition, storm drainage will be critical along 4000 West at 800 North, with water flowing both north and south.

Because flood-irrigation of agricultural property is still used in all districts, open irrigation ditches will need to be addressed as development occurs.

5.2.3 District 3: This district is more readily accessible for natural storm water drainage; however, much of it will require piping.

Open-ditch irrigation is still used to flood irrigate the agricultural properties. Many of these ditches must be addressed during development.

5.2.4 District 4: This district is more accessible for natural storm drainage because the Davis County flood drainage flows through the southern one-third area.

As indicated in district 3, many ditches will have to be addressed because open irrigation is used to flood irrigate the agricultural properties.

### 5.3 Sanitary Sewer System:

The West Point City has two types of sanitary sewer:

I. A gravity collection system serves the area from 1500 West to North Davis Sewer west out fall line.

II. A lift-station system serves those residences from North Davis Sewer west out fall line to 5000 West.

At present, the city provides 1,768 residents with sewage collections. Of these residence, 168 are connected to lift stations; the remainder is served by the gravity flow network. Twenty homes within the city boundaries are connected to individual septic tanks and are expected to be hooked up to the main sewer line as conditions permit.

The North Davis Sewer District lines network the entire city area. District lines are located at: 2000 West, 3000 West, 4250 West, 1800 North, 1300 North, 300 North, and 200 South. These lines are readily available, and sized sufficiently to accept any additional effluent expected to be generated.

Two of the city = s four lift stations are located on 4500West, just north of 800 North, the remaining two are located on 5000 West, and just north of 300 North. All homes served by lift stations are required to have a back-flow prevention device installed.

All lift stations are currently being reviewed for design and capacity. Upgrading the lift-station system is critical; not only to maintain the present demand, but also to accommodate the additional workload expected at build-out. (See accompanying map)

5.3.1 District 1: All proposed residential and commercial will flow into gravity-fed district sewer lines.

5.3.2 District 2: All proposed residential and commercial developments will flow into gravity-fed district sewer lines.

5.3.3 District 3: Some pumping stations will be required to accommodate total build-out. The feasibility of extending gravity-fed district lines is currently being studied to determine the possibility of extending district lines basically along 1300 North to 5000 West, thence south along 5000 West to the North Davis Sewer Treatment Plant. This would leave only one pumping station in West Point.

5.3.4 District 4: Some pumping stations will be required to accommodate total build-out. The feasibility of extending gravity-fed district lines is currently

being studied to determine the possibility of extending district lines basically along 1300 North to 5000 West, thence down 5000 South to the North Davis Sewer Treatment Plant. This would leave only one pumping station in West Point.

#### 5.4 Secondary Water Irrigation System:

The secondary water irrigation system is ancillary to the culinary system and must be considered jointly. Without a supply of secondary water to the city, the present culinary system could not deliver enough water to maintain the current growth.

### **6.0 Land Use:**

West Point City primary objective is to promote the health and general welfare of city residents; to lessen traffic congestion; to ensure safety from fire, panic, and other dangers; and to introduce an orderly, geographic arrangement of land uses designated to promote overall distribution and growth within the city.

Commercial development is proposed along 2000 West where it intersects with 300 North, and 800 North. Commercial development is also proposed at 3000 West at the intersection of 300 North, along with 200 South from 2000 West to 3000 West. Other areas of proposed commercial are located on various parcels bounded between 300 North and 800 North as outlined on the land-use map.

Other areas of the city west of 4000 West should remain primarily residential and agricultural. The exception would be commercial development at 1800 North and 4500 West and 700 South between the bluff and 4500 West. The residential zoning plan outlines areas for rural, low, medium, and high density residential use. Rural density is defined as zero to two units per acre; low density is three to five units per acre; medium density is six to ten units and high density is any area with greater than ten units per acre. Multifamily development should be located where its traffic impact can be kept to a minimum, to limit the demands on private and public resources.

Although agricultural use dominates some portions of the city, residential development impacts all areas within its boundaries.

The objective of the City will be to accommodate development consistent with the goals of the community. Most residents would prefer to maintain a semi-rural atmosphere. At the same time, residents must recognize that the City is located in a high growth area. The objective of the City is to be flexible and

exercise diligence in following current subdivision standards while making reasonable and prudent responses to legitimate requests for change. This will primarily be done through current ordinances and review procedures. It is believed that in order to maintain consistent smart growth, that the zone designations defined on the Land Use Map should be followed when rezoning property.

The following are the zoning definitions used by West Point City:

A-5 Agricultural - 5 acre parceling

A-40 Agricultural - 1 acre parceling

R-1-20 Rural Residential - 2 acre density

R-1-12 Residential Zoning - 12,000 sq. ft. lots

R-1-9 Residential Zoning - 9,000 sq. ft. lots

R-2 Duplex Zoning

R-M Medium Density Zoning

N-C Neighborhood Commercial Zoning

C-C Community Commercial Zoning

R-C Regional Commercial Zoning

P-O Professional Office Zoning

R/I-P Research/Industrial Park Zoning

P-D Planned Development Zoning

6.1 District 1: The pattern of development in this district should consist of general commercial activity at the intersection of 800 North and 300 North along 2000 West. Residential uses should be R-1-9. Agricultural uses in this district should also be considered and preserved as long as possible with the understanding residential growth is anticipated

6.2 District 2: The pattern of development in this district is composed of mixed uses. The center and eastern areas of this district should be developed

commercially, with adjacent tracks designated as R-1-9 and R-1-12. A commercial development master plan should be considered for this particular area. Agricultural use in this district should also be preserved as long as possible with the understanding residential growth is anticipated.

6.3 District 3: This district should be designated R-1-20. Special conditions generic to this area such as high water tables and wetlands will require basic studies prior to development. This district will allow clustering to offset the above conditions.

6.4 District 4: This district should also be designated R-1-20. The same special conditions will apply as in district 3, and will allow clustering.

## **7.0 Transportation:**

Traffic on streets and roadways within West Point City consists primarily of motor vehicles, public buses, bicycles, and people walking or running.

### 7.1 Street:

The streets and roads within the city form a system that has two main functions: (1) to allow vehicles to move safely and efficiently, and (2) to allow access to property. Efficient traffic movement results from clear traffic lanes with minimum interference from side roads so that more volume and higher speeds can be maintained. Access to enclosed areas requires side movements, called side friction, to and from traffic lanes which interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of the function.

#### Major Classifications:

Arterial

Collector

Local

#### Functional Classification:

Arterial: These streets provide for movement of traffic through the city with as little interference as possible. They carry traffic at higher speeds, and there is

limited access. They provide continuity throughout the city but do not penetrate identifiable neighborhoods.

**Collector:** Collector streets penetrate local neighborhoods and distribute traffic to local streets. They collect traffic from local streets, and channel traffic into the arterial roads. Use of collectors by through traffic should be discouraged. Collectors should A collect @ traffic and provide for limited access.

**Local:** Local streets are all streets not otherwise classified, and provide direct access to adjacent land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

7.1.1 District 1: Sufficient improvements to 800 North have been completed to accommodate Lakeside elementary school and proximate commercial activity. However, ample sidewalks, curbs and gutters need to be installed.

This district should plan 200/700 South to become a major arterial from Clearfield to the city. This should also be factored into future residential and commercial development within this district. Ample sidewalks, curbs, and gutters should be constructed to provide safe passage for all residents.

The City has therefor cooperated on a 200/700 South corridor preservation study with neighboring communities and jurisdictions and selected both the route and form that this roadway should reflect. This preferred alternative extends along 700 South from 1-15 to the Freeport Center where it turns northwest to 200 South. At 200 South, the alignment turns west and continues to approximately 3200 West (250 Meters beyond 3000 West) where it turns southwest to 700 South. The preferred alternative turns west again once it reaches 700 South and continues to 4500 West. (Congruent with preferred option 1C, 2B, and 3A of the 200/700 South Corridor Study)

The preferred alternative is an east-west corridor that extends from I-15 to 4500 West in West Point City and is approximately 10 kilometers (6.2 miles) in length. This route shall include three typical sections or modes of design.

1) A 110 foot right-of-way, including a five lane cross section with 12 foot travel lanes, 14 foot medial, 10 foot shoulders, curb, gutter, park strip, and sidewalk/multi-use trail. This section will be used from State Street along 700 South to approximately 500 West on 200 South and from 2000 West to the future North Legacy Highway. Additional widening of this section may be required to accommodate the development of the interchange.

2) A five lane cross section (same lane configuration as the 110 foot road described above) with a separate access road which parallels the main corridor. This residential access road would be for the existing residences along the north side of 200 South. This design shall be applied from approximately 500 West to 2000 West, unless residential development occurs elsewhere along 200 South. The access road will be 20 feet with curb, gutter, park-strip, and a sidewalk. There will be a five (5) meter planted median between the residential access road and the main travel corridor.

3) To be used on the east side of the future North Legacy Parkway interchange, this section includes two 12 foot travel lanes with 10 foot shoulders, curbs, gutter, park-strip, and sidewalks. This 66 foot cross section is already consistent with both the city = s roads master plan and general plan as related to 700 South in this area.

The development of the 200/700 South Corridor should not interfere with the Schnieier= s Bluff Golf Course. In addition, an interchange should be constructed at the intersection of Legacy Highway and the corridor at 700 South.

7.1.2 District 2: This district should plan 200/700 South to become a major arterial from Clearfield to the city. This should also be factored into future residential and commercial development within this district. Ample sidewalks, curbs, and gutters should be constructed to provide safe passage for all residents.

The City has therefor cooperated on a 200/700 South corridor preservation study with neighboring communities and jurisdictions and selected both the route and form that this roadway should reflect. This preferred alternative extends along 700 South from 1-15 to the Freeport Center where it turns northwest to 200 South. At 200 South, the alignment turns west and continues to approximately 3200 West (250 Meters beyond 3000 West) where it turns southwest to 700 South. The preferred alternative turns west again once it reaches 700 South and continues to 4500 West. (Congruent with preferred option 1C, 2B, and 3A of the 200/700 South Corridor Study)

The preferred alternative is an east-west corridor that extends from I-15 to 4500 West in West Point City and is approximately 10 kilometers (6.2 miles) in length. This route shall include three typical sections or modes of design.

4) A 110 foot right-of-way, including a five lane cross section with 12 foot travel lanes, 14 foot medial, 10 foot shoulders, curb, gutter, park strip, and

sidewalk/multi-use trail. This section will be used from State Street along 700 South to approximately 500 West on 200 South and from 2000 West to the future North Legacy Highway. Additional widening of this section may be required to accommodate the development of the interchange.

5) A five lane cross section (same lane configuration as the 110 foot road described above) with a separate access road which parallels the main corridor. This residential access road would be for the existing residences along the north side of 200 South. This design shall be applied from approximately 500 West to 2000 West, unless residential development occurs elsewhere along 200 South. The access road will be 20 feet with curb, gutter, park-strip, and a sidewalk. There will be a five (5) meter planted median between the residential access road and the main travel corridor.

6) To be used on the east side of the future North Legacy Parkway interchange, this section includes two 12 foot travel lanes with 10 foot shoulders, curbs, gutter, park-strip, and sidewalks. This 66 foot cross section is already consistent with both the city = s roads master plan and general plan as related to 700 South in this area.

The development of the 200/700 South Corridor should not interfere with the Schnieier= s Bluff Golf Course. In addition, an interchange should be constructed at the intersection of Legacy Highway and the corridor at 700 South.

7.1.3 District 3: A major corridor along the bluff should be preserved for the proposed Legacy Highway.

The arterial along 1800 North should be developed to accommodate both commercial and residential development, and divert traffic away from 300 North and 800 North.

7.1.4 District 4: A major corridor along the bluff should be preserved for the proposed Legacy Highway. Ample sidewalks, curbs, and gutters should be constructed to provide safe passage for all residents. In addition, an interchange should be constructed at the intersection of the 200/700 South Corridor and Legacy Highway to accommodate both commercial and residential development, and divert traffic away from 300 North and 800 North

7.2 Street Map:

The following map graphically depicts the definition noted. (See accompanying transportation map)

### 7.3 Bicycle Routes:

A few streets in the city should be designated as bicycle routes. These routes should be wide enough to allow for striping of bicycle lanes. The routes should be separated from arterial streets where possible.

### 7.4 Walking Paths:

Walking paths should be established as local neighborhoods are developed, and may be included or attached to local bicycle routes.

### 7.5 Mass Transit:

The Utah Transit Authority will have an increasing role in transportation both to and from the city, and within the city proper. The city should work with the UTA to help provide the needed facilities and services.

### 7.6 Trail System:

A trail system should be established based upon the natural drainages and canals. 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 exercise opportunities. These trails should be established as outlined on the land- use map template.

## **8.0 Environment:**

### Topography:

The topography of West Point City rises from 4,211 feet near the city = s western boundary, to 4,420 feet near the city = s eastern boundary. The terrain is generally flat with a slope or grade of approximately 1 percent. The only significant topographic variation is the A bluff, @ a lakeshore terrace paralleling the lake shoreline which drops 25-30 feet. The Layton Canal runs along the base of this escarpment.

### Soils:

Soils within this area may be classified as Parleys-Warm Springs-Kidman Loam soils. These soils are well drained and moderately well drained loams,

fine sandy loams and very sandy loams on terraces of medium height. The slope is generally 1 percent to 3 percent sloping lake terraces. The surface layer is from 10 to 20 inches in thickness, with the depth to accumulated lime commonly 30 to 36 inches. Depth to groundwater is generally 40 to 60 inches. Runoff is slow, and the hazard of erosion by water is slight to moderate. Soil properties significant to engineering can be described as moderate well-drained and deep-drained coarse-textured soils on broad lake terraces; parent materials are mixed lakeshore deposits that have been extensively reworked by wind. Soil classifications as defined by the unified system are generally ML, CL, or ML-CL soils. AASHTO classification is generally A-4. These soils are generally non-acidic to slightly alkaline with a low shrinkage-swell potential. Limitations for constructing small building foundations are generally slight to moderate; however, severe limitations occur in many locations.

#### Wetlands:

This soil condition is circumstantial to some locations in West Point, as determined by the U.S. Corps of Engineers. It must be considered as development occurs, especially in the lower-lying areas west of 4000 West.

#### Earthquake Hazard:

Earthquakes may include liquefaction in sandy soil if it contains enough moisture and the soil is sufficiently fine. West Point City is situated in a Seismic III condition area. The city borders a known seismic fault, and buildings erected here - especially large buildings - should be constructed with this hazard in mind. City building codes may be advisory or mandatory.

#### Brush or Grass Fire Hazard

Brush or grass fires triggered by lightning or arson is not yet a particular hazard in this area, but some fires intentionally set in the more open areas have gotten out of control. As development continues and residential housing becomes more dense, the burning of field stubble should be closely monitored to ensure safety.

#### High Wind Hazard:

It is common, especially during the summer, for severe thunderstorms to develop over the Great Salt Lake and generate micro bursts that may ramble across the city. These winds can cause significant damage to trees and homes. Contractors building in the area should bear this in mind.

High Water Table:

West Point City is sited on sandy soil incorporating a high water table. Residual water can usually be located at less than four lineal feet. Residual water can occasionally be located at less than two feet west of the A bluff @ during the Spring runoff. All residential housing in this area should have storm drains incorporated in their construction. Developers may be required to build houses entirely above grade where it is deemed necessary by the city.

8.1 District 1: The planting of trees and subordinate landscaping along all streets should be encouraged.

8.2 District 2: The planting of trees and subordinate landscaping along all streets should be encouraged.

8.3 District 3: Fire hazard, wetlands, high water tables, soil instability and liquefaction are special concerns within this area. Developers will be required to consult with wetland authorities and conform to proscribed conditions before being permitted to develop.

The planting of trees and subordinate landscaping along all streets should be encouraged.

8.4 District 4: Fire hazard, wetlands, high water tables, soil instability and liquefaction are special concerns within this area. Developers will be required to consult with wetland authorities and conform to proscribed conditions before being permitted to develop.

The planting of trees and subordinate landscaping along all streets should be encouraged.

## **9.0 Economic Development**

Commercial Development should:

Establish a retail base without sacrificing the community = s rural character.

Encourage services that provide amenities to residents.

9.1 District 1: This district should plan for commercial activity such as retail and service oriented businesses. The intersections at 800 North and 2000 West, and 300 North and 2000 West should accommodate this activity. Retail

businesses in these areas will provide services to the residents, and revenue for the city.

9.2 District 2: This district should plan for commercial activity at the intersection of 300 North and 3000 West, 200 South and 3000 West. Retail and professional offices at this location would benefit the city and provide convenient services to local residents.

9.3 District 3: This district should plan for commercial development at the corners of 1800 North and 4500 West. Retail business in these areas will provide services to residents. This district should also plan for a Community Commercial center at the intersection of 1800 North and the future Legacy Highway with retail business being provided to residents along with auto oriented business, serving the needs of Legacy Highway travelers.

District 4: This district should plan for commercial development at the corners of 200 South and 4500 West. Retail business in these areas will provide services to residents. This district should also plan for a Regional Commercial Center at the northwest corner of the future intersection of Legacy Highway and 700 South. This location would contain heavy retail and automobile services. This center would service users of the Legacy Highway as well as the residents of surrounding communities.