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WEST POINT CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, May 22, 2025, beginning at 7:00 PM the West Point City Planning Commission will hold a public hearing at 3200 West 300 North, West Point City, UT, to discuss and hear public comment pertaining to changes to the West Point City Code Section 17.70.040 revising the residential landscaping requirements. The change will limit turfgrass to a maximum of 35% of the total square footage of the front and side yards.

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 or visit www.westpointutah.gov.

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.

Katie Hansen

Katie Hansen, Deputy City Recorder
Posted this 12th day of May, 2025

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>

The proposed changes to the West Point City Code Section 17.70.040 are below:

17.70.040 Residential landscaping requirements.

Landscaping on residential lots shall comply with the following standards:

A. Landscaping shall be installed in front yards on the entire width of the lot including park strips but excluding the driveway. On corner lots, landscaping shall be installed in all areas between the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.

B. No new turfgrass shall be planted in park strips or areas with a width of eight feet or less. Park strips shall be landscaped with trees, shrubs, pavers, rock, mulch, or another ground cover. Concrete may be used as long as it is constructed in a way that distinguishes it from the adjacent sidewalk such as stamping with a brick, stone or finishing it with other decorative patterns. All exposed utilities (such as meter boxes and valves) located in the park strip shall have a minimum clearance of one foot from all concrete.

C. Landscaping shall include a combination of lawn, shrubs, ground cover, or trees. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or nonliving organic permeable material. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand.

D. ~~Residential dwelling lots shall have no more than 30 percent of “mulch” meaning material such as natural crushed rock, bark, wood chips, or other materials left loose and applied to the soil (excluding driveways).~~ The following materials shall be prohibited in the landscaped area: crushed asphalt, recycled concrete, slag, and road base.

E. On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.

F. Said landscaping shall be completed within one year from the date the certificate of occupancy was issued for the residence or within one year of removal of landscaping.

G. Turfgrass for new yards is limited to a maximum of 35 percent of the total square footage of the front and side yards. Landscapes completely devoid of planned live vegetation are prohibited. If more than 30 percent of “mulch” (as defined in subsection (D) of this section) is desired (excluding driveways), an application, including a professional landscape plan, must be submitted for review by the community development director. Landscapes completely devoid of planned live vegetation are prohibited. The plan must include the following minimum requirements:

1. A combination of at least two different types of “mulch” materials must be used such as artificial turf, rock of different sizes and colors, or wood chips.
2. *Live Vegetation.* The following standards for live vegetation shall be considered the minimum requirement:

- a. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed or used for every 100 square feet of the landscaped area; and one tree for every 1,000 square feet of the landscaped area; or
- b. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed for every 50 square feet of the landscaped area;
- 3. *Trees.* Trees that are used in the calculation for live vegetation shall meet the following minimum size requirement:
 - a. Deciduous: two-inch caliper;
 - b. Ornamental and flowering: one-and-one-half-inch caliper;
 - c. Evergreen: six feet tall.
- H. New landscape areas less than eight feet wide shall use drip irrigation on their own irrigation zone and no overhead spray irrigation shall be allowed.