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WEST POINT CITY NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, June 12, 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 West Point City Code Section 17.60 creating an A-20 zone. This new zone will allow agricultural uses and require a minimum lot size of one-half 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 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 30th 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/](http://www.westpointutah.gov)
3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Chapter 17.60

ESTABLISHMENT AND DESIGNATION OF ZONES

Sections:

- 17.60.010** **Zones established and Zoning Map.**
- 17.60.020** **Application of zoning regulations.**
- 17.60.030** **Rules for interpretation of zoning boundaries.**
- 17.60.040** **Designation of zone(s) upon annexation.**
- 17.60.050** **Table of land use regulations.**
- 17.60.060** **A-5 agricultural and farm industry zone.**
- 17.60.070** **A-40 agricultural zone.**
- 17.60.075** **A-20 agricultural residential**
- 17.60.080** **R-1 residential zone.**
- 17.60.090** **R-2 residential zone.**
- 17.60.100** **R-3 residential zone.**
- 17.60.105** **R-4 residential neighborhood zone.**
- 17.60.110** **R-5 multifamily residential zone.**
- 17.60.120** **R-6 multifamily residential zone.**
- 17.60.130** **Professional office zone (P-O).**
- 17.60.140** **Limited commercial (L-C), neighborhood commercial (N-C),
community commercial (C-C) and regional commercial zone (R-C).**
- 17.60.150** **Research/industrial park (R/IP).**
- 17.60.160** **Planned residential unit development overlay (PRUD).**

17.60.010 Zones established and Zoning Map.

A. For the purposes of this title, all the land within the incorporated boundaries of West Point City is hereby divided into the following zones which are shown on the zoning map of West Point City which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this title:

A-5	Agricultural and Farm Industry Zone
<u>A-20</u>	<u>Agricultural Residential</u>
R-1	Residential Zone
R-2	Residential Zone
R-3	Residential Zone
R-4	Residential Neighborhood Zone
R-5	Multifamily Residential Zone
R-6	Multifamily Residential Zone
P-O C	Professional Office Zone
L-C	Limited Commercial
N-C	Neighborhood Commercial
C-C	Community Commercial
R-C	Regional Commercial
R/IP	Research/Industrial Park Zone
PRUD	Planned Residential Unit Development Overlay Zone

17.60.050 Table of land use regulations.

A. *Glossary and Requirements.*

P = Permitted Use (P). A site plan application might be required as

outlined in Chapter [17.30](#) WPCC.

AC = Administrative Conditional Use (AC). A site plan application with an administrative staff review is required.

PC = Planning Commission Conditional Use Review (PC). A site plan application with planning commission review is required.

B. If a use is not specifically designated below, then it is prohibited.

LAND USE ZONES	A-5	<u>A-20</u>	A-40	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
10. Kennels, Private > 2 Dogs	PC	<u>PC</u>	PC												
11. Agricultural Subdivision	P	<u>P</u>	P												

Residential Uses

1. Dwelling, Single-Family	P	<u>P</u>	P	P	P	P	P	P	P						
2. Twin Home									P						
3. Minor Home Occupations (see WPCC 17.70.140)	AC	<u>AC</u>	AC												
4. Major Home Occupations (see WPCC 17.70.140)	PC	<u>PC</u>	PC												
5. In-Home Daycare/Preschool (see WPCC 17.70.140)	PC	<u>PC</u>	PC												
6. Townhomes, Duplexes, Patio Homes, Single Story or Stacked Flat Condominiums							P	P							
7. Dwelling, Multiple Unit								PC							

LAND USE ZONES	A-5	A-20	A-40	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
8. Internal Accessory Dwelling Units (see WPCC 17.70.060)	P	P	P	P	P	P			P						
9. Detached Accessory Dwelling Units (see WPCC 17.70.060)	PC	PC	PC	PC	PC	PC									
10. Attached Accessory Dwelling Units (see WPCC 17.70.060)	PC	PC	PC	PC	PC	PC									
11. Residential Subdivision (including a model home as a permitted use after the preliminary plat is approved)	P	P	P	P	P	P	P	P	P						

Institutional/Quasi-Public

1. Cemetery	PC														
2. Religious Places of Worship and Support Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3. Commercial Day Care Center and/or Preschool										PC		PC	AC	AC	AC
4. Senior Care Facilities/Nursing										PC		PC	PC	PC	PC

LAND USE ZONES	A-5	A-20	A-40	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
Homes															
5. Private/Quasi-Public/Charter School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Utility Buildings and Structures, Electric Substations	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC
7. Telecommunications Towers (see Chapter 17.90 WPCC for specific types), and Small Cell Installations.*				PC*	PC*	PC*	PC*	PC*	PC	PC		PC	PC	PC	PC
*Monopole type only and only allowed on public property.															
8. Public Utilities (including substations). Shops and Storage Yards, and Public Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9. Public Water Reservoir/Public Storage Tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Group Homes in Residential Structure	P	P	P	P	P	P	P	P	P						

LAND USE ZONES	A-5	A-20	A-40	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
Entertainment/Recreation Uses															
1. Golf Course (public and private)	P	P	P												
Automobile-Related Uses															
1. Convenience Store												PC	PC	PC	PC
2. Vehicle Repair, Limited										PC					
General Retail/Commercial/Hospitality															
1. Retail Shops/Services (under 10,000 sq. ft.)												PC	PC	PC	PC
2. Mid-Box Retail (10,001 – 80,000 sq. ft.)												PC	PC		
3. Big Box Retail (80,001 sq. ft. and larger)													PC		
4. Financial Institutions									PC		PC	PC	PC	PC	PC
5. Restaurants, Bars, Including Fast Food									PC		PC	PC	PC	PC	PC

LAND USE ZONES	A-5	A-20	A-40	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
6. Professional Offices, Business Medical/Dental/Optical Office/Clinics and Laboratories										PC		PC	PC	PC	PC
7. Private Instructional Studio – Artist, Photography, Dance, Music, Drama, Health, Exercise												PC	PC	PC	PC
8. Commercial Complex										PC		PC	PC	PC	PC
9. Commercial/Industrial Subdivisions										P		P	P	P	P
10. Signs (see Chapter 17.110 WPCC)	P		P	P	P	P	P	P		P		P	P	P	P
11. Firework Stands (temporary) (see Chapter 5.25 WPCC)												P	P	P	P
12. Animal Clinic												PC			
Commercial Related/Manufacturing															
1. Light Manufacturing (within an enclosed building)													PC	PC	

17.60.070 A-20 agricultural residential zone.

A. Purpose. The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.

B. Use Table. See use table section, WPCC 17.60.050. If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

C. Development and Building Standards.

1. Subdivision Requirements. In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter 17.130 WPCC.

2. A-20 Lot Standards Tables. The following standards apply to all buildings in the A-40 zone:

<u>Lot Size and Minimum Dimensions</u>	
<u>Maximum Density (units per acre)</u>	<u>1.7</u>
<u>Min. Lot Area (sq. ft)</u>	<u>21,780</u>
<u>Min. Frontage</u>	<u>100'</u>
<u>Min. Depth</u>	<u>100'</u>
<u>Principal Structure</u>	
<u>Min. Front Yard Setback</u>	<u>30'</u>
<u>Min. Front Yard Setback Arterial Street</u>	<u>40'</u>
<u>Min. Side Yard Setback (one side)</u>	<u>10' (total of 20')</u>

	<u>for both sides)</u>
<u>Min. Side Yard Corner Lot</u>	<u>20'</u>
<u>Min. Side Yard Corner Lot Arterial Street</u>	<u>30'</u>
<u>Min. Rear Yard Setback (see WPCC 17.70.020 for encroachment standards)</u>	<u>30'</u>
<u>Min. and Max. Height</u>	<u>(See WPCC 17.70.020)</u>
<u>Min. Size of Dwelling</u>	<u>(see WPCC 17.70.020)</u>

Accessory Buildings

<u>Animal Enclosures</u>	<u>(see WPCC 17.70.100)</u>
<u>Accessory Buildings</u>	<u>(see WPCC 17.70.030)</u>
<u>Accessory Dwelling Units</u>	<u>(see WPCC 17.70.060)</u>

Fencing and Landscaping

<u>Fencing</u>	<u>(see WPCC 17.70.050)</u>
<u>Landscaping</u>	<u>(see WPCC 17.70.040)</u>

Towers and Flagpoles

<u>Max. Height for Flagpoles</u>	<u>40'</u>
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3. Animal Enclosures. All pens, corrals, barns, coops, stables and other similar structures to keep animals or fowl shall be located not less than 150 feet from a public street and not less than 100 feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than 150 feet from a public street on one side and 25 feet from the other public street. All pigs shall be kept at least 200 feet from dwellings on adjacent lots. Also see WPCC 17.70.100.

4. Front Yard Landscaping. 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.

D. Related Provisions. Chapter 17.00 WPCC, Administration and Enforcement.

Chapter 17.10 WPCC, Definitions.

Chapter 17.30 WPCC, Site Plan Review Standards.

Chapter 17.40 WPCC, Conditional Use Permits.

Chapter 17.70 WPCC, General Regulations.

WPCC 17.70.100, Farm animal regulations.

WPCC 17.70.140, Home occupations.

Chapter 17.100 WPCC, Off-Street Parking and Loading.

Chapter 17.110 WPCC, Sign Regulations.

Chapter 17.120 WPCC, Lighting.

Chapter 17.130 WPCC, Subdivisions. [Ord. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

17.70.100 Farm Animal Regulations

B. Animal Allowance. Farm animals held for noncommercial purposes are permitted solely in the agricultural A-5, A-20, and A-40, R-1, and R-2 zones as a permitted use and shall be an administrative conditional use in the R-3 zone for all animals except small animals which may include chickens, ducks, geese, pigeons, and rabbits, unless restricted by private development agreements, covenants, or other legally binding contracts. Roosters shall not be kept in any residential zone. Residents in the R-1, R-2, R-3 and R-45 zones with property not less than 5,000

square feet may, at any time, keep and maintain a base number of no greater than six chickens, regardless of the size of their property, subject to the requirements of this section and any other applicable provisions of this code. The number of additional chickens shall be based on the same formula as other animals as follows: