



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
June 11, 2026
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT**

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointutah.gov

- **Subject Line:** Public Comment – June 11, 2026, Planning Commission Meeting
 - **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.
-

WORK SESSION – 6:00 PM

Open to the public

1. Discussion of Party at the Point parade float
2. Discussion of proposed updates to the Sign Code
3. Review of agenda items
4. Other items

GENERAL SESSION – 7:00 PM

Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought *(Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought)*
4. Disclosures from Planning Commissioners
5. Public Comments *(Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.)*
6. Approval of minutes from the May 14, 2026 Planning Commission meeting

Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application's compliance with the ordinance.

7. Discussion and consideration of a preliminary plat for 84 single family lots known as Ivy Meadows and located at 2650 N 5500 W; *Rick Scadden, applicant*
8. Staff Update
9. Planning Commission Comments
10. Adjournment

Posted this 5th day of June, 2026

Katie Hansen

Katie Hansen, Deputy City Recorder

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 5th day of June, 2026, at 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>

Katie Hansen, West Point City Deputy Recorder



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

MAY 14, 2026

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, Commissioner Ryan Hymas, and Commissioner Kyle Norton

Planning Commission Excused: Commissioner Adam King

City Staff Present: Boyd Davis, City Engineer; Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Lacy Richards

1. Discussion of proposed updates to the Sign Code

Bryn MacDonald provided an overview of the ongoing effort to update the city's sign code, explaining that the process had taken several years largely due to legal and constitutional considerations related to sign regulation. She discussed a 2015 Supreme Court case involving the City of Gilbert, Arizona, which established that sign codes must be "content neutral," meaning cities cannot regulate signs differently based on what the signs say. She explained that the city could regulate factors such as location, height, setbacks, lighting, and placement, but not sign content. Because of this, many existing sign definitions within the city code were being revised or removed to eliminate references to political, civic, church, real estate, or other content-specific sign categories. The city instead intended to focus on neutral sign types such as banner signs, window signs, yard signs, monument signs, and temporary signs.

Bryn MacDonald reviewed several proposed sign definitions and explained the reasoning behind the revisions. She discussed changes to banner sign definitions, billboard definitions, construction signs, electronic message signs, government signs, monument signs, multi-tenant signs, pole signs, residential entrance signs, snipe signs, temporary signs, and vehicle or trailer signs. She noted that standards regulating items such as sign height, setbacks, brightness, flashing displays, and placement would be addressed separately in the operational standards section of the code rather than within the definitions themselves. She also explained that the city was proposing a clearer method for measuring sign height from the nearest back of curb to avoid manipulation of grade elevations through landscaping.

Commissioners and staff discussed several concerns and questions related to visibility, sight distance, sign aesthetics, billboard regulation, and government signage. Questions were raised regarding sight clearance, minimum sign clearance heights, MUTCD standards, and billboard regulations along the West Davis Corridor. Staff explained that roadway signs already follow legal standards and that billboards are prohibited along the West Davis Highway because it is designated as a scenic byway.

Discussion also included concerns about vehicle signs, mobile billboards, and individuals spinning advertising signs on sidewalks. Bryn MacDonald stated that some of those activities are difficult to regulate due to free speech protections. She further explained that future meetings would focus on the actual development standards and regulations for the various sign types after the definitions section was completed.

2. Review of agenda items

Troy Moyes reviewed two conditional use permit applications for accessory buildings. He explained that both items were administrative decisions before the Planning Commission. The first application was for property located at 4882 W 25 N, submitted by Robert Stuart. The proposal included a 2,160 square foot accessory building in the backyard. Troy Moyes stated the building met all setback, height, and zoning requirements, including the requirement that accessory buildings not occupy more than 10 percent of the total lot area, although it was very close to the maximum allowed.

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	9.5%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	22,651
Max structure height	$\leq 25'$	22'
Not closer than 5' from the main building	$\geq 5'$	40'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+40'
Side yard setback	$\geq 5'$	5'
Rear yard setback	$\geq 10'$	10'

Commissioner Roubinet commented that he had no concerns as long as the proposal met all of the standards. Commissioner Taylor asked about crossed-out portions included in the application, and Troy Moyes explained those were plans from a previous design the applicant ultimately did not intend to construct.

Troy Moyes then reviewed the second conditional use permit application for property located at 3214 W 700 N, submitted by Adam Dahl. He explained that the proposal was for another 2,160 square foot accessory building and similarly met all applicable zoning requirements. He clarified that the structure was intended strictly for storage and was not proposed as an accessory dwelling unit. Troy Moyes noted that the applicant had obtained signatures from neighboring property owners to demonstrate awareness of the proposal.

Commissioner Wade asked whether Planning Commission approval was only required because the buildings exceeded the standard size allowance. Troy Moyes explained that the conditional use process allowed the Commission to evaluate whether the proposal could negatively impact the surrounding neighborhood or the health, safety, and welfare of nearby residents. He stated the Commission could

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	9.2%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	23,522
Max structure height	$\leq 25'$	24.4'
Not closer than 5' from the main building	$\geq 5'$	60'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+50'
Side yard setback	$\geq 5'$	5'
Rear yard setback	$\geq 10'$	10'

impose reasonable conditions if needed, such as addressing lighting impacts or other concerns. However, staff did not identify any significant concerns because both buildings were located toward the back of existing subdivisions and appeared unlikely to adversely affect surrounding properties.

Troy Moyes reviewed agenda item number 9 and 10, a proposed rezone for property located at 2084 N 4500 W. He explained that the request involved two parcels owned by the Weaver property owners and Nilson Land Holdings LLC, totaling approximately 4.32 acres. The applicant requested to rezone the property from A-40 to R-4, which allows up to six units per acre. The concept plan showed 17 lots on a newly constructed public road, with a proposed density of 3.85 units per acre and minimum lot sizes of approximately 6,700 square feet. Troy Moyes noted that the proposed rezone was consistent with the General Plan and that the Planning Commission would make a recommendation to the City Council, which would make the final decision.

The Commission discussed the history of the property, including that the Planning Commission had previously recommended denial of the General Plan amendment, but the City Council had approved the change. Lacy Richards, representing Nilson Land Holdings LLC, explained that the previous concept included private roads, which had not been favored, so the plan had been revised to use a public street. She clarified that the homes proposed for this portion would be patio homes. Commissioners generally discussed the proposed layout, the reduced density compared to earlier concepts, and whether any private agreements with existing property owners needed to be included in the rezone motion. Staff explained that those items were addressed in the development agreement and did not need to be part of the rezone motion.

The Commission also reviewed the related development agreement. Troy Moyes explained that the applicant requested a reduction in the R-4 side yard setback from six feet to five feet, creating 10 feet between homes. Ms. Richards stated that the reduced setback was typical for patio homes because residents of those homes generally preferred less yard maintenance. The development agreement also addressed the public road design, architectural standards, colors, formation of an HOA, and the issue of the plat not expiring within one year if it could not be recorded right away.

Commissioners discussed the HOA structure, owner-occupancy requirement, street design, and access concerns. Ms. Richards explained that the HOA may be combined with the larger development and could potentially provide yard maintenance or snow removal, depending on final costs and resident preference. Commissioner Farnsworth raised concern about the number of driveways along the main entrance and exit road, especially with patio homes likely serving older residents. Boyd Davis stated that staff had not previously discussed that specific concern, but acknowledged it was valid. He explained that staff still preferred the public road design over the earlier private road concept and noted that the larger Clinton subdivision would have additional access points. Staff also confirmed that standard items such as street trees, fencing, and landscaping were included in the plans.

Troy Moyes reviewed agenda item number 11 reviewing the Heritage Trails subdivision development agreement submitted by Nilson Land Holdings LLC. He noted that the Planning Commission had already recommended approval of the related rezone in 2022 when the project was known as the Mike Hatch property or Foothill Ditch LLC project, and the item was currently tabled at the City Council level. He clarified that the current request before the Planning Commission was not for the rezone itself, but for recommendations on modifications within the development agreement, including reduced side yard setbacks and modified asphalt widths similar to the previous subdivision discussion. Under the old R-4 zone standards, side yard setbacks were eight feet, and the applicant requested a reduction to five feet.

Commissioner Farnsworth asked about the difference in density between the originally approved concept and the current proposal. Bryn MacDonald explained that the original plan consisted entirely of townhomes at nearly eight units per acre, which was allowed under the old R-4 standards. She stated the revised proposal now included a mix of approximately half single-family homes and half townhomes at approximately 5.8 units per acre. Commissioner Farnsworth recalled that the original plan had intentionally concentrated density near the commercial area as a transition before moving into lower-density single-family homes deeper into the subdivision.

Discussion focused primarily on the requested setback reductions. Commissioner Farnsworth stated she was more comfortable with the one-foot setback reduction discussed on the previous project, but had concerns about reducing setbacks by three feet on each side for this development. She explained that the Planning Commission had previously relied on setbacks rather than minimum lot sizes to regulate spacing between homes and maintain neighborhood character, and she felt reducing the setbacks undermined that purpose. Commissioner Hymas questioned whether denying the request would simply result in the applicant pursuing approval under the newer R-4 zoning standards, where setbacks would already be smaller. Staff clarified that the older code measured setbacks differently and also permitted fully attached townhouse developments. Ms. Richards explained that the reduced setbacks were necessary to accommodate the desired number of single-family lots while still transitioning away from the previously approved higher-density all-townhome project. Staff noted that the previous concept approved by the Planning Commission consisted of 72 townhomes, while the current proposal included approximately 53 total units made up of both townhomes and single-family homes, resulting in a significantly lower overall density.

3. Other items

There were no other items discussed.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

MAY 14, 2026

GENERAL SESSION 7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, Commissioner Ryan Hymas, and Commissioner Kyle Norton

Planning Commission Excused: Commissioner Adam King

City Staff Present: Boyd Davis, City Engineer; Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Robert Stuart, Anna Stuart, Adam Dahl, Lacy Richards

1. **Call to Order**
2. **Pledge of Allegiance**

3. **Prayer** – Commissioner Taylor

4. **Disclosures from Planning Commissioners**

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

There were no public comments.

6. **Approval of minutes from the February 12, 2026; February 26, 2026; March 12, 2026; and April 23, 2026, Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes as presented. Commissioner Norton seconded the motion. All voted aye.

7. **Discussion and consideration of a conditional use for a 2,160 square foot accessory building on property located at 4882 W 25 N; Robert Stuart, applicant**

Robert Stuart introduced himself as the applicant for the conditional use permit at 4882 W 25 N. He explained that he was requesting approval for a 30-foot by 72-foot pole barn accessory building to be constructed in his backyard. Mr. Stuart stated the building would primarily be used for storage of recreational vehicles, boats, ATVs, and other personal property. He noted that he and his family had lived at the property since building their home in 2004 and expressed appreciation for living in West Point.

Commissioner Roubinet asked whether the applicant planned to install exterior lighting on the building and whether city lighting standards would apply. Mr. Stuart explained that the immediate goal was to construct the building first, with electrical service and lighting planned for a later phase. He stated that when lighting is installed, he intends to direct the lights downward in compliance with city standards and acknowledged concerns about neighboring properties with overly bright lighting. No additional questions were raised by the Planning Commission.

Commissioner Norton motioned to approve the conditional use request for Robert Stuart to construct a 2,160-square-foot accessory building on his property located at 4882 W 25 N as presented. Commissioner Hymas seconded the motion. All voted aye.

8. Discussion and consideration of a conditional use for a 2,160 square foot accessory building on property located at 3214 W 700 N; Adam Dahl, applicant

Adam Dahl introduced himself as the applicant for the conditional use permit for an accessory building at 3214 W 700 N, where he stated he had lived for approximately seven years. He explained that the proposed building would replace an existing concrete pad and grass area and would primarily be used to store a boat. He also stated the area would include a basketball hoop for his children and could eventually serve as a hobby shop or workshop in the future.

Commissioner Roubinet asked about planned exterior lighting and whether it would comply with city standards. Mr. Dahl explained that the lighting would be minimal and include standard lighting near the man door, downward-facing goose neck lights above the garage doors, and a downward-directed yard light for children playing at night. He stated the lighting would not shine upward or onto neighboring properties. Mr. Dahl stated he had worked closely with Troy Moyes throughout the process over the past several years to ensure the proposal complied with city code requirements and stated he believed everything had been properly addressed. No additional questions were raised by the Planning Commission.

Commissioner Hymas motioned to approve the conditional use request for Adam Dahl to construct a 2,160-square-foot accessory building on the property located at 3214 W 700 N. Commissioner Wade seconded the motion. All voted aye.

9. Discussion and consideration for property located at 2084 N 4500 W from A-40 to R-4 (Residential/6 units per acre); Nilson Land Holdings, LLC, applicant

Lacy Richards, representing Nilson Land Holdings LLC, presented a request to rezone property located at 2084 N 4500 W from A-40 to R-4 residential for the development of a residential subdivision. As explained during the work session, the proposal included 17 single-family lots on approximately 4.42 acres, resulting in a density of approximately 3.85 units per acre, which is below the maximum density allowed within the R-4 zone. The R-4 zone requires street trees and perimeter fencing.

a. Public hearing

There were no public comments made.

Commissioner Taylor motioned to close the public hearing
Commissioner Norton seconded the motion
All voted aye.

b. Action

Commissioner Taylor asked whether the park strip on the Clinton side of the shared road would be maintained by Clinton City, and staff confirmed it would. Commissioner Roubinet asked about the city boundary along the roadway. Boyd Davis explained the road is currently within West Point City limits, but a future boundary adjustment would place the city boundary at the centerline of the road, splitting it between Clinton and West Point. He stated the cities would coordinate maintenance through interlocal agreements, which is already common on other shared roads.

Commissioner Wade raised concerns about traffic and the width of 4500 W with additional homes accessing the roadway. Boyd Davis explained that the proposed subdivision and the West Meadows development would both widen portions of the road to full standards. He also noted that UDOT plans to realign the nearby intersection, add a traffic signal and turn lanes, and make additional improvements in the coming years.

Commissioner Roubinet also asked about a lot frontage measurement shown on the plans that appeared narrow. Boyd Davis explained that part of the frontage was measured along a curve and that the total frontage was approximately 50 feet, resolving the concern. There were no additional comments from the Planning Commission.

Commissioner Wade recommended approval of the rezone request for approximately 4.42 acres of property located at approximately 2084 N 4500 W from A-40 (Agricultural) to R-4 Residential and forward this item to the City Council for consideration. Commissioner Norton seconded the motion.

Commissioner Wade – Aye
Commissioner Norton – Aye
Commissioner Hymas – Aye
Commissioner Taylor – Aye
Commissioner Farnsworth – Aye
Commissioner Roubinet – Aye

Motioned passed unanimously.

10. Discussion and consideration for a development agreement for property located at 2084 N 4500 W

Lacy Richards, representing Nilson Land Holdings LLC, presented a development agreement for the property located at 2084 N 4500 W. She thanked the Planning Commission for the feedback provided during previous discussions and stated the comments had helped refine the proposal into a better plan.

Commissioners discussed the requested development agreement modifications that had also been reviewed during the work session. The requests include reducing the side yard setback from six feet to five feet, slightly reducing the asphalt width, and reducing the park strip width to match the adjoining Clinton City improvements. Commissioner Roubinet also referenced the agreement involving the horse

property leaseback to the existing owner but indicated it did not require specific action within the motion itself.

a. Public hearing

There were no public comments made.

Commissioner Wade motioned to close the public hearing

Commissioner Taylor seconded the motion

All voted aye.

b. Action

Commissioner Farnsworth stated she had no concerns with the proposed asphalt width change or the delayed development agreement provisions but expressed concern with reducing the side yard setbacks. She explained the Planning Commission had spent significant time establishing setback standards within the code and felt the subdivision should follow those standards.

Commissioner Wade asked whether the city's landscaping requirements for patio homes would still apply to the development, and staff confirmed they would.

Commissioner Roubinet agreed with Commissioner Farnsworth's concerns regarding the setback reduction and emphasized the importance of carefully considering even minor exceptions to the code. He stated that while a one-foot reduction may seem small, the Planning Commission had intentionally established those standards after significant discussion. However, he acknowledged that the larger lot sizes and lower overall density made the request more reasonable in this situation. He also noted he was less concerned with the asphalt width reduction because it would match the adjoining Clinton City roadway and help maintain continuity and proper drainage flow along the street. There were no additional comments from the Planning Commission.

Commissioner Norton recommended approval of the proposed development agreement for the Heritage Trails subdivision located at approximately 2084 N 4500 W and forward this item to the City Council for consideration. Commissioner Hymas seconded the motion.

Commissioner Taylor – Aye

Commissioner Wade – Aye

Commissioner Farnsworth – Nay

Commissioner Norton – Aye

Commissioner Hymas – Aye

Commissioner Roubinet – Aye

Motion passed as recommended approval 5:1.

11. Discussion and consideration for a development agreement for property located at 1800 N 4300 W for the Heritage Trails development

Lacy Richards, representing Nilson Land Holdings LLC, presented a development agreement for the property located at 1800 N 4300 W. During the work session, commissioners discussed the requested

modifications within the development agreement, including reduced side yard setbacks and adjustments to the roadway width to match Clinton City improvement. Bryn MacDonald noted that the agreement also included architectural elevations and design standards. Staff explained the proposal did include an increased park strip width.

Commissioners discussed how the current proposal differed from the originally approved concept plan. Bryn MacDonald explained the original R-4 zoning allowed up to eight units per acre and that the previously approved concept consisted of approximately 72 townhome units. With the revised proposal the density was reduced to approximately 5.8 units per acre. Ms. Richards clarified the new plan contained approximately 54 total units (comprised of townhomes and single-family units) and also noted the townhome buildings were proposed with approximately 15 feet between structures, which exceeded the eight-foot spacing previously required under the old code.

Commissioner Wade asked whether the single-family homes in the development would primarily be two-story homes, and staff confirmed they would. Commissioner Roubinet acknowledged concerns about the reduced five-foot setbacks, particularly with two-story homes, but stated he felt more comfortable with the revised proposal because it significantly reduced the overall density and included more single-family homes instead of the previously approved all-townhome layout. He also noted that the applicant could potentially still proceed under the previously approved higher-density concept if the requested modifications were denied.

a. Public hearing

There were no public comments made.

Commissioner Norton motioned to close the public hearing

Commissioner Hymas seconded the motion

All voted aye.

b. Action

There were no additional comments from the Planning Commission.

Commissioner Hymas recommended approval of the proposed development agreement for property located at approximately 1800 N 4300 W, including the requested modifications to side yard setbacks, roadway cross sections, and forward this item to the City Council for consideration. Commissioner Norton seconded the motion.

Commissioner Hymas – Aye

Commissioner Farnsworth – No

Commissioner Taylor – Aye

Commissioner Norton – Aye

Commissioner Wade – Aye

Commissioner Roubinet – Aye

Motion passed as recommended approval 5:1.

12. Staff Update

Bryn MacDonald stated the items approved at this meeting will be on the City Council agenda the following week. She noted the Parker Place subdivision is scheduled for a public hearing before the City Council. She stated the City Council approved the Gardner rezone located on 700 S and the Ivy Meadows rezone. With those approvals, the projects will return to the Planning Commission for preliminary plat review at an upcoming meeting, along with the Crystal Court preliminary plat review. She also stated the Planning Commission will continue discussion on the sign code and code amendments related to accessory dwelling units due to changes in State Code.

13. Planning Commission Comments

Commissioner Wade expressed appreciation for city staff and reflected on being grateful for the freedoms residents have to meet, discuss issues, and work together to improve the city. He stated that despite some comments made online, the Planning Commission is not there to force people to do things, but rather to openly discuss matters and make the city better. He also commented on the nation approaching its 250th anniversary and thanked staff for all they do for the city.

Commissioner Hymas echoed Commissioner Wade's comments and expressed appreciation for Commissioner Farnsworth's comments during the meeting. He stated he appreciated that the Planning Commission can have differing opinions without becoming an echo chamber and can still work respectfully together. He stated the Commission ultimately works together to do what is best for the city.

Commissioner Farnsworth stated no comment.

Commissioner Norton stated he agreed with the comments that had previously been made by the other commissioners.

Commissioner Taylor stated no comment.

Commissioner Roubinet thanked city staff and specifically thanked Boyd Davis for attending the meeting. He echoed Commissioner Hymas' comments regarding the importance of respectful disagreement and stated commissioners should feel comfortable voting the way they believe is appropriate as long as they have reasoning behind their decisions. He commented that discussion is important because differing viewpoints can raise issues others may not have considered. Commissioner Roubinet also thanked Commissioner Farnsworth for conducting the last Planning Commission meeting in his absence and for helping organize plans for the Fourth of July activities. He stated he was looking forward to the event and felt the planning discussions had been productive.

14. Adjournment

Commissioner Hymas motioned to adjourn the meeting at 7:55 pm. Commissioner Wade seconded the motion. All voted aye.

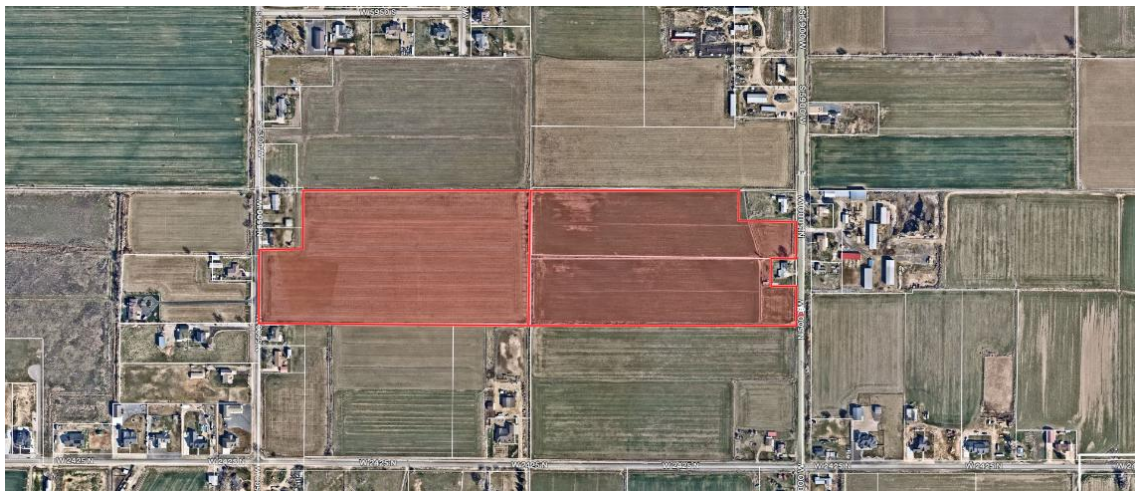
Planning Commission Staff Report



Subject: Preliminary Plat – Ivy Meadows
Author: Troy Moyes
Department: Community Development
Date: June 11, 2026

Background

Rick Scadden, representing Ivy Meadows LLC, has submitted a preliminary plat for a proposed residential subdivision known as Ivy Meadows, located at approximately 2650 North 5500 West. The property was rezoned by the City Council on April 7, 2026, from A-5 to R-1. A development agreement was approved with that rezone and establishes how the property will be developed. The preliminary plat reflects the approved zoning and development agreement and moves the project into the subdivision review process. The Planning Commission discussed this proposal during the Work Session held on April 23, 2026



Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

Analysis

The Ivy Meadows subdivision proposes 84 single-family residential lots on approximately 38.46 acres. The property is zoned R-1 Residential and is subject to the development agreement approved with the rezone. The preliminary plat maintains the lot count and overall density reviewed as part of the rezone process and is consistent with the approved R-1 zoning and

development agreement. The applicant is proposing to develop the subdivision as one single phase.

This item is before the Planning Commission for preliminary plat review. Under West Point City Code Chapter 17.130, preliminary plat review focuses on the general subdivision layout, including lot configuration, access, circulation, utility layout, easements, drainage, and other applicable development standards prior to final plat and improvement plan approval.

R-1 Zoning and Lot Configuration

The proposed subdivision is located within the R-1 Residential zone. The preliminary plat shows 84 single-family residential lots, which results in an overall density of approximately 2.2 units per acre. The proposed density is the same density identified in the development agreement approved with the rezone.

The preliminary plat identifies a minimum lot size of 13,334 square feet, an average lot frontage of 96 feet, and an average lot depth of 138 feet. The following table compares the applicable R-1 development standards with the information shown on the preliminary plat:

Standard	Required	Proposed
Property size (acres)	N/A	38.46
Density for R-1 Residential (units per acre)	≤ 2.2	2.2
Maximum number of lots	≤ 85	84
Minimum lot size (square feet)	$\geq 12,000$	13,334
Minimum lot frontage average (min of 85’)	$\geq 85'$	96’
Minimum lot depth	$\geq 100'$	138’
A dedicated landscape strip required	Yes	Yes
Number of phases	N/A	1

The table summarizes the applicable R-1 development standards and the corresponding information shown on the preliminary plat. Final lot dimensions, setbacks, easements, and buildable areas will be verified through the final plat and improvement plan review process.

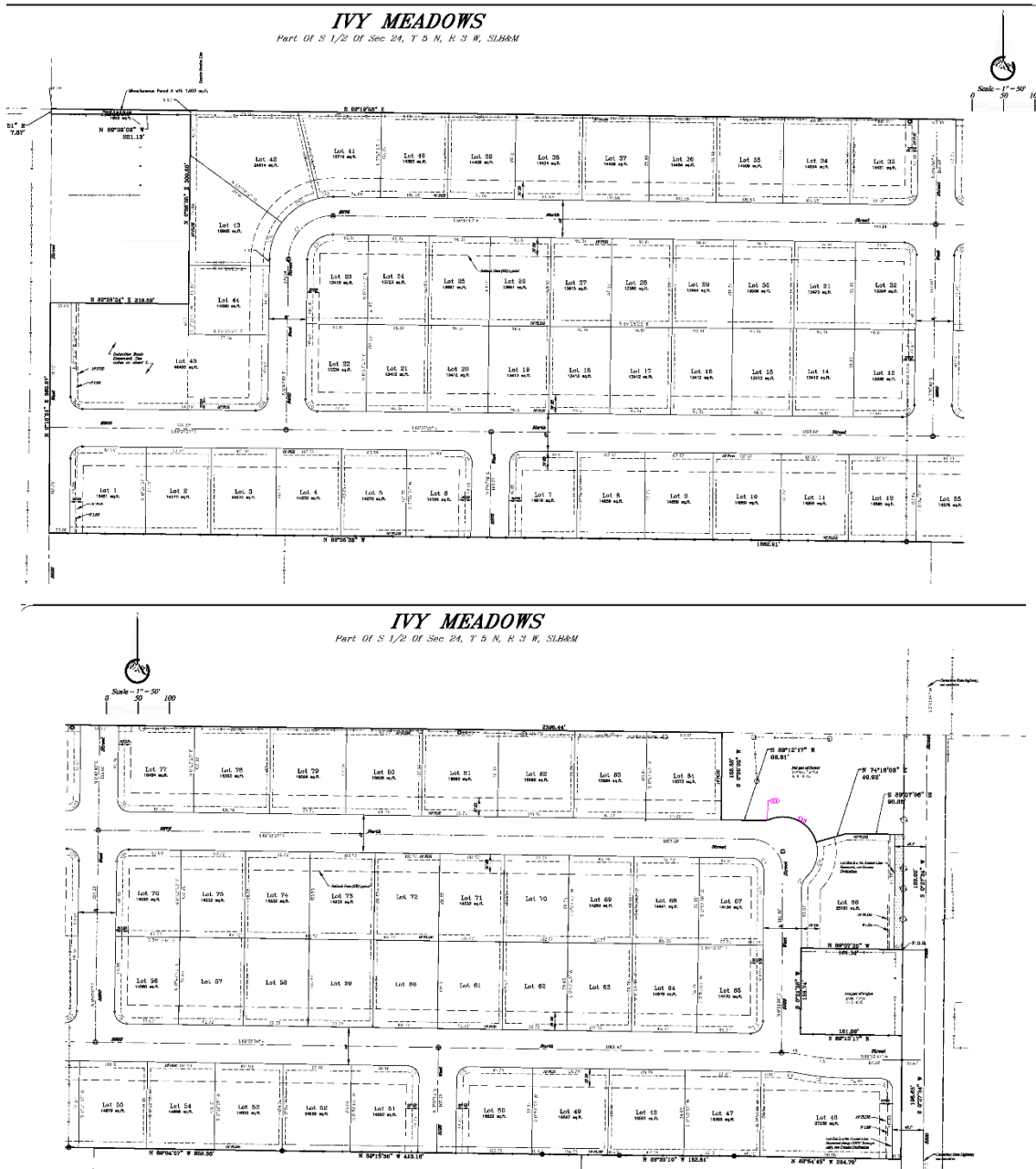
Landscape Strip and Buffering

The required landscape strip has been shown on lots 1, 45, 46 & 66. The landscape strip applies to individual lots and will be maintained by the individual homeowner; therefore, an HOA is not required for the landscape strip. However, the required landscape strip improvements, including landscaping, irrigation, and fencing, shall be installed by the developer and shall not be deferred to the individual homeowner.

Access, Utilities, and Infrastructure

The City Engineer has reviewed the preliminary plat and supporting materials and recommends approval. Any remaining engineering items are technical in nature and will be addressed during final plat and improvement plan review. Final street design, utility layout, drainage improvements, easements, stormwater facilities, and other public improvements will be required to comply with City standards and approved construction drawings prior to final plat approval.

Preliminary Plat



Recommendation

Staff recommends approval of the Ivy Meadows preliminary plat. The preliminary plat is consistent with the approved R-1 zoning, maintains the approved number of lots and overall density, and meets the applicable standards for preliminary plat review under West Point City Code Chapter 17.130.

Suggested Motions

- *Approve*: I make a motion to approve the preliminary plat for the Ivy Meadows subdivision, located at approximately 2650 North 5500 West, subject to completion of any remaining staff and engineering review comments prior to final plat approval.
- *Deny*: I make a motion to deny the preliminary plat for the Ivy Meadows subdivision based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards.
- *Table*: I make a motion to table any action on the preliminary plat for the Ivy Meadows subdivision, until [*explain why the item needs to be tabled*].

Attachments

Preliminary plans



West Point City
3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointutah.gov

MEMORANDUM

To: West Point Planning Commission

From: Boyd Davis, P.E.

RE: Ivy Meadows - Preliminary Plan Review

Date Received: May 19, 2026

Date Reviewed: May 21, 2026

Recommendation: I recommend approval. The following items can be addressed on the final plans.

1. Preliminary Plat

- ~~a. Please add the street numbers as shown on the attached sheets.~~
- b. Show PUE's on the front, back, and every other side on each lot.
- ~~c. Show phase lines if multiple phases are planned and number lots according to each phase.~~
- ~~d. Please add a note that this subdivision is in land drain zone C and that footing drains and sump pumps are required for each basement.~~
- ~~e. The P.O.B. is mislocated, please adjust.~~
- ~~f. The property owner to the south requested an additional road stub. This should be considered by the Planning Commission.~~
- ~~g. The detention pond must be dedicated to an HOA or a private owner, not the city.~~
- h. Show the 8' landscape buffers along the collector roads.

2. Streets

- a. Submit a completed UDOT access permit for the connection to 5000 W.
- ~~b. Fire District approval required for the access plan and road layout.~~

3. Culinary Water

- ~~a. Submit a preliminary utility plan.~~
- ~~b. A will serve letter must be obtained from Hooper Water.~~
- c. Show culinary connecting to the existing line on 5000 W.

4. Secondary Water

- ~~a. Submit a preliminary utility plan.~~
- ~~b. This area is served by the Hooper Irrigation Company. A will serve letter must be obtained from them.~~
- c. We may need to establish an agreement between Hooper Irrigation and West Point City to be the service provider. This will be up to the two entities to figure out.
- ~~d. Water shares will be required. The applicant must provide proof of water shares.~~

5. Sanitary Sewer

- ~~a. Submit a preliminary utility plan.~~

6. Storm Drainage

- a. ~~Submit a preliminary utility plan.~~

7. Land Drainage

- a. ~~This subdivision is in land drain zone C. A land drain is not required but is recommended.~~
- b. ~~If there is no land drain, then sump pumps will be required for any basements.~~
- c. ~~Rear yard drains are required for any lots that do not drain to the street. They are also required as a discharge location for sump pumps. Please show yard drain on the plan.~~
- d. ~~Submit a geotechnical report.~~
- e. ~~The geotechnical report recommends no basements.~~

8. Others

- a. Fencing will be required adjacent to any agricultural properties. Please show the fence on the plan.



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MEMORANDUM

To: Rick Scadden & Landmark Survey

From: Troy Moyes, West Point City Planner

cc: Bryn MacDonald, West Point City Community Development Director & Boyd Davis, West Point City Engineer

RE: Ivy Meadows – Preliminary Plan Review

Date Received: June 1, 2026

Date Reviewed: June 2, 2026

I have completed the second preliminary plat review for the Ivy Meadows subdivision. This review intends to address concerns or issues related to the West Point City Code. All corrections need to be made prior to being scheduled for a Planning Commission meeting.

1. General

- a) ~~The subdivision name “Ivy Meadows” is not a duplicate name in the county. No change needed.~~
- b) Phasing: Please provide a phasing plan. If the subdivision will be developed in one phase, please add a note stating that the subdivision will be developed as one phase. If it will be developed in multiple phases, show the phase lines on the plat and include the number of lots and acreage within each phase. *Response received (one phase), no change needed.*
- c) Please make the plan dates and revision information consistent throughout the submittal. The subdivision plat sheets appear to show a January 16, 2025 date, while the improvement plan sheets show May 19, 2026. Please verify that all sheets are part of the same current preliminary plan submittal and update the revision blocks as needed. *Corrections completed*

2. Zoning & Plat

- a) ~~The property is zoned R-1. Please add a zoning note to the plans identifying the property as R-1 Residential. The property was rezoned from A-5 Agricultural to R-1 Residential by the City Council on March 3, 2026.~~
- b) Density: The R-1 zone allows a maximum density of 2.2 units per acre. The plans show 85 building lots. Please add a data table to the preliminary plat showing the total acreage, total number of lots, calculated density, average lot size, minimum lot size, maximum lot size, open

space acreage, acres in each phase, and number of lots in each phase. This table is required by WPCC 17.130.040. *Response received; however, the submitted plan set appears to include detailed construction/final improvement sheets rather than a clear preliminary plat submittal. Please provide a clean preliminary plat sheet that clearly and legibly includes the required information under WPCC 17.130.040, including the zoning/data table, total acreage, total number of lots, calculated density, lot size information, open space acreage, and phasing information. Detailed improvement plans may be provided separately, but the required preliminary plat information must be shown clearly on the preliminary plat.*

- c) Minimum lot size: The minimum lot size in the R-1 zone is 12,000 square feet. Some lots don't show a size, please label each lot with the lot size. *Response received.*
- d) Setbacks: Please clearly note the R-1 setback requirements and show the building envelope setbacks for each lot. The plat shows setback lines in some locations, but the setbacks should be clearly labeled and consistent throughout the plan set. *Response received; the location of the information is not clearly identified*
- e) Northwest Corner / Tuttle Property: Parcel 14-101-0024, owned by Darrell Tuttle, was not included in the March 3, 2026 rezone and remains zoned A-5 Agricultural. The A-5 zone allows one dwelling unit per five acres and does not support the proposed R-1 residential lot layout. As submitted, Lot 64 and a portion of Lot 65 appear to extend into the A-5 zoned property. All lots included in this preliminary plat must be located within the R-1 zoned boundary. The plat needs to be revised to make the necessary adjustments. If you want to include the Tuttle property in the future, that property would need to be rezoned and could be reviewed through a separate subdivision application, such as a single-lot subdivision. *Corrections completed (removed Tuttle property from the plat)*

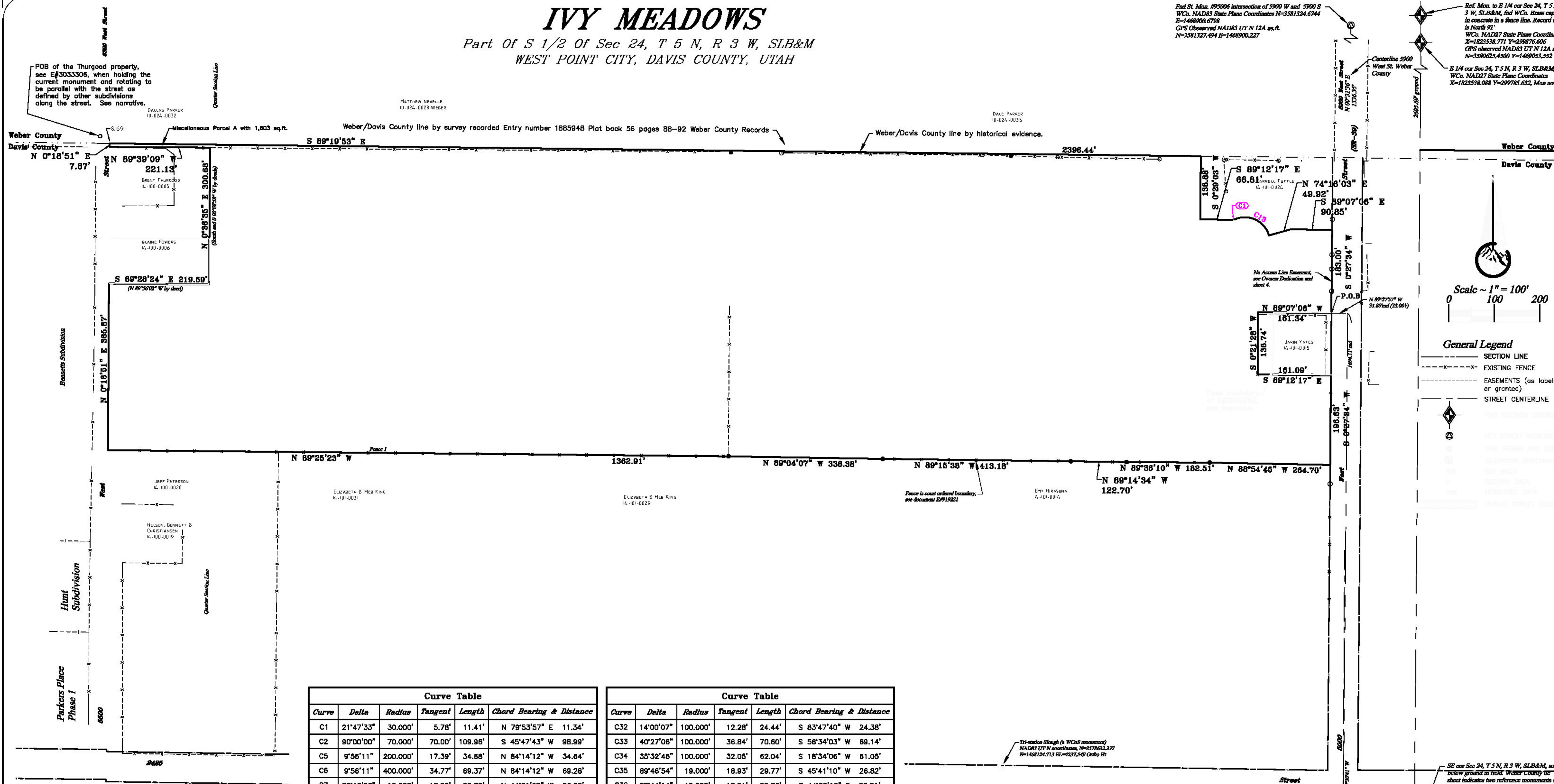
3. Open Space, Landscaping & Fencing

- a) Detention: Please show on the plans how the detention basin will be landscaped. A landscape plan should be provided for the detention basin. *Response received (grass planted in detention basin), no change needed.*
- b) Landscape strips: Per WPCC 17.130.100(J), an eight-foot landscape strip is required for Lots 1, 22, and 85 where the lots back or side onto an arterial or collector street. Please revise the plans to show the required landscape strip, landscape and irrigation improvements, and the six-foot solid or semi-private non-chain link fence along the inside edge of the strip. Because this applies to individual lots, the landscape strip may be maintained by the individual homeowner, and an HOA is not required. *Partially addressed. Please revise the plans to clearly identify required landscape, irrigation, and fencing improvements as required by WPCC 17.130.100(J). The required fence along the landscape strip shall be installed by the developer and should not be deferred to the individual homeowner.*
- c) Fencing: Please show all proposed or required fencing, including perimeter fencing, fencing near the detention pond, fencing along open space/common areas, and fencing adjacent to any slough, ditch, drainage feature, or no-access area. *Corrections completed*

IVY MEADOWS
Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M
WEST POINT CITY, DAVIS COUNTY, UTAH

Find St. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find WCo. Brass cap set in concrete in a fence line. Record offset is North 91'.
WCo. NAD27 State Plane Coordinates
X=1823338.771 Y=299876.606
GPS observed NAD83 UT N 12A m.R.
N=3580625.4500 Y=1469053.332

Ref. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find WCo. Brass cap set in concrete in a fence line. Record offset is North 91'.
WCo. NAD27 State Plane Coordinates
X=1823338.771 Y=299876.606
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N=3580625.4500 Y=1469053.332



Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	21°47'33"	30.000'	5.78'	11.41'	N 78°53'57" E 11.34'
C2	90°00'00"	70.000'	70.00'	109.96'	S 45°47'43" W 98.99'
C5	9°56'11"	200.000'	17.39'	34.88'	N 84°14'12" W 34.64'
C6	9°56'11"	400.000'	34.77'	69.37'	N 84°14'12" W 69.28'
C7	89°42'20"	19.000'	18.90'	29.75'	N 44°21'07" W 26.80'
C8	9°56'11"	430.000'	37.38'	74.57'	N 84°14'12" W 74.48'
C9	9°56'11"	170.000'	14.78'	29.48'	N 84°14'12" W 29.44'
C10	89°59'48"	19.000'	19.00'	29.84'	S 45°52'12" W 26.87'
C11	90°00'12"	19.000'	19.00'	29.85'	N 44°07'48" W 26.87'
C12	90°31'32"	19.000'	19.18'	30.02'	N 45°37'14" E 26.99'
C15	89°54'43"	19.000'	18.97'	29.82'	S 44°09'38" E 26.85'
C23	90°00'00"	19.000'	19.00'	29.85'	N 44°12'17" W 26.87'
C24	90°00'00"	19.000'	19.00'	29.85'	S 45°47'43" W 26.87'
C25	90°00'00"	19.000'	19.00'	29.85'	N 44°12'17" W 26.87'
C26	90°00'00"	19.000'	19.00'	29.85'	S 45°47'43" W 26.87'
C27	89°46'54"	19.000'	18.93'	29.77'	N 45°41'10" E 26.82'
C28	89°42'19"	19.000'	18.90'	29.75'	S 45°43'27" W 26.80'
C29	90°17'41"	19.000'	19.10'	29.94'	N 44°16'33" W 26.94'
C30	90°13'06"	19.000'	19.07'	29.92'	S 44°18'50" E 26.92'
C31	90°00'00"	40.000'	40.00'	62.83'	S 45°47'43" W 56.57'

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C32	14°00'07"	100.000'	12.28'	24.44'	S 83°47'40" W 24.38'
C33	40°27'06"	100.000'	36.84'	70.60'	S 56°34'03" W 69.14'
C34	35°32'48"	100.000'	32.05'	62.04'	S 18°34'06" W 61.05'
C35	89°46'54"	19.000'	18.93'	29.77'	S 45°41'10" W 26.82'
C36	89°44'14"	19.000'	18.91'	29.76'	S 44°33'16" E 26.81'
C37	90°15'46"	19.000'	19.09'	29.93'	S 45°26'44" W 26.93'

N 89°38'24" W
N 89°38'26" W
Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System - N 89°38'24" W
2651.88' grid
2652.52' ground
2652.29' Davis County Coordinate System
S 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find Davis Co. Brass cap set in concrete near a fence post.
WCo. NAD27 State Plane Coordinates X=1826168.228 Y=297130.912
GPS observed NAD83 UT N 12A m.R.
N=3577949.7900 E=1466373.7260
SE cor Sec 24, T 5 N, R 3 W, SLB&M, set below ground in field. Weber County use sheet indicates two reference monuments set, a WCo. BC in conc 152.0' West and a DCo BC in conc 26.5' south. Mon not found.
WCo. NAD27 State Plane Coordinates X=1828819.867 Y=297114.253
Find DCo WC mon for SE cor Sec 24, T 5 N, R 3 W, SLB&M, set near the post 26.5' south of corner. No record coordinates. GPS observed NAD83 UT N 12A m.R.
N=3577906.4300 E=1469025.5070

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Davis County Recorder
CLIENT: Ivy Meadows LLC Address: 1200		2 of 4
Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M		Subdivision Boundary Plat
Revisions	DRAWN BY: EDR	
	CHECKED BY: ...	
	DATE: May 28, 2026	
	PROJ: 4374	

IVY MEADOWS
Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M

Scale ~ 1" = 50'
0 50 100

Bennetts Subdivision

General Legend

- SECTION LINE
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE

- THIS SECTION CORNER
- SEE STREET MONUMENT
- END MEASUREMENT AND
- END MEASUREMENT AND
- SEE MONUMENT
- SEE MONUMENT
- SEE MONUMENT
- SEE MONUMENT

Quarter Section Line

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West Haven, UT 84401
801-731-4075

Davis County Recorder

CLIENT: Ivy Meadows LLC
Address: 1000

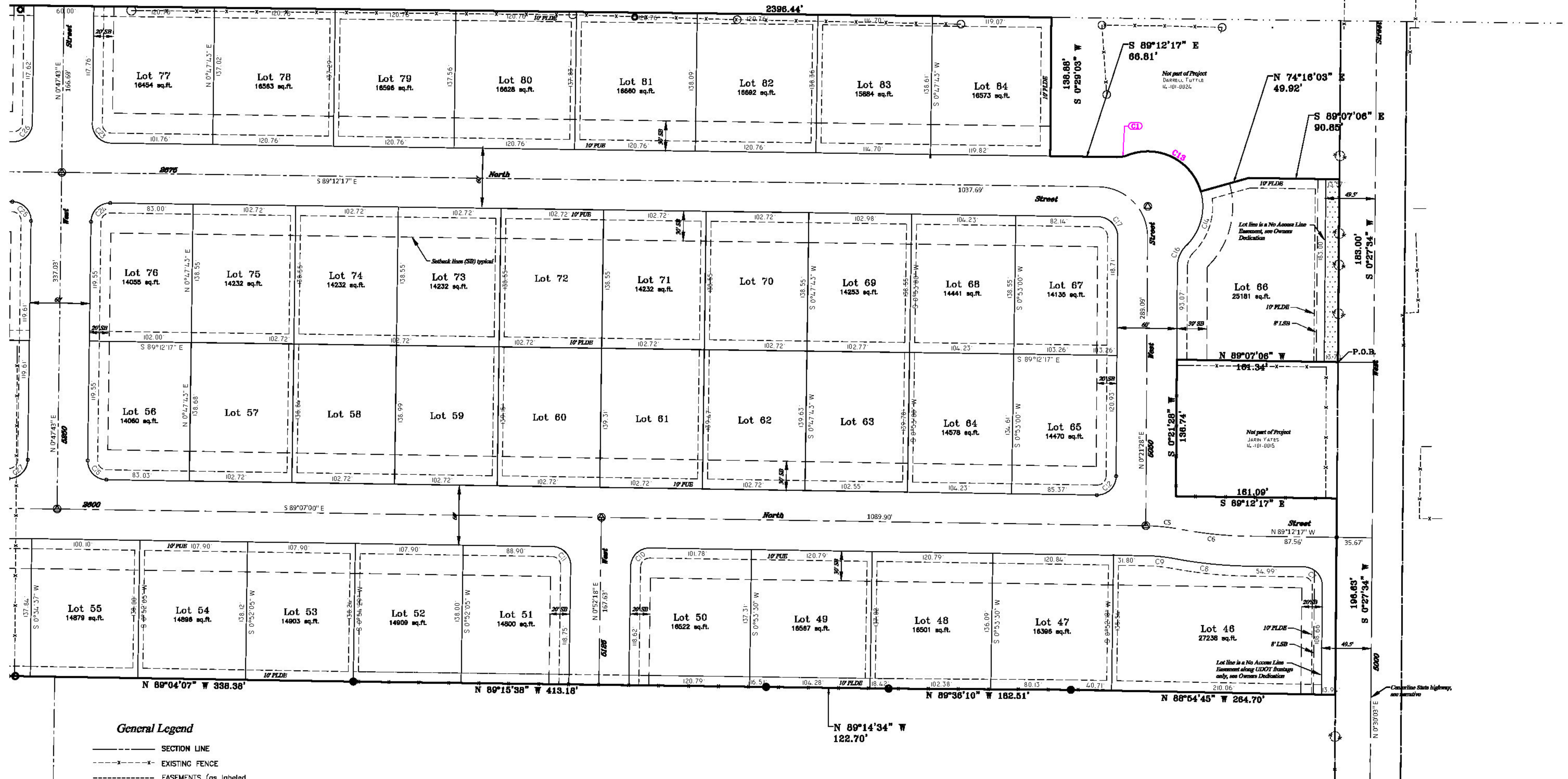
3 of 4

Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W,
& SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M

Subdivision Plat

Revisions

DRAWN BY: EDR
CHECKED BY: ...
DATE: May 28, 2026
PROJ: 4374

[illegible]

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	CLIENT: <i>Ivy Meadows LLC</i> Address: 200x		4 of 4
Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M		Subdivision Plat	
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