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**West Point City
Planning Commission Agenda
August 13, 2026
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT**

WORK SESSION – 6:00 PM

Open to the public

1. Status review and update of subdivision applications
2. Discussion of proposed updates to the Sign Code
3. Discussion of proposed updates to the code regarding Accessory Dwelling Units
4. Other items

GENERAL SESSION

The Planning Commission General session has been cancelled. No formal action will be taken.

Posted this 7th day of August 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 7th day of August, 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

Planning Commission Staff Report



Subject: Discussion – Sign Code Changes
Regulations
Author: Troy Moyes
Department: Community Development
Date: August 13, 2026

Background

West Point City's sign regulations are contained in Chapter 17.110. The chapter has not been updated significantly since approximately 2010. Since that time, the City has experienced additional commercial development and changes in how signs are designed and displayed. The current ordinance also includes several sign categories based on the message displayed, creating concerns regarding content-neutral regulation and consistent administration.

The Planning Commission previously discussed the sign ordinance during their work sessions. Those discussions focused on content neutrality, definitions, sign measurement, visibility and safety, billboards, electronic signs, and other development standards.

Process

Any proposed amendments to the City's sign regulations would require a public hearing before the Planning Commission and a recommendation to the City Council. The City Council would be the final decision-making authority regarding amendments to the zoning ordinance.

Analysis

The purpose of this item is to continue the Planning Commission's general discussion of the sign ordinance. Staff is seeking feedback regarding concerns with the current ordinance and areas that may need to be updated or clarified. This discussion will help guide staff as possible amendments are developed for consideration at a future meeting.

Recommendation

No action is required. This item is on for discussion only.

Planning Commission Staff Report



Subject: Discussion – Accessory Dwelling Unit Regulations
Author: Troy Moyes
Department: Community Development
Date: August 13, 2026

Background

The Utah Legislature (SB 284) recently adopted legislation intended to promote the development of detached accessory dwelling units (DADUs) throughout the state. The legislation requires municipalities meeting certain population thresholds to permit detached ADUs as a permitted use in qualifying residential areas and limits the regulations that may be imposed by local jurisdictions. West Point City's current ordinance identifies detached ADUs as a conditional use, which will require amendments to bring the City's regulations into compliance with state law.

West Point City's current ADU regulations are contained in West Point City Code Section 17.70.060. Since adoption of the ordinance, the city has processed approximately five ADU applications and has received additional inquiries regarding ADU development. Through that experience, staff has identified several regulations that may warrant additional discussion as the ordinance is updated.

During the meeting held on July 9, 2026, the Planning Commission discussed this and wanted further discussion.

Process

Any proposed amendments to the City's ADU regulations would require a public hearing before the Planning Commission and a recommendation to the City Council. The City Council would be the final decision-making authority regarding amendments to the zoning ordinance.

Analysis

The primary purpose of this discussion is to review amendments necessary to comply with recent changes in state law regarding detached accessory dwelling units. As part of that discussion, staff would also like feedback from the Planning Commission regarding other provisions of the current ordinance that may create barriers to ADU development or could benefit from clarification. These items may include regulations related to unit size, setbacks, placement on the property, parking requirements, and other development standards contained in the current ordinance.

Recommendation

No action is required. This item is on for discussion only.