



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
August 27, 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 – August 27, 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. Review of agenda items
2. Discussion of a site plan application for Heritage Trails South (*Nilson Homes*)
3. Discussion of proposed updates to the code regarding Accessory Dwelling Units
4. Discussion of proposed updates to the Sign Code
5. 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 June 11, 2026, and July 9, 2026, Planning Commission meetings

Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for review at the next available City Council meeting.

7. Discussion and consideration of a text change to West Point City Code section 17.100.020 regarding the distance of residential driveways from corner intersections.
 - a. Public Hearing
 - b. Decision
8. Staff Update
9. Planning Commission Comments
10. Adjournment

Posted this 21st 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 21st 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



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JUNE 11, 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; Katie Hansen, Deputy City Recorder

City Staff Excused: Troy Moyes, City Planner

Visitors: Rick Scadden

1. Discussion of Party at the Point parade float

The Planning Commission discussed several ideas and options for creating a float for the City's 4th of July parade. Members considered various design concepts before agreeing on a final direction. It was determined that Commissioner Wade would provide and pull his 17-foot trailer with his recently repaired tractor for the parade.

2. Discussion of proposed updates to the Sign Code

Time expired in the session and this item was not discussed.

3. Review of agenda items

The Planning Commission reviewed the preliminary plat for the Ivy Meadows subdivision following the City Council's approval of the rezone. Bryn MacDonald explained that the plat was substantially the same as what had been presented throughout the zoning process, consisting of 84 lots with no changes to the overall layout other than the relocation of a street stub. Boyd Davis explained that the stub was moved because the planned irrigation line was eliminated, and Rick Scadden added that the change was made at the neighboring property owner's request without affecting lot sizes. Commissioner Roubinet noted that the revised street connection would provide additional future access.

Bryn MacDonald reminded the Commission that the project included a development agreement requiring all on-site and off-site infrastructure improvements. Mr. Scadden reported that the

developer was coordinating with UDOT to install left- and right-turn lanes along the east side of the project. Boyd Davis stated that will-serve letters had been received for secondary water, culinary water, and fire service. Discussion followed regarding Hooper Irrigation, with Boyd Davis explaining that service would be provided once the City finalized a contract and determined ownership of the required water shares.

Mr. Scadden stated that an 85th lot would eventually be created through a future subdivision after the purchase of additional property from the Tuttle family. He explained that the agreement included extending sewer service while allowing the family to retain their home. Bryn MacDonald confirmed that required landscape buffers had been added along the subdivision perimeter. Boyd Davis concluded that he had no concerns with the proposal, noting that the primary issue remained completion of the required off-site infrastructure improvements as outlined in the development agreement.

4. Other items

No other items were discussed.



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WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JUNE 11, 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: Bryn MacDonald, Community Development Director; Katie Hansen, Deputy City Recorder

City Staff Excused: Troy Moyes, City Planner

Visitors: Rick Scadden

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Commissioner Hymas
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 May 14, 2026, Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the May 14, 2026, Planning Commission meeting. Commissioner Wade seconded the motion. All voted aye.

7. **Discussion and consideration of a preliminary plat for 84 single family lots known as Ivy Meadows and located at 2650 N 550 W; Rick Scadden, applicant**

Commissioner Roubinet introduced the request for consideration of the preliminary plat for the Ivy Meadows subdivision, consisting of 84 single-family lots located at 2650 N 5500 W. Applicant Rick Scadden provided a brief overview of the project, stating that the proposal had undergone extensive review and revisions to address neighborhood concerns. He noted that the developer had worked with the City on significant off-site infrastructure improvements and expressed confidence that the development would integrate well with future growth in the area. Following the

presentation, Commissioner Roubinet noted that the Commission had already discussed the preliminary plat during the work session, and there were no additional questions or concerns from the Planning Commission.

Commissioner Norton motioned to approve the preliminary plat for the Ivy Meadows subdivision, located at approximately 2650 N 5500 W, subject to completion of any remaining staff and engineering review comments prior to final plat approval. Commissioner Hymas seconded the motion. All voted aye.

8. Staff Update

Bryn MacDonald reported that the City Council had approved the Parker rezone, the remaining Heritage Trails/Mike Hatch rezone, and the Weaver parcel rezone. She also informed the Planning Commission that the Crystal Court preliminary plat would be coming forward for review in the near future. Additionally, she stated that updates to the sign code and ADU code would be presented to address recent changes in state law.

Commissioner Wade asked for an update on the Inland Port Authority. Bryn MacDonald reported that the City Council was moving forward with identifying a project area before statutory requirements changed later in the year. She explained that the City planned to designate the existing industrial area at 1800 N near the interchange, which would allow the City to be grandfathered under the current statute while providing additional time to evaluate potential future expansion areas, including Pig Corner and property to the west. She stated that the City would continue working with the Inland Port Authority and discussing future possibilities.

9. Planning Commission Comments

Commissioner Taylor had no comment.

Commissioner Norton had no comment.

Commissioner Farnsworth had no comment.

Commissioner Hymas had no comment.

Commissioner Wade had no comment.

Chair PJ Roubinet expressed his excitement for the upcoming 4th of July celebration and thanked City staff for their hard work, including coordinating the float materials. He also thanked the Planning Commission for contributing ideas for the parade float and stated that he looked forward to seeing the finished project.

10. Adjournment

Commissioner Wade motioned to adjourn the meeting at 7:18 pm. Commissioner Norton seconded the motion. All voted aye.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JULY 9, 2026

WORK SESSION 6:00 PM

Planning Commission Present: Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, and Commissioner Kyle Norton

Planning Commission Excused: Chairperson PJ Roubinet, Commissioner Spencer Wade, Commissioner Ryan Hymas

City Staff Present: Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

City Staff Excused: Bryn MacDonald, Community Development Director

Visitors: Brent Neel

1. Discussion of proposed rezone for property located at 3763 W 1800 N

The Planning Commission held a work session discussion regarding a request to rezone approximately 4.5 acres at 3763 W 1800 N from A-40 (Agricultural) to RC (Regional Commercial) for a proposed Holiday Oil development. Troy Moyes explained that the property is designated Regional Commercial on the Future Land Use Map and is located adjacent to the future West Davis Corridor interchange and planned UDOT park-and-ride. He noted that the discussion was informational only and that staff hoped to identify potential concerns before the application proceeded to a public hearing.

Brent Neel, representing Wagstaff Investments LLC, explained that the proposal was conceptually similar to the existing Holiday Oil in West Point but on a much larger site. He stated that the additional acreage could accommodate more fuel pumps, including RV or diesel fueling, a car wash, and potentially other commercial uses, although the final layout had not yet been determined. Commissioners discussed whether the remaining property could be developed with complementary commercial uses in the future, and Mr. Neel noted that the company had incorporated uses such as quick-service restaurants, automotive services, and flex commercial space on similar projects.

The Commission discussed several site design issues, including the high groundwater table, lighting, noise, buffering, traffic circulation, and access. Commissioner Farnsworth expressed concern about potential impacts on the future residential neighborhood, particularly noise from the car wash and lighting during nighttime hours, and questioned the ability to place fuel tanks in the ground due to the high water table. Mr. Neel explained that underground fuel tanks could be safely installed despite the high water table by using dewatering, ballast, and anchoring systems, and that lighting could be shielded and dimmed to minimize impacts on neighboring properties. Troy Moyes added

that a 10-foot landscaped buffer, solid fencing, and a photometric lighting plan would be required adjacent to residential development. Commissioner Norton commented that a solid precast wall would provide effective sound mitigation, and Mr. Neel stated that the car wash blowers could be oriented away from nearby homes to further reduce noise.

A significant portion of the discussion focused on access to the site and coordination with UDOT. Troy Moyes explained that the proximity of the future interchange would likely limit access from 1800 N and that access to the park-and-ride would be provided from the subdivision street rather than directly from the highway. Commissioners discussed how those access restrictions could affect traffic circulation, particularly for larger vehicles using the proposed diesel fueling area. Mr. Neel acknowledged that additional coordination with UDOT was needed and agreed to schedule a pre-application meeting to clarify access requirements and refine the concept plan before the proposal returned for formal review. Troy Moyes concluded that staff would continue working with the applicant to address the outstanding issues before scheduling a public hearing.

2. Discussion of proposed text changes regarding Accessory Dwelling Units

The Planning Commission discussed proposed updates to the City's accessory dwelling unit regulations. Troy Moyes explained that Senate Bill 284 required detached ADUs to be changed from a conditional use to a permitted use before September. He stated that this was the only portion of the City's ADU code that was not currently in compliance with state law. Staff also used the opportunity to review other ADU regulations that had generated concerns, particularly maximum size, minimum lot size, setbacks, distance from the road, and whether detached ADUs should be allowed above garages. He noted that although the City had received a substantial amount of inquiries about detached ADUs, only about five had been processed because many properties could not meet the existing requirements.

Troy Moyes explained that the current code limited detached ADUs to 650 or 800 square feet depending on lot size, prohibited them on lots smaller than 10,000 square feet, required them to remain within 150 feet of the road, and generally required a 10-foot setback from property lines. He stated that the 150-foot requirement had originally been based on Salt Lake City standards and fire access concerns, but the current fire chief did not believe the restriction was necessary as long as hydrant and fire access requirements were met. Commissioners also discussed inconsistencies between ADU regulations and requirements for primary homes and accessory buildings, including setbacks, building height, and size. Troy Moyes noted that accessory buildings could be as large as 1,500 square feet without Planning Commission approval and could reach two stories on some lots, while detached ADUs were currently limited to one story.

Much of the discussion focused on whether the maximum ADU size should be increased. Troy Moyes stated that 800 square feet was one of the smallest limits among surrounding cities and that 1,200 square feet, or 50 percent of the primary dwelling's living area, was a common maximum elsewhere. He also noted that accessory buildings could not exceed 10 percent of the lot area, which would continue to limit the size of an ADU on smaller properties. Commissioner Farnsworth recalled that the original size restrictions were intended to avoid creating what could effectively become two homes on each lot, but she also noted that previous applicants had indicated they would not have proceeded with ADUs smaller than approximately 1,100 square feet. Commissioners King and Norton supported considering larger ADUs, noting that 800 square feet could be difficult

for small families and that other factors such as lot size, setbacks, parking, the location of the primary residence, construction costs, and available space would naturally limit how many properties could accommodate them.

The Commission also discussed allowing ADUs above garages. Troy Moyes stated that the Planning Commission had previously recommended allowing them, but the City Council had not supported the proposal because of concerns about second-story living space near neighboring properties. Commissioners discussed whether greater setbacks, window restrictions, or similar standards could address privacy concerns. Commissioner King noted that allowing living space above a garage could make more efficient use of the property and preserve yard space. Commissioner Farnsworth stated that her perspective on attainable housing had changed since the regulations were originally considered and again expressed support for allowing ADUs above garages.

The Commission generally discussed making the regulations more flexible while retaining standards that accounted for individual lot conditions. Commissioner Farnsworth suggested allowing an ADU of up to 50 percent of the primary dwelling, with an overall maximum such as 1,200 square feet, while allowing existing setback, lot coverage, and other requirements to determine what could actually fit on each property. Commissioner King agreed that ADU setbacks should be more consistent with the underlying zoning requirements for other buildings. Troy Moyes emphasized that no decision needed to be made that evening and stated that staff would continue discussing possible revisions with the Commission before bringing forward proposed code changes.

3. Review of agenda items

No agenda items were reviewed as time had expired.

4. Other items

No other items were discussed as time had expired.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JULY 9, 2026

GENERAL SESSION 7:00 PM

Planning Commission Present: Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, and Commissioner Kyle Norton

Planning Commission Excused: Chairperson PJ Roubinet, Commissioner Spencer Wade, Commissioner Ryan Hymas

City Staff Present: Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

City Staff Excused: Bryn MacDonald, Community Development Director

Visitors: Leif Harris

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Commissioner Norton
4. **Disclosures from Planning Commissioners**

Commissioner Taylor disclosed that he was employed by the Church of Jesus Christ of Latter-day Saints but stated that he did not work in the same department as the applicant.

5. **Public Comments**

There were no public comments.

6. **Discussion and consideration of a conditional use for 1,800 square foot building on property located at 855 N 4000 W; BHD Architects representing LDS Church, applicant**

The Planning Commission reviewed a conditional use permit request for the construction of an approximately 1,800-square-foot open pavilion at the existing Church of Jesus Christ of Latter-day Saints meetinghouse located at 855 N 4000 W. Applicant representative Leif Harris of BHD Architects explained that the pavilion would replace approximately 20 to 30 parking stalls that were no longer needed due to changing demographics and would provide additional outdoor gathering space with picnic tables. He stated that water and electrical service would be extended to the pavilion from the existing building. Commissioner King asked about utility connections, and Commissioner Norton inquired about stormwater drainage and hours of operation. Mr. Harris explained that the site drained through existing storm drain basins and that pavilion lighting would be on timers, with lights turning off around 10:00 p.m. There were no further questions or comments.

Commissioner Norton motioned to approve the conditional use request for BHD Architects, representing the LDS Church to construct a 1,800-square-foot pavilion on their property located at 855 N 4000 W. Commissioner Taylor seconded the motion. All voted aye.

7. Staff Update

Troy Moyes reported that several developments had submitted final plans, including Sky Meadows, Craythorne Phases Six and Seven, and the first phase of the Matt Leavitt development. He noted that many projects were reaching the final plan review stage following recent rezonings and preliminary approvals, resulting in a busy review schedule. He also stated that the Matt Leavitt development was requesting a modification to remove the proposed twin homes while still meeting the required density. He also reported that staff will continue discussions with Holiday Oil and anticipates providing additional information when the project returns to the Planning Commission. He added that the Trails Edge preliminary plat was expected to come before the Commission within the next meeting or two. Finally, he explained that some developments had slowed because water shares had become difficult to obtain, causing projects to stall before final approval.

8. Planning Commission Comments

Commissioner Taylor expressed his appreciation to City staff for their efforts in organizing the Party at the Point celebration. He remarked that he had heard many positive comments from attendees who felt the event was an impressive celebration for a community the size of West Point. He also thanked City staff, including Katie Hansen, for their work on the Planning Commission's parade float and commented that it turned out very well.

Commissioner Norton humorously remarked that, according to his wife, the Planning Commission's parade float was the best and stated that he wanted that comment entered into the public record.

Commissioner King echoed his appreciation for the successful Party at the Point celebration, complimenting the parade and fireworks display. He thanked City staff for their efforts and expressed appreciation to Troy Moyes for preparing the meeting materials, noting that referencing projects by their location rather than development name was especially helpful during discussions.

Commissioner Rochelle Farnsworth thanked City staff for their work on the successful Party at the Point celebration and parade. She also expressed her appreciation to Katie Hansen and everyone involved for helping bring the Planning Commission's parade float vision to life.

9. Adjournment

Commissioner King motioned to adjourn the meeting at 7:14 pm. Commissioner Taylor seconded the motion. All voted aye.

Vice-Chair – Rochelle Farnsworth

Deputy City Recorder – Katie Hansen

Planning Commission Staff Report

Subject: Discussion - Preliminary Plat & Site Plan –
Heritage Trails South Subdivision
Author: Troy Moyes
Department: Community Development
Date: August 27, 2026

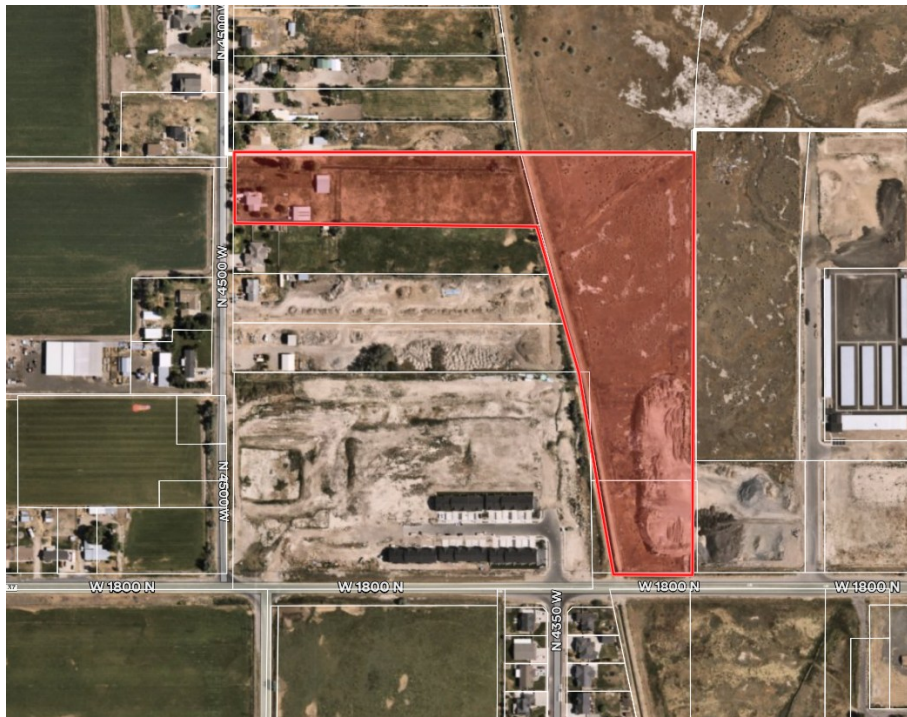


Background

Nilson Land Development has submitted a preliminary plat and site plan for Heritage Trails South. Heritage Trails South is part of a larger coordinated development that includes properties located in both West Point City and Clinton City.

The West Point portion includes two properties that were rezoned under different versions of the R-4 Residential zone. The smaller, narrow property extending along 4500 West, commonly referred to as the Weaver property, was rezoned on June 2, 2026. This property is subject to the current R-4 standards, which allow a maximum density of 6 units per acre.

The property directly east and south of the Weaver property, formerly known as the Hatch property, was rezoned on May 19, 2026. This property is subject to the previous R-4 standards, which allow a maximum density of 8 units per acre.



Process

This item is being presented for preliminary discussion only. The Planning Commission is not being asked to approve the preliminary plat or site plan at this meeting. Feedback provided during the discussion will allow the applicant to address planning, design, and zoning issues before the applications return for formal consideration.

Analysis

The submitted plans include approximately 13.07 acres and 71 residential units. The proposal consists of 43 detached single-family lots and 28 townhome units. The Weaver property includes 17 detached single-family lots on approximately 3.76 acres. This results in a proposed density of 4.52 units per acre, below the maximum density of 6 units per acre permitted under the current R-4 standards. The former Hatch property includes 26 detached single-family lots and 28 townhome units on approximately 9.31 acres. This results in a proposed density of 5.80 units per acre, below the maximum density of 8 units per acre permitted under the previous R-4 standards. Because the properties are governed by different versions of the R-4 zone, density and compliance must be evaluated separately for each property.

Property	Rezoned	Acres	Units	Proposed Density	Max Density
Former Weaver Property	June 2, 2026	3.76	17	4.52 units/acre	6 units/acre
Former Hatch Property	May 19, 2026	9.31	54	5.80 units/acre	8 units/acre
Combined	-	13.07	71	5.43 units/acre	N/A

The combined density is provided for general context only. Each property must independently comply with the R-4 standards applicable to that property.

Phasing

The proposed West Point portion of the larger Heritage Trails development is divided into three initial phases:

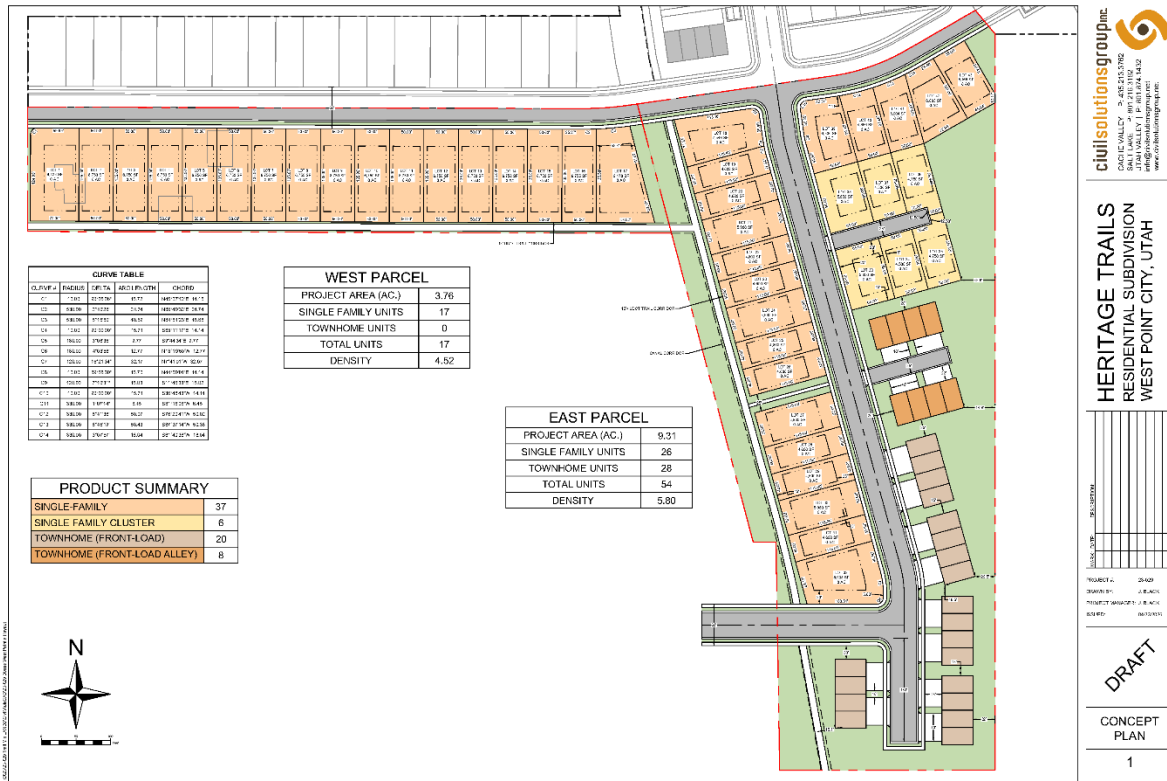
- Phase 1A begins adjacent to the Sky Meadows subdivision and represents the first portion proposed for development.
- Phase 1B extends north along 4500 West.
- Phase 1C includes the southern tip of the project.
-

The phasing plan is intended to coordinate the timing and construction of roads, utilities, access, and other improvements as the larger Heritage Trails development progresses within West Point and Clinton.

Development Agreement

The development of this property is also governed by a Development Agreement between West Point City and the Heritage Trails Subdivision. The agreement allows a slightly modified street cross section (35' of pavement vs 36') to match Clinton City cross section standards, conceptual

exterior elevations, and 5-foot side yard setbacks. The preliminary plat remains consistent with these approved terms.



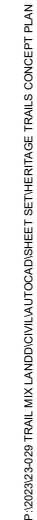
Site Plan and Architecture

The site plan shows access from 4500 West, internal public streets and private drives, pedestrian and trail corridors, open-space areas, utilities, and connections to the surrounding Heritage Trails development. The submitted elevations depict two-story townhomes with attached garages, varied rooflines, multiple exterior materials, and four proposed color schemes.

Staff recommends that the Planning Commission discuss the overall layout, the relationship of Heritage Trails South to the larger development, the proposed phasing, transitions between detached homes and townhomes, street and private-drive circulation, access to 4500 West, pedestrian and trail connections, open space and landscaping, and the proposed townhome architecture.

Recommendation

Staff recommends that the Planning Commission review the preliminary plat, site plan, phasing plan, and building elevations and provide general direction to Nilson Land Development. No motion or formal action is necessary because this item is for discussion only.



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[illegible]

DRAFT

C003



HERITAGE TRAILS SOUTH
PRELIMINARY PLAT
WEST POINT, UT 84015

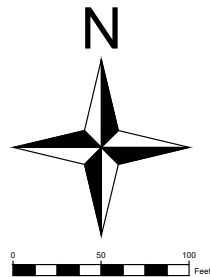
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PROJECT #: 23-029
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 07/22/2023

DRAFT

PRELIMINARY
PLAT

C002

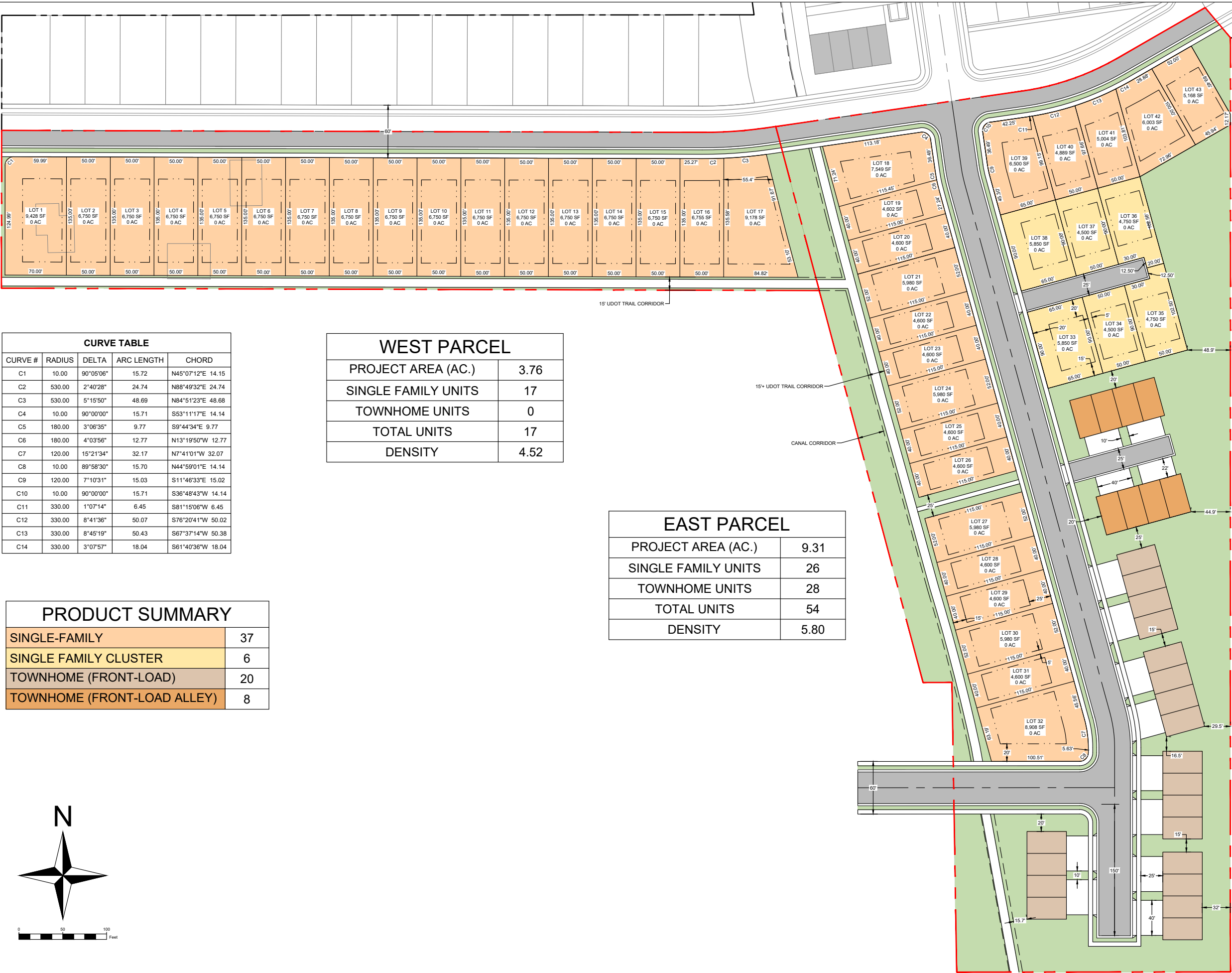


CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	10.00	90°05'06"	15.72	N45°07'12"E 14.15
C2	530.00	2°40'28"	24.74	N88°49'32"E 24.74
C3	530.00	5°15'50"	48.69	N84°51'23"E 48.68
C4	10.00	90°00'00"	15.71	S53°11'17"E 14.14
C5	180.00	3°06'35"	9.77	S9°44'34"E 9.77
C6	180.00	4°03'56"	12.77	N13°19'50"W 12.77
C7	120.00	15°21'34"	32.17	N7°41'01"W 32.07
C8	10.00	89°58'30"	15.70	N44°59'01"E 14.14
C9	120.00	7°10'31"	15.03	S11°46'33"E 15.02
C10	10.00	90°00'00"	15.71	S36°48'43"W 14.14
C11	330.00	1°07'14"	6.45	S81°15'06"W 6.45
C12	330.00	8°41'36"	50.07	S76°20'41"W 50.02
C13	330.00	8°45'19"	50.43	S67°37'14"W 50.38
C14	330.00	3°07'57"	18.04	S61°40'36"W 18.04

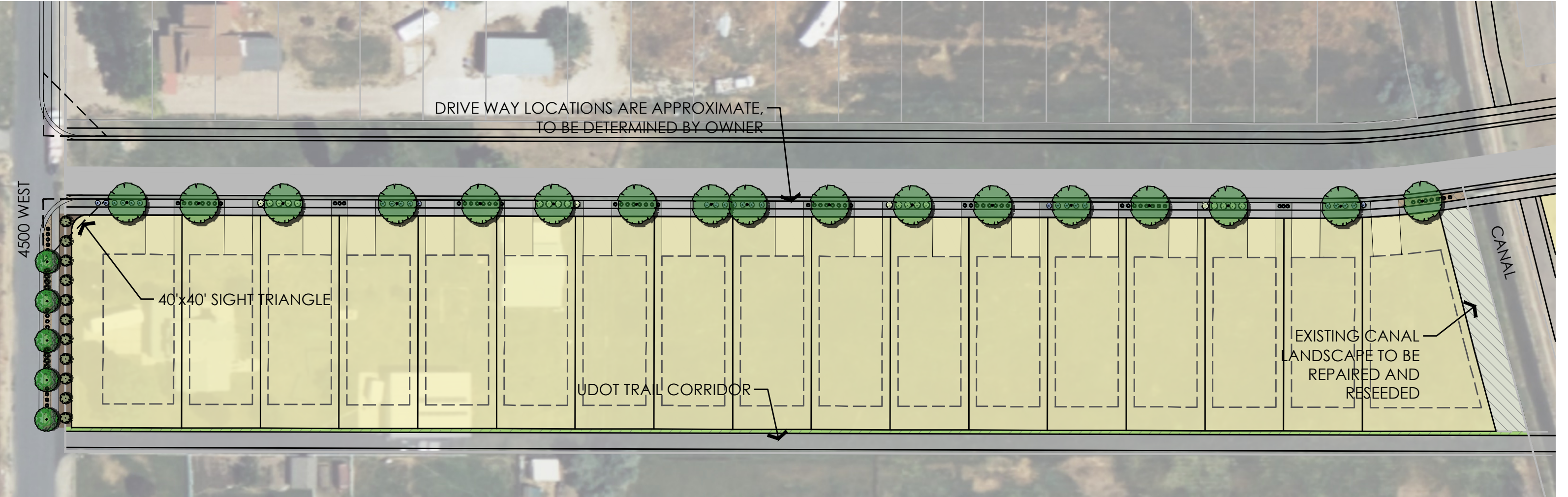
PRODUCT SUMMARY	
SINGLE-FAMILY	37
SINGLE FAMILY CLUSTER	6
TOWNHOME (FRONT-LOAD)	20
TOWNHOME (FRONT-LOAD ALLEY)	8

WEST PARCEL	
PROJECT AREA (AC.)	3.76
SINGLE FAMILY UNITS	17
TOWNHOME UNITS	0
TOTAL UNITS	17
DENSITY	4.52

EAST PARCEL	
PROJECT AREA (AC.)	9.31
SINGLE FAMILY UNITS	26
TOWNHOME UNITS	28
TOTAL UNITS	54
DENSITY	5.80



MARK	DATE	DESCRIPTION



PLANTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CP	17	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	2" CAL.	B&B
	PP	5	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL.	B&B
SHRUBS					
	PL	28	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE' DENIM 'N LACE RUSSIAN SAGE	5 GAL.	

	PJ2	20	POTENTILLA FRUTICOSA `JACKMANII` JACKMAN`S BUSH CINQUEFOIL	3 GAL.
	RG	11	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.
GRASSES				
	FE	77	FESTUCA GLAUCA `ELIJAH BLUE` ELIJAH BLUE FESCUE	1 GAL.
	MSA	10	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	1 GAL.

LEGEND

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE ROCK 4" DEPTH, 2-4" SIZE WITH WEED BARRIER FABRIC	865 SF
	4' DEPTH LANDSCAPE MULCH WITH WEED MAT	1,102 SF
	EXISTING LANDSCAPE, REPAIR AND RESEED AREAS DISTURBED BY CONSTRUCTION	2,790 SF
	UDOT TRAIL CORRIDOR BY OTHERS	2,321 SF

Planning Commission Staff Report



Subject: Discussion – Accessory Dwelling Unit Regulations
Author: Troy Moyes
Department: Community Development
Date: August 27, 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 13, 2026, the Planning Commission discussed this and wanted to have staff draft an ordinance to review.

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.

Planning Commission Staff Report



Subject: Discussion – Sign Code Changes
Regulations
Author: Troy Moyes
Department: Community Development
Date: August 27, 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: Public Hearing – Text Changes – Residential Driveway Distance to Corner Regulations Regulations
Author: Troy Moyes
Department: Community Development
Date: August 27, 2026

Background

West Point City Code Section 17.100.020(C)(3) requires residential driveways to be located at least 20 feet from a corner, measured along the property lines. The City's Public Works standards require a greater separation between residential driveways and street intersections. Having different standards in the zoning code and Public Works standards creates a conflict.

The proposed amendment would remove the 20-foot requirement from the zoning code. Residential driveway locations would continue to be reviewed under the applicable Public Works standards.

Process

Amendments to Title 17 Land Use and Development Code are legislative actions. In legislative matters, the Planning Commission and City Council have broad discretion, provided the decision can be demonstrated to bear a rational relationship to the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission before a final decision is adopted by the City Council. Notice of the public hearing was posted in accordance with applicable state and local requirements.

Analysis

Section 17.100.020(C), titled "Access," includes standards for driveways and other property accesses. Subsection (C)(3) currently states:

3. No residential driveway shall be closer than 20 feet measured along the property lines to the point of intersection of two property lines at any corner.

The proposed amendment would delete Subsection (C)(3):

~~*3. No residential driveway shall be closer than 20 feet measured along the property lines to the point of intersection of two property lines at any corner.*~~

The current provision establishes a 20-foot minimum distance between a residential driveway and a corner. However, that distance does not match the City's Public Works standards.

Removing the provision would eliminate the conflicting standard and make it clear that residential driveway locations are reviewed under the Public Works requirements. The amendment would not remove driveway-location standards or allow driveways to be placed without City review.

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed amendment to West Point City Code Section 17.100.020(C), removing Subsection (C)(3), and forward the matter to the City Council for final consideration.

Suggested Motions

- *Approve*: I make a motion to recommend approval of the amendments to West Point City Code Section 17.100.020(C), removing Subsection (C)(3) regarding residential driveway locations near corner intersections, as presented, and forward the matter to the City Council for final consideration.
- *Deny*: I make a motion to recommend denial of the amendments to West Point City Code Section 17.100.020(C), based on the following findings: *[Identify findings—e.g., additional review is needed, etc.]*
- *Table*: I make a motion to table action of the amendments to West Point City Code Section 17.100.020(C) until *[insert date or reason—e.g., additional information or further discussion]*.

Attachments