WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
OCTOBER 20, 2026
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT 84015

Mayor:
Brian Vincent
Council:
Trent Yarbrough, *Mayor Pro Tem*
Jerry Chatterton
Annette Judd
Michele Swenson
Jeremy Strong
City Manager:
Kyle Laws

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**
  » Online: - https://us02web.zoom.us/j/89880303444 **» Telephone:** 1(669) 900-6833 – **Meeting ID: 898 8030 3444**

ADMINISTRATIVE SESSION – 6:00 PM
(Open to the Public)

1. **Discussion Regarding 2027 Employee Health Insurance Renewal Rates –** *Ms. Casey Arnold* pg. 4
2. **Discussion Regarding Site Plan Amendments to the Sky Meadows PRUD Subdivision –** *Mrs. Bryn MacDonald* pg. 6
3. **Discussion Regarding Amendments to Accessory Dwelling Unit Regulations –** *Mrs. Bryn MacDonald* pg. 10
4. **Other Items**

GENERAL SESSION – 7:00 PM
(Open to the Public)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** *(Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)*
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** *(Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives)*
7. **Appointment of Kelsey Sanchez to the West Point Arts Council Board –** *Mayor Brian Vincent*
8. **Consideration of Resolution No. 10-20-2026A, Amending the FY27 Fee Schedule for Additional Garbage Can Fee –** *Mr. Ryan Harvey* pg. 24
   a. **Public Hearing**
   b. **Action**
9. **Consideration of Resolution 10-20-2026B, Expressing the Intent to Adjust a Common Boundary with Clinton City –** *Mrs. Bryn MacDonald* pg. 35
10. **Consideration of Approval to Award the Bid for the Loy Blake Sidewalk Phase 2 Project –** *Mr. Kenny England* pg. 39
11. **Motion to Adjourn the General Session**

Posted this 16th day of October, 2026: Casey Arnold
Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above October 20, 2026 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointutah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

Casey Arnold

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

TENTATIVE UPCOMING ITEMS

**The items listed below are for planning purposes only and are subject to change.*
They should not be relied upon as an official agenda for any City Council meeting.

Date: 11/03/2026

Cancelled – Election Day

Date: 11/17/2026

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Shawn Read
2. Quarterly Financial Report – Mr. Ryan Harvey
3. Discussion Regarding the "Higley Annexation" Annexation Petition – Mr. Kyle Laws

General Session – 7:00 pm

1. Presentation on "Davis Links" Resource – Davis County Health Department
2. Decision to Deny or Accept for Further Consideration the "Higley Annexation" Annexation Petition – Mr. Kyle Laws
3. Consideration of Ordinance No. **, Amending WPCC Section * Regarding Accessory Dwelling Unit Regulations – Mrs. Bryn MacDonald
   - **a. Public Hearing**
   - b. Action
4. Consideration of Ordinance No. **, Amending WPCC Section * Regarding Residential Driveway Standards – Mrs. Bryn MacDonald
   - **a. Public Hearing**
   - b. Action
5. Consideration of Resolution No. ** Amending Public Works Standards for Residential Driveways – Mr. Boyd Davis

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Date: 12/01/2026

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Youth Council Update

Date: 12/15/2026

Administrative Session – 6:00 pm

1. Discussion Regarding 2027 City Council Meeting Schedule – Ms. Casey Arnold

General Session – 7:00 pm

1. Consideration of Ordinance No. **, Approving the 2027 City Council Meeting Schedule – Ms. Casey Arnold

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Date: 01/05/2027

Administrative Session – 6:00 pm

1. Discussion Regarding
2. *

General Session – 7:00 pm

1. Consideration of Resolution No. **, Approving Mayor Pro Tempore Appointment – Mayor Brian Vincent
2. **Public Hearing** Regarding a Boundary Adjustment with Clinton City – Mrs. Bryn MacDonald
3. Consideration of Ordinance No. **, Approving the Boundary Adjustment with Clinton City – Mrs. Bryn MacDonald

WEST POINT CITY

2026 CALENDAR

2026

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
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FEBRUARY

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MARCH

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APRIL

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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*AS OF October 16, 2026

IMPORTANT DATES

JANUARY

1	New Year's Observed-CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
19	MLK Jr. Day - CLOSED
20	City Council - 6 PM
22	Planning Commission - 6 PM
27	Council/Staff Lunch - 12 PM

FEBRUARY

6-7	City Council Planning & Visioning Session
10	Senior Lunch - 11:30 AM
12	Planning Commission - 6 PM
16	President's Day - CLOSED
17	City Council - 6 PM
26	Planning Commission - 6 PM

MARCH

3	City Council - 6 PM
12	Planning Commission - 6 PM
17	Senior Lunch - 11:30 AM
17	City Council - 6 PM
26	Planning Commission - 6 PM

APRIL

4	EASTER EGG HUNT - 10 AM
7	City Council - 6 PM
9	Planning Commission - 6 PM
10-11	ANNUAL SPRING CLEAN-UP
14	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
28	Council/Staff Lunch - 12 PM

MAY

5	City Council - 6 PM
7	CEMETERY CLEANING
12	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
25	Memorial Day - CLOSED
28	Planning Commission - 6 PM

JUNE

2	City Council - 6 PM
9	Senior Lunch -11:30 AM *(Loy Blake)*
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
13	MISS WEST POINT PAGEANT - 7PM
16	City Council - 6 PM
19	JUNETEENTH - CLOSED
25	Planning Commission - 6 PM

JULY

3 & 4	PARTY AT THE POINT EVENTS
6	Independence Day Observed - CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
14	Senior Lunch -11:30 AM *(Loy Blake)*
21	City Council - 6 PM
23	Planning Commission - 6 PM
24	Pioneer Day Holiday - CLOSED

AUGUST

4	City Council - 6 PM
7	Summer Social - 6:30 PM
11	Senior Lunch -11:30 AM *(Loy Blake)*
13	Planning Commission - 6 PM
14	MOVIE IN THE PARK - DUSK
18	City Council - 6 PM
27	Planning Commission - 6 PM

SEPTEMBER

1	City Council - 6 PM
7	Labor Day - CLOSED
10	Planning Commission - 6 PM
12	DAY OF SERVICE
15	Senior Lunch -11:30 AM *(Loy Blake)*
15	City Council - 6 PM
24	Planning Commission - 6 PM

OCTOBER

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
10	FALL FESTIVAL/CHALK ART EVENT
12	Employee Training - CLOSED
20	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23-24	ANNUAL FALL CLEAN-UP
29	Council/Staff Lunch - 12 PM

NOVEMBER

3	GENERAL ELECTION DAY
10	Senior Lunch - 11:30 AM
11	Veterans Day - CLOSED
12	Planning Commission - 6 PM
13-14	CHRISTMAS FARMER'S MARKET
17	City Council - 6 PM
26-27	Thanksgiving - CLOSED
30	CITY HALL LIGHTING - 6 PM

DECEMBER

1	City Council - 6 PM
4	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
8	Senior Lunch - 11:30 AM
10	Planning Commission - 6 PM
15	City Council - 6 PM
18	CEMETERY LUMINARY - 4 PM
24-25	Christmas Holiday - CLOSED
1	New Year's - CLOSED

CITY COUNCIL STAFF REPORT

Subject: 2027 Health/Dental Insurance Renewal
Author: Kyle Laws
Department: Executive
Date: October 20, 2026

Background

Each year we are presented with the renewal for employee health insurance. Once we get the renewal from PEHP, our insurance broker, Keyes Insurance Services, Inc., puts together a package showing how our plan lines up with other insurance providers in the market. We do this each year to make sure there aren't better options out there.

Analysis

The City's current medical and dental insurance provider is PEHP, and the renewal rate this year to stay with our existing plan for medical insurance is 8.4% increase. Our current plan is a high deductible plan with a Health Savings Account (HSA). The current premium share with employees is 90/10, with the City paying 90% and the employee paying 10%. The City also contributes $5,000 per year to employees with family coverage and $2,500 per year for individual coverage to the employees' HSA. The dental insurance renewal has a 1.4% increase.

The table below summarizes the health insurance plan:

	PEHP Current - STAR Opt 4	
	In - Network	Out-Of-Network
DEDUCTIBLE		
Per Person	$2,500	
Per Family	$5,000	
OUT-OF-POCKET MAX		
Per Person	$2,500	
Per Family	$5,000	
LIFETIME PLAN MAXIMUM	Unlimited	
PROFESSIONAL OFFICE SERVICES		
OFFICE VISITS PCP	Covered 100% AD	20% AD
OFFICE VISITS SCP	Covered 100% AD	20% AD
HOSPITAL SERVICES		
HOSPITALIZATION		
Inpatient	Covered 100% AD	20% AD
Outpatient	Covered 100% AD	20% AD
EMERGENCY ROOM	Covered 100% AD	
URGENT CARE	Covered 100% AD	20% AD
OTHER BENEFITS		
PREVENTATIVE CARE Routine exams, hearing	Covered 100%	20% AD
MENTAL / DRUG		
Office Visit	Covered 100% AD	20% AD
Inpatient	Covered 100% AD	20% AD
PRESCRIPTION DRUGS Generic / Brand Name / Non Preferred	Covered 100% AD	

As we went through the budget process this year, we budgeted for a 12% increase. However, we have never planned on actually accepting a 12% increase without looking at other options.

There were a few renewal options provided by Keyes. The majority of options would have increased our renewal by 13%-45%, and would have significant plan changes, including different networks of hospitals

and clinics. There was one plan option that was no increase, but it would be a major plan change with significantly higher out-of-pocket maximums.

According to data from our broker, the average increases they have seen are about 14.5%, with some as high as 35%. With a relatively low renewal on our existing plan, it is my recommendation, as the City Manager, to avoid plan changes and accept the 8.4% increase to medical and 1.4% increase to dental and keep our plan the same.

Recommendation

Having seen the results from bidding out our insurance, my recommendation, as the City Manager, is to stay with the current plan with PEHP, resulting in a 8.4% increase to medical and 1.4% increase to dental insurance.

Significant Impacts

The impact of this decision is a savings to the budgeted amount for health insurance, but an overall increase to the rates from last year. The budget was prepared to account for a renewal rate increase and can support this increased rate.

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Site Plan Amendment – Sky Meadows Subdivision
Author: Bryn MacDonald
Department: Community Development
Date: October 20, 2026

Background

The Holland Group has requested an amendment to the approved site plan for the Sky Meadows PRUD, located near 5000 West and 1800 North. The subdivision has received preliminary plat approval. The applicant is requesting that the rear yard setback be reduced from 25 feet to 23 feet for the lots identified on the accompanying map. No other changes to the approved site plan are proposed.

Process

The requested setback reduction would amend the site plan approved as part of the PRUD zoning; therefore, a public hearing is required with the Planning Commission and City Council. Following the public hearing, the Planning Commission may recommend approval, denial, or table the item for additional information. The City Council will take final action on the amendment.

The Planning Commission discussed the proposal during their meeting on September 24, 2026. They had a public hearing on October 8, 2026, and recommended denial of the request to reduce the rear yard setback. The Planning Commission recommended denial "based on the fact that it goes against the initial intent of the PRUD product that we granted the rezoning for, and that this product goes against those intentions of the community that was trying to be built when the rezoning occurred and forward an unfavorable recommendation to the City Council."

Analysis

The PRUD code allows flexibility with setbacks. The applicant is able to request what setbacks they want as part of the site plan review for the rezone. At the time the PRUD was approved, the applicant requested a 25-foot rear yard setback. After further engineering the site and working with a builder on the specific product, the applicant is now requesting to reduce the rear yard setback to 23 feet. The 23-foot rear yard would only apply to the lots marked on the map below, which indicates 22 of the 45 lots would have the reduced setback. The 25-foot rear yard setback would continue to apply to the remainder of the lots.

The proposed builder, Ovation Homes, has indicated that they would like this 2-foot reduction in order to fit more of their floor plans on the lots. They are planning to do an active adult community in the subdivision. The request does not change the subdivision layout, number of lots, density, amenities, or other approved setbacks.

Proposed 23-Foot Rear Setbacks (shown with a red "x")

Recommendation

This item is on for discussion only. No action is requested at this time. If the City Council is ready to proceed, a public hearing will be scheduled for the next meeting.

Attachments

Ovation Homes Request Letter

CAPITAL REEF
MANAGEMENT, LLC

October 14, 2026

Via Email
hunter@hgmanor.com

Hunter Murray
The Holland Group

Re: Sky Meadows Subdivision
Request to Reduce Rear Yard Setback by Two Feet

Dear Hunter:

The purpose of this correspondence is to provide some additional rationale for our request that you seek a reduction of the rear yard setback from 25 feet to 23 feet for some of the lots in the Sky Meadows Subdivision as part of final plat approval. Put simply, some of the lots as they currently have been approved will not accommodate our most popular plans for our Active Adult (55+) home plans.

Those familiar with the most desired Active Adult plans know that a big part of what makes these plans so popular with the applicable homebuyer demographic is that the gathering space in the center of the home is extremely open and spacious, relative to the overall square footage of the home. This open feeling appeals to two types of buyers in particular. The first group includes buyers who want to downsize, but only if they can retain the large gathering space that they enjoyed with their larger home. The second group is made up of buyers who are moving from an older plan that lacks the open and spacious gathering area that is more common with current designs. These buyers are empty nesters and do not need all of the bedrooms offered by their prior home, but want to be able to enjoy dinners and holiday gatherings when their children and grandchildren come to visit.

The design of this type of floor plan results in a home that is deeper, but less wide. Our two most popular plans are between 65 and 67 feet in depth, but 47 feet wide (which includes a three-car garage). These plans range in size from 2228 square feet to 2350 square feet for the base plan. With lofts or expansion, the square footage can be almost 3000 square feet. Thus, these homes are very spacious for one level living, with no steps into the home or on the main level, yard maintenance, snow removal, etc. Our homes truly increase the quality of life for this segment of our population.

The reduced setback is not a means to shoehorn a home onto a small lot. The Sky Meadows lots are spacious. Rather, sole purpose is to provide a greater diversity of floorplans to our homebuyers throughout the subdivision, including our most popular plans. We do not believe that a two-foot reduction in the backyard of the designated lots would even be noticeable once the homes are landscaped and the yards fenced. An added benefit with the Active Adult floor

520 NORTH KAYS DRIVE KAYSVILLE, UT 84037 | 801-444-3639

plans is that the narrower width results in more side yard for each lot and, therefore, a more spacious looking subdivision.

Inasmuch as we have the property under contract with you, it is our intent to close on this purchase. However, the requested setback reduction will serve all stakeholders' interests, in that the entire subdivision will accommodate a diversity of home styles and plans. We have been creating some new elevations that are exciting and that we plan to incorporate into homes that we will offer in this subdivision. I have included some sample renderings.

There are going to be hundreds of traditional lots coming on line within this area in the near future. Adding some Active Adult homes into the mix will increase the diversity of home stock and the demographics of the neighborhoods. It is in everybody's interest to make the subdivision the very best that it can be. Allowing for this very slight reduced setback will help us achieve that objective.

Best regards,

Craig Jacobsen
President
Ovation Family of Companies

Enclosure

520 NORTH KAYS DRIVE KAYSVILLE, UT 84037

CITY COUNCIL STAFF REPORT

Subject: Accessory Dwelling Unit Regulations
Author: Bryn MacDonald
Department: Community Development
Date: October 20, 2026

Background

The Utah Legislature recently adopted Senate Bill 284, which established new requirements for detached accessory dwelling units (ADUs). Beginning October 1, 2026, qualifying municipalities must allow detached ADUs as a permitted use on lots containing at least 11,000 square feet where a single-family dwelling is permitted. The legislation also identifies additional regulations municipalities may apply to detached ADUs, including standards for size, height, setbacks, lot coverage, parking, utilities, and owner occupancy.

The Planning Commission discussed amendments to the ADU code during meetings held on July 9, August 13, August 27, and September 10, 2026. Those discussions addressed the requirements of SB 284 as well as several provisions of the existing ordinance that could benefit from clarification.

The City Council had a discussion during their meeting on October 6, 2026. The item is on the agenda again for additional discussion.

Process

Amendments to the City's land use ordinance require a public hearing and recommendation from the Planning Commission. After considering the proposed language and public comments, the Planning Commission makes a recommendation to the City Council. The City Council is the final decision-making authority.

The Planning Commission held a public hearing on September 24, 2026, and recommended approval of the proposed changes. The City Council must now hold a public hearing and can approve, deny, or modify the request.

Analysis

West Point City Code currently allows a detached accessory dwelling unit as a conditional use in residential zones. The provisions of SB 284 require a detached accessory dwelling unit to be a permitted use on lots larger than 11,000 square feet that allow single family dwellings. The new legislation still allows the city to require additional off-street parking, owner occupancy, long-term rentals, and an administrative ADU permit. The City can also choose to allow detached ADUs on lots smaller than 11,000 square feet, if they so choose.

As part of this process, Staff has also proposed several other changes to the code to clarify and revise the requirements for ADUs.

The proposed changes include:

Topic	Current City Code	*Proposed Changes*
Permitted zones	Detached and attached ADUs are conditional uses in all agricultural zones and R-1, R-2, and R-3	*Detached and attached ADUs would be permitted in all agricultural and R-1, R-2, R-3, and R-4 zones. They would not be permitted in the R-5 and R-6 (multi-family residential) zones.*
Definitions	Defines internal, attached, and detached ADUs	*Definitions of internal, attached, and detached ADUs would be clarified*
Size	Attached: 50 percent of the square footage of the habitable area of the building footprint up to 800 sq ft; detached: 650 square feet on lots less than 12,000 sq. ft, 800 sq ft on lots greater than 12,000 sq ft.	*Attached and detached ADUs would be limited to 50 percent of the primary dwelling's livable area and no more than 1,200 square feet*
Detached ADU setbacks	10-foot side and rear setback	*Smaller detached ADUs would have five-foot side and rear setbacks. Larger, taller, and above-garage units would require greater setbacks*
Detached ADU Height	No taller than the primary dwelling and must be single story	*25 feet or the height of the primary dwelling, whichever is less; can be located on the second floor of an accessory building*
Detached ADU Lot coverage	A detached ADU is subject to the City's accessory-building lot-coverage requirements (not to exceed 10% of the total lot area).	*No changes proposed; 10% lot coverage for all accessory buildings still applies.*
Parking	2 off-street parking spaces for a detached ADU	*A detached ADU smaller than 650 square feet would require one parking space. A unit containing 650 square feet or more would require two spaces (State Code requirement).*
Garages and accessory buildings	Not addressed in current code	*A legally constructed accessory building could be converted to a detached ADU if it meets the applicable requirements. The ordinance also establishes standards for ADUs located above detached garages.*
Fire & Emergency access	No portion of a detached ADU shall be further away than 150 feet from the public road.	*Same requirement to be within 150 feet of a public street, however, greater distances could be considered with approval from the Fire Marshal.*
Utilities	ADUs are required to connect to the same utility lines as the primary dwelling.	*A utility provider could require an ADU to have a separate meter, connection, or other service equipment.*
Owner occupancy	The property must be owner occupied	*The existing owner-occupancy requirement would remain, but the language would more clearly define an owner occupant and qualifying temporary absences.*
Number of ADUs	Only 1 ADU is allowed on a property	*No changes proposed*

During the public hearing on September 24, 2026, the Planning Commission received two comments regarding the proposed code. Both comments were supportive of the code but requested that the size be increased from 1,200 square feet to 1,400 or 1,500 square feet. The Planning Commission had a lengthy discussion and ultimately decided to recommend approval of the code with a 1,500 square foot maximum size

Recommendation

This item is on for discussion only. No action is required at this time.

Attachments

Draft ADU Code Amendments – Redlined Version.

17.70.060 Accessory dwelling units.

A. *Purpose.* Accessory dwelling units provide additional and flexible housing opportunities while maintaining the character of single-family residential neighborhoods. The purpose of this section is to establish reasonable standards for accessory dwelling units; protect public health, safety, and neighborhood compatibility; and comply with applicable provisions of Utah law. ~~Accessory dwelling units (ADUs) in single-family residential zones are an important tool in the overall housing goals and needs of the city and allow for alternative and flexible housing options in owner-occupied single-family residences.~~

B. *Accessory Dwelling Units Defined.* An accessory dwelling unit ("ADU") is a subordinate dwelling unit that provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU is located on the same lot or parcel as a single-family dwelling and may be internal, attached, or detached. Classification of an ADU as attached or detached under this section is for purposes of applying the City's land-use regulations and does not alter or supersede applicable building or fire-code requirements. ~~An accessory dwelling unit (ADU) is a second dwelling unit in an owner-occupied single-family property that is clearly incidental and accessory to the main dwelling on the property. ADUs can be either internal, detached or attached.~~

1. **Internal ADU**. "Internal accessory dwelling unit" means an ADU created:
   a. Within a primary dwelling;
   b. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
   c. For the purpose of offering the unit for rent for a period of 30 consecutive days or longer.

   Internal accessory dwelling units shall comply with Utah Code Section 10-21-303, as amended.

2. **Attached ADU**. "Attached ADU" means an ADU created through an addition or other new construction that extends outside the existing footprint of the primary dwelling and contains permanent provisions for living, sleeping, eating, cooking, and sanitation that allow the addition to be occupied as a dwelling unit. The attached ADU shall be connected to the primary dwelling by one or more common walls or by a permanent, supported, continuous roof. A roofed breezeway that provides a permanent, supported,

DRAFT

continuous roof between the ADU and the primary dwelling satisfies the roof-connection requirement. A temporary, retractable, or removable awning, canopy, or similar covering does not constitute a roof connection.

3. **Detached ADU.** "Detached accessory dwelling unit" means an ADU located in a building that does not share a common wall with, and is not connected by a permanent, structurally supported, continuous roof to, the primary dwelling. Detached accessory dwelling units shall comply with Utah Code Section 10-21-304, as amended.

1. *ADU (Internal).* "Internal ADU" means an ADU created (a) within a primary dwelling unit; (b) within the footprint of the primary dwelling unit at the time the internal ADU is created; and (c) for the purpose of offering a long-term rental of 30 consecutive days or longer. Internal ADUs must meet the standards in Utah Code § 10-9a-530.

2. *ADU (Detached).* "Detached ADU" means an ADU located in an accessory building on the property and not attached to or within the principal dwelling unit.

3. *ADU (Attached).* "Attached ADU" means a new ADU is constructed as a physical expansion (i.e., addition) of the primary dwelling and is attached to the single-family dwelling unit by one or more common walls.

C. Permitted Uses. Internal, attached, and detached accessory dwelling units are permitted uses in the zoning districts identified in the use table contained in WPCC 17.60.050, subject to the requirements of this section. An ADU is prohibited in any zoning district in which it is not identified as a permitted use. *Permitted and Conditional Uses.* See use table in WCPP 17.60.050 for specific zoning designations that include permitted and conditional uses. If the ADU is not designated within a particular zone on the table, then it is prohibited.

D. *General Standards.* The following standards apply to all internal, attached, and detached ADUs:

1. An ADU permit shall be required for each internal, attached, or detached ADU. The application shall include the forms, plans, supporting information, and fees established by the City. The application shall be reviewed administratively and approved upon a determination that it complies with this section and all other applicable requirements. ADU permit application shall be required for all internal, attached, and detached units. Only applications deemed complete by the community development director or designee will be

~~processed. Complete applications include appropriate application forms reflecting the standards of the city, plans, texts, and signatures as required on the form available in the community development department and on the city's website. A letter or email confirming the completeness of the application may be requested by the applicant. All applications shall be accompanied by the appropriate fee as established from time to time by resolution of the city council.~~

2. No more than one ADU, whether internal, attached, or detached, shall be permitted on a lot or parcel. ~~Only one ADU per property is permitted.~~

3. An ADU shall comply with all applicable building, fire, health, and utility codes. All required permits and inspections shall be completed before the ADU is occupied~~ADUs shall meet all building codes and obtain all required permits prior to occupancy of the ADU~~.

4. The applicant shall be an owner of record of the property on which the ADU is proposed.~~The applicant shall have a fee simple title to the property.~~

5. An ADU shall comply with the appearance and design standards applicable to its ADU type under subsection E of this section.~~The ADU shall have a separate entrance that faces away from the street and that does not disrupt the single-family appearance of the existing structure.~~

6. An ADU shall contain permanent provisions for living, eating, sleeping, cooking, and sanitation as required by applicable building and health codes.~~The ADU shall have a minimum of one bedroom and a three-quarter bath.~~

~~7. The ADU shall have a kitchen.~~

8. ~~No v~~Vehicles associated with the ADU shall not be parked on the front lawn or other landscaped areas.

9. The property shall be ~~neatly~~ maintained in accordance with all applicable ~~and shall meet all current codes regarding~~ property maintenance, nuisance, and public health ~~standards~~regulations.

10. An ADU permit shall not be approved while the subject property has an unresolved code violation that directly affects the construction, use, or lawful occupancy of the proposed ADU or the property's compliance with this section. Such violations may include

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unpermitted construction, an unsafe structure, a setback or lot-coverage violation, inadequate required parking, an unlawful utility connection, or inadequate fire or emergency access. An unrelated code violation shall not constitute grounds for denying an ADU permit. ~~The applicant has not been notified or fined by the city for any code violations relating to this property or any other property within the previous 12 months.~~

11.~~–~~ *Owner Occupancy.* An "owner occupant" is an individual who is an owner of record of the property and occupies either the primary dwelling or the ADU as the individual's primary residence. The owner occupant may reside in either dwelling and may rent the other dwelling in accordance with this section.

An ADU shall not be rented or offered for rent unless an owner occupant resides on the property. An owner occupant who is required to reside on the property under this subsection may be temporarily absent without violating the owner-occupancy requirement under either of the following circumstances:

~~The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:~~

a. The owner occupant has a ~~bona fide,~~ temporary absence of three years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service, or a similar temporary circumstance, provided the owner occupant intends to return to and resume occupancy of the property as the owner occupant's primary residence. An indefinite absence, permanent relocation, or absence without an intent to return does not qualify for this exception ~~(indefinite periods of absence from the dwelling shall not qualify for this exception)~~; or

b. The owner occupant ~~is placed~~temporarily resides in a hospital, nursing home, assisted living facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

12. The ADU ~~must~~ shall not be rented or offered for rent for a period~~s~~ of less than ~~of~~ 30 consecutive days. ~~or more.~~

13. The ADU shall connect to the same water, sewer, gas, electrical, and other utility service lines as the primary dwelling, unless a separate connection is required or approved

by the City or applicable utility provider. An applicable utility provider may require a separate meter or other service equipment for the ADU in accordance with the provider's requirements. ~~All ADUs shall connect to the same (water, gas, sewer, etc.) utility lines as the primary dwelling.~~

14. An ADU shall not be sold, conveyed, or subdivided separately from the primary dwelling or the lot or parcel on which the primary dwelling is located.

E. *Standards by ADU Type.* In addition to the general standards contained in subsection D of this section, each ADU shall comply with the applicable standards established in Table 17.70.060-1 and the additional standards for the applicable ADU type.

~~1. Internal ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.~~

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Table 17.70.060-1.

	Internal ADU	Attached ADU	Detached ~~Single-Story~~ ADU
Location	Part of Primary Dwelling	Attached to Primary Dwelling	Rear Yard Area
~~Minimum Lot Size~~	~~6,000 sf~~	~~6,000 sf~~	~~10,000 sf~~
Size Limit, Habitable	No Limitation	~~50% up to 800 sf~~50% of the primary dwelling's livable area, including finished	~~650 sf (on lots less than 12,000 sf)~~ ~~800 sf (on lots greater than 12,000 sf)~~50% of the primary dwelling's livable area, including finished basement area, not to exceed 1,200 sf; subject to the

	Internal ADU	Attached ADU	Detached ~~Single-Story~~ ADU
		basement area, not to exceed 1,200 sf.	accessory building lot coverage requirements of WPCC 17.70.030(A)(4).
Maximum Height Limit	Same Max Height Regulations for Single-Family Dwellings (see WPCC 17.70.020)	Same Max Height Regulations for Single-Family Dwellings (see WPCC 17.70.020)	25 feet or the height of the primary dwelling, whichever is less. For an ADU located above a detached garage, the height limit applies to the entire structure.~~No Taller Than the Primary Dwelling~~
Minimum Side Setback	Same as Primary Dwelling	Same as Primary Dwelling	~~10'~~ See Table 17.70.060-2
Minimum Rear Setback	Same as Primary Dwelling	Same as Primary Dwelling	~~10'~~ See Table 17.70.060-2
Off-Street Parking	1	1	~~2~~1 space for an ADU under 650 sf; 2 spaces for an ADU 650 sf or larger

Table 17.70.060-2. Detached ADU Setback Tiers

Detached ADU Classification	Qualification Standard	Minimum Side Yard Setback	Minimum Rear Yard Setback
Smaller, Lower ADU	800 sf or less and 18 feet tall or less (measured	5 feet	5 feet

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Detached ADU Classification	Qualification Standard	Minimum Side Yard Setback	Minimum Rear Yard Setback
	from finished grade to roof peak)		
Larger, Taller ADU	Over 800 sf. or over 18 feet tall (measured from finished grade to roof peak)	Setback of underlying zone (see WPCC 17.60)	10 feet
ADU Above an Accessory Building	ADU livable space located above a detached garage structure	Setback of underlying zone (see WPCC 17.60)	10 feet

1. Internal ADUs.

   a. An internal ADU shall be designed so that it does not change the appearance of the primary dwelling as a single-family dwelling.~~Internal ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.~~

   b. If an internal ADU is created within an existing garage, the two-car garage required by WPCC 17.70.020 shall be replaced elsewhere on the property in compliance with applicable City standards.

2. Attached ADUs.

   a. An attached ADU shall be integrated into the primary dwelling and shall comply with the setbacks and other dimensional standards applicable to the primary dwelling. ~~Attached ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.~~

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b. The livable area of an attached ADU shall not exceed 50 percent of the livable area of the primary dwelling and shall not exceed 1,200 square feet. For purposes of this calculation, the livable area of the primary dwelling includes finished basement area but excludes garages, porches, decks, unfinished storage areas, and other areas not designed for residential occupancy. ~~The total area of an attached ADU shall not exceed 50 percent of the square footage of the habitable area of the building footprint of the primary residence and in no case exceed 800 square feet.~~

3. Detached ADUs.

a. Detached ADUs shall be placed on a permanent foundation. A detached ADU shall contain habitable area on no more than one story.

b. Detached ADUs shall be subordinate to the primary dwelling in overall scale and massing and shall comply with the applicable size, height, setback, and lot-coverage standards of this section. This subsection shall not be interpreted to require a building design element prohibited by Utah Code Section 10-20-618, as amended.~~Detached ADUs shall have a similar appearance as the primary unit.~~

c. Detached ADUs may not be built within a recorded easement.

d. The livable area of a detached ADU shall not exceed 50 percent of the livable area of the primary dwelling or 1,200 square feet, whichever is less. For purposes of this calculation, the livable area of the primary dwelling includes finished basement area but excludes garages, porches, decks, unfinished storage areas, and other areas not designed for residential occupancy. ~~For detached ADUs, the maximum size limit shall be based on the minimum lot size as specified in Table 17.70.060-1.~~

e. Mobile homes, recreational vehicles, or shipping containers shall not be considered a detached ADU.

f. Notwithstanding the accessory-building height limitations in WPCC 17.70.030, a detached ADU may exceed 18 feet in height on a lot of any size, provided the structure complies with the maximum-height and setback requirements established in Tables 17.70.060-1 and 17.70.060-2. If the ADU is located within or above a detached garage, the height limit applies to the entire structure. ~~An ADU shall not be~~

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~~sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.~~

g. A detached ADU, including any garage or other use located within the same structure, shall comply with the accessory-building lot-coverage requirements of WPCC 17.70.030(A)(4). ~~Detached ADUs shall follow the same regulations for lot coverage as outlined in WPCC 17.70.030(A)(4).~~

h. No basements are allowed in detached ADUs.

i. A detached ADU may be located within or above a detached garage, provided the entire structure complies with the applicable size, height, setback, lot-coverage, parking, building, and fire-code requirements. If located above a detached garage, the ADU's habitable area shall be contained entirely within a single story above the garage and shall not extend to an additional story. Interior stairs, landings, utility areas, and other areas necessary to access or serve the ADU are not considered habitable area for purposes of this requirement.

j. A legally constructed accessory building may be converted to a detached ADU, provided the building complies with the applicable detached ADU standards of this section, the applicable accessory-building requirements of WPCC 17.70.030, except as otherwise provided in this section, and all applicable building, health, and fire codes.

k. If a detached garage is converted to a detached ADU, any parking spaces required for the primary dwelling that are displaced by the conversion shall be replaced on the property in compliance with applicable City standards.

l. Fire & Emergency Access Regulations.

i. **Baseline Street Distance Standard.** All portions of a detached ADU structure shall be located within 150 feet of a dedicated public street right-of-way. Distance shall be measured as a straight line from the nearest edge of the public right-of-way to the furthest exterior point of the detached ADU structure.

ii. **Extended Street Distance Exception Review**. A detached ADU proposed at a distance greater than 150 feet from a dedicated public right-of-way may be permitted provided the applicant secures written authorization and approval from the North Davis Fire District Fire Marshal prior to ADU permit issuance.

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iii. **Fire Mitigation Conditions**. As a condition of approval under subsection (E)(3)(l)(ii), the Fire Marshal may require site-specific fire safety mitigation measures authorized by applicable fire code and adopted standards, including but not limited to the installation of an approved residential fire sprinkler system, installation of fire hydrants, or a dedicated fire apparatus access drive.

~~i. The maximum distance from a fire hydrant to the front entrance of the detached ADU shall not be greater than 500 feet as the "hose lies."~~

~~ii. No portion of the detached ADU shall be further away than 150 feet from the public road.~~

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	A-40	A-20	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
Residential Uses															

LAND USE ZONES	A-5	A-40	A-20	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)	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~			P						
10. Attached Accessory Dwelling Units (see WPCC 17.70.060)	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~	P ~~PC~~			P						

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CITY COUNCIL STAFF REPORT

Subject: FY27 Fee Schedule Amendments – Garbage Can Fee Rates
Author: Ryan Harvey
Department: Administrative Services
Date: October 20, 2026

Background

At the September 1, 2026 Council Meeting, Staff discussed possible options for rate changes for Garbage Cans. The Council asked Staff to return with a revised Fee Schedule to go into effect on January 1, 2027.

Analysis

This is a continuation of the discussion that the Council had on September 1, 2026. At that meeting the Council was clear that residents should not be allowed to have a 3rd Garbage Can, and that the fee to get a 2nd Garbage Can should start being enforced. There was also interest in charging more for the 2nd Black Can than for the 1st Black Can, and lowering the 1st Black Can rate to what it was last Fiscal Year.

The changes that the Council agreed upon are as follows:

· 1st Black Can Rate: $14.30 (*Currently $14.55*)
· 2nd Black Can Rate: $15.50 (*Currently $14.55*)
· 3rd Black Can Rate: $17.50 (*Currently $14.55*), plus do not allow any more
· $25 Delivery Fee for Black Cans

As a reminder, here is a breakdown of what the residents of West Point currently have:

1st Garbage Can: 4016	1st Recycling Can: 3308	1st Green Can: 1890
2nd Garbage Can: 1074	2nd Recycling Can: 53	2nd Green Can: 48
3rd Garbage Can: 27		

Recommendation

Adopt the revised FY27 Fee Schedule to account for the change in rates.

Significant Impacts

As outlined above.

Attachments

Resolution
Amended FY2027 Fee Schedule

RESOLUTION NO. 10-20-2026A

A RESOLUTION ADOPTING AN AMENDED SCHEDULE OF FEES FOR WEST POINT CITY FISCAL YEAR 2027

WHEREAS, the City provides various services to the public which benefit those consuming said services; and

WHEREAS, the City seeks to support the provision of these services in part or in full by levying or establishing certain fees associated with the provision of said services; and

WHEREAS, the City Manager has prepared a schedule of fees for Fiscal Year 2027 which suggest various amendments to the current fee schedule; and

WHEREAS, these proposed fees are delineated and attached hereto;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED AS FOLLOWS:

SECTION ONE: FEE SCHEDULE ADOPTED

The Fee Schedule for West Point City for Fiscal Year 2027 as attached hereto, stands adopted as amended and becomes effective January 1, 2027 or as otherwise stated in the Fee Schedule.

PASSED AND ADOPTED this 20th day of October, 2026.

WEST POINT CITY,
A Municipal Corporation

By:_____
Brian Vincent, Mayor

ATTEST:

_____
Casey Arnold, City Recorder

West Point City Fee Schedule
Fiscal Year 2027

Effective ~~, 2026~~ January 1, 2027

DESCRIPTION	Amount
ADMINISTRATIVE and BUSINESS LICENSE FEES	
Election Filing Fee	$25
Campaign Finance Disclosure Late Filing Penalty	$50
Returned Check Fee	$45
Beer licenses (Class A)	$250
Beer licenses (Class B)	$300
Beer licenses (Class C)	$350
Business Regulatory Fee	$35
Commercial Business License Fee	$85
Sexually Oriented Business applications and businesses - nonrefundable initial application and investigation fee (all applications)	$100
Home Occupation - all	$0
Duplicate License	$15
Business License late fee	$25
Christmas tree sales license (not prorated)	$30 w/ $70 deposit
Fireworks stands (not prorated)	$85
Home occupation license late fee	$25
Solicitor's License	$50
Transient Merchant Fee	$85
Disproportionate Fees:	
Gas Station	$250/Year
Grocery w/ Beer	$350/Year
Bar/Private Club	$300/year
Bowling with Alcohol	$500/Year

Pawn Shop	$900/Year
Arcade	$350/Year
Entertainment/Theater	$200/Year
Restaurant with Alcohol	$200/Year
Hotel/Motel/Extended Stay/Inn/Bed & Breakfast	$400/Year
Apartments	$15/Unit/Year
Sexually Oriented Business	$250/Year
Warehouse	$250/Year
COPIES & PUBLICATIONS	
Photocopies	$.10 each copy
Fax	$.10 per page
Budget	$20
Audit (CAFR)	$10
Administrative Code	$10
General Plan	$10
Special reports or compilations (GRAMA) (Produced with managerial discretion)	$25 per hour + copy or reproduction charges
Large Format Printer – Regular Paper	$2 per ft.
Large Format Printer – Premium Paper	$3 per ft.
BUILDING RENTAL	
Council Chamber Rental	$25/hr. (2 hour min.)
Multi-purpose Area Rental	$25/hr. (2 hour min.)
City Hall - Security Deposit	$100
PLANNING AND ZONING FEES	
Appeals Authority Hearing	$350
Conditional Use Permit - Staff approved	$50
Conditional Use Permit - Planning Commission	$75
Zoning Verification Letter	$50
Temporary Sign Permit	$10/sign
Recording	$50 to City and applicable fees to Davis County Recorder

Rezone application	$250
General Plan Amendment application	$550
Annexation application	$300
Site Plan Review	$600/site plan
Agricultural Protection Zone application	$450 ($100 refunded if protection zone is not approved)
Telecommunications Right of Way Application	$500
SUBDIVISION FEES	
Construction guarantee bond (commercial)	$30 per linear ft. (curb, gutter, sidewalk)
Construction inspection fee for all utilities	$150 per lot
Final plat fee	$600/plat, plus $50 per lot
Preliminary plat fee	$300/plat, plus $25 per lot
Single Lot Plat (preliminary & final)	$300
Subdivision Plat Amendment	$300
CODE VIOLATION FEES	
Code Violations	See West Point City Code
CEMETERY	
Resident	
Adult Burial Plot	$450
Adult Interment Fee	$300
Perpetual care - Adult	$100 if lot purchased before 9/1990
Child Burial Plot (full size plot)	$450
Child Interment Fee	$300
Perpetual care - Child	$100 if lot purchased before 9/1990
Infant/Urn – Burial Plot (½ plot)	$225
Infant/Urn – Internment Fee	$200
Perpetual care – Infant (½ plot)	$50 if lot purchased before 9/1990
Disinterment	$300
Transfer lot fee	$15
After Business Hours Fee	$100

Non-Resident	
Adult Burial Plot	$600
Adult Interment Fee	$700
Perpetual care - Adult	$300 if lot purchased before 9/1990
Child Burial Plot (full size plot)	$600
Child Interment Fee	$700
Perpetual care - Child	$250 if lot purchased before 9/1990
Infant/Urn – Burial Plot (½ plot)	$300
Infant/Urn – Internment Fee	$400
Perpetual care – Infant (½ plot)	$250 before 9/1990
Disinterment	$400
Transfer lot fee	$15
After Business Hours Fee	$100
MUSKRAT SPRINGS CAMPGROUND	
Davis County Scout Troops, Youth Groups, & residents	$25
Non- Davis County Scout Troops, Youth Groups, & residents	$50
Refundable Security Deposit	$50
PARKS	
Large pavilion (Per time period: 8AM-4PM or 4PM-10PM	$15 (residents) $25 (non-residents)
Small pavilions (Per time period: 8AM-4PM or 4PM-10PM	$10 (residents) $20 (non-residents)
Volleyball rental	$5 rental fee $15 ball deposit, if applicable (deposit refundable if returned by next business day)
Horseshoes	$5 rental fee $35 horseshoe set deposit, if applicable (deposit refundable if returned by next business day)

RECREATION **Program Registration Fees:** (Students at West Point Schools are charged the resident rate.)	
Coed T-Ball	$50 resident $60 non-resident
Coed Machine Pitch 1st – 2nd Grade	$50 resident $60 non-resident
Boys Elementary Baseball	$60 resident $70 non-resident
Boys Baseball Jr. High	$70 resident $80 non-resident
Girls Elementary Softball	$60 resident $70 non-resident
Girls Junior High Softball	$70 resident $80 non-resident
Basketball - 6th Grade and younger	$60 resident $70 non-resident
Basketball - 7th Grade and older	$70 resident $80 non-resident
Football	$200 resident $325 non-resident $150 Equipment Charge for unreturned equipment.
Soccer (Spring)	$50 resident $60 non-resident
Soccer (Fall)	$50 resident $60 non-resident
Volleyball	$50
Summer Camps (Soccer, Basketball, Football)	$25
Recreation Late Fee	$10
FIELD RENTALS	
Field Rental	$40 per hour
Field Preparation	$80 per day
Deposit (League, Tournament, etc.)	$100 per event
Unauthorized Field Use Fine	$100
DEVELOPMENT IMPACT FEES (Residential)	
West Point City Impact Fees:	
Park, Trails, and Recreation Impact Fee (Single Family)	$6,098
Park, Trails, and Recreation Impact Fee (Multi- Family)	$6,573

Transportation Impact Fee (Single Family)	$2,892
Transportation Impact Fee (Multi-Family)	$2,243
Storm Drain Impact Fee	$4,727 per acre
Sewer Impact Fee	$827/ERU
Sewer Impact Fee- Proposed Annexation Area	$5,200/ERU
Water Impact Fee	$1,112/ERU
Non-City Impact Fees:	
North Davis Sewer Impact Fee (Residential)	$3,454
North Davis Fire District Impact Fee (Single Family)	$181.13
North Davis Fire District Impact Fee (Multi-Family)	$181.13
DEVELOPMENT IMPACT FEES (Commercial)	
West Point City Impact Fees:	
Transportation Impact Fee (General Office)	$2,984 per 1,000 sq. ft.
Transportation Impact Fee (Commercial)	$7,635 per 1,000 sq. ft.
Transportation Impact Fee (Manufacturing/Industrial)	$1,520 per 1,000 sq. ft.
Water Impact Fees	$1,112/ERU
Storm Water Impact Fees	$4,727per acre
Sewer Impact Fees	$827/ERU
Non-City Impact Fees:	
North Davis Fire District Impact Fee (Commercial)	Determined by North Davis Fire District
North Davis Sewer Impact Fee (Commercial)	Determined by North Davis Sewer District
SAFETY / INSPECTION FEES	
Building Permit Fee	Based on building valuation and square footage
Residential plan review and inspection fee	25% of permit fee
Re-inspection fee	$50
One-time inspection fee	$50
Commercial plan review and inspection fee	60% of building permit fees

Non-Residential Plan Review and Inspection Fee	25% of the Permit Fee
Demolition Permit	$150
Swimming Pool Permit	$400
Re-roof Residential	$150
Permanent Sign Permit	$75
Small Asphalt Excavation Permit (less than 360 sq. ft.)	$3 per sq. ft. excavated and $500 bond. Bond returned after asphalt is replaced and inspected.
Large Asphalt Excavation Permit (greater than 360 sq. ft.)	$0.55 per sq. ft. and $4.20 per sq. ft. bond. Upon positive inspection, bond returned 1 yr. after permit holder replaces asphalt.
New Street Excavation Permit (less than 2 years since last treatment) – in addition to other fees and applies only to large excavation permits	$0.22 per sq. ft.
Curb, Gutter, or Sidewalk Excavation Permit	$20.00 per ft. bond. Bond returned after concrete is replaced and inspected.
CONNECTION FEES	
Water Connection Fees:	
Meter installation/water connection (residential)	$350 - 3/4 inch $450 - 1 inch
Meter installation/water connection (commercial)	$450 - 1 inch $500 - 1.5 inch $700 - 2 inches Cost+$100 (2+inches)
Secondary water hook-up fee (3/4 inch)	Paid to D&W Canal Company
Secondary water hook-up fee (1 inch)	Paid to D&W Canal Company
City stock of culinary water	$3,800/acre foot.
Fire Hydrant Connection Fees:	
Fire Hydrant Meter Set-up Fee	$50 + water usage fee
Short Term Meter Rental (3 days or less)	$10 + water usage fee

Long Term Meter Rental (4 days or more)	$40 per month + water usage fee
Water Usage Fee	$1.60 per 1,000 gallons greater than 10,000 gal.
Sewer Connection Fees:	
North Davis Sewer subdivision connection review fee	$250
North Davis Sewer subdivision construction inspection fee	$375
North Davis Sewer service connection review fee	$125
North Davis Sewer service connection construction inspection fee	$240
UTILITIES	
Garbage Can – New, Replacement, and Additional (new can fee is charged with Building Permit)	$110
Garbage can (monthly - 1st can) Garbage (monthly – 2nd can) Garbage (monthly – 3rd can) Delivery Fee	$14.30 $15.50 $17.50 $25
Green Waste can (monthly) Green Waste (monthly – additional can)	$6.15 $6.15
Green Waste Can – New, Replacement, and Additional (new can fee is charged with Building Permit)	$110
Green Waste Service Cancellation Fee	$12.00
General Curbside Recycling can (monthly) General Recycling (monthly-additional can)	$4.90 $4.90
Secondary water Up to one-third acre	$26.33
Secondary water Greater than 1/3 acre	$28.83
Secondary water Greater than 1/2 acre	$33.75
Secondary water Greater than 3/4 acre	$37.50
Secondary water Greater than 1 acre	$41.25
Secondary Water (monthly) Greater than 1.25 acres	Determined by D&W Counties Canal Co.
Sewer (residential monthly)	$28.20
Sewer (commercial monthly base)	$28.20
10,000 gallons +	$2.25/1,000 gallons

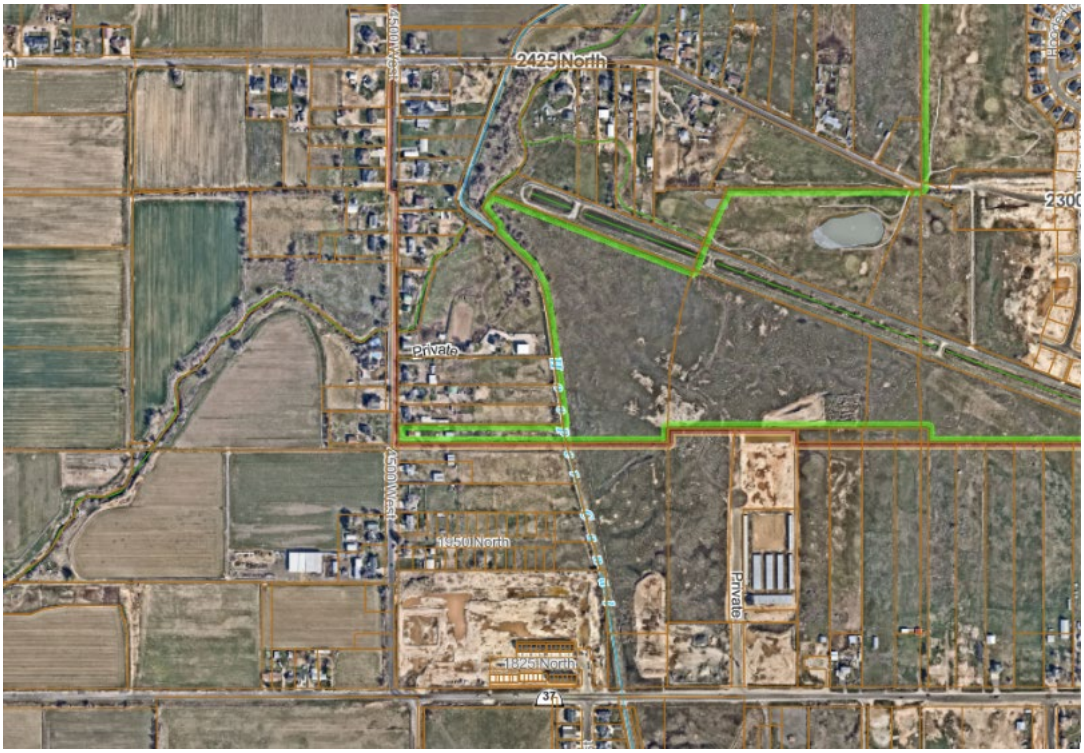
Sewer (multi-family)	$28.20 per unit
Water (monthly base: 6,000 gallons)	$23.75
6,001 – 10,000 gallons	$1.40/1,000 gallons
10,000 gallons +	$1.65/1,000 gallons
Storm System Maintenance and Construction Fee (Monthly Residential)	$4.00
Storm System Maintenance and Construction Fee (Commercial)	Determined by residential equivalent (2,500 sq. ft.) of impervious area.
Utility deposit	$60 utility deposit, refundable upon moving.
Meter tampering penalty	$50 first occurrence, $100 per occurrence thereafter
Utility Billing Shut-off Fee	$25first occurrence, $45 per occurrence within 12 months of previous occurrence
Utility Billing Late Fee	$15

CITY COUNCIL STAFF REPORT

Subject: Request for Boundary Adjustment with Clinton City
Author: Bryn MacDonald
Department: Community Development
Date: October 20, 2026

Background

The applicant, Nilson Homes, is requesting a boundary adjustment between West Point and Clinton City. The adjustment seeks to facilitate service and access to lots located in Clinton that would be served by a road in West Point. The boundary is proposed to be adjusted to the center line of the road.



Process

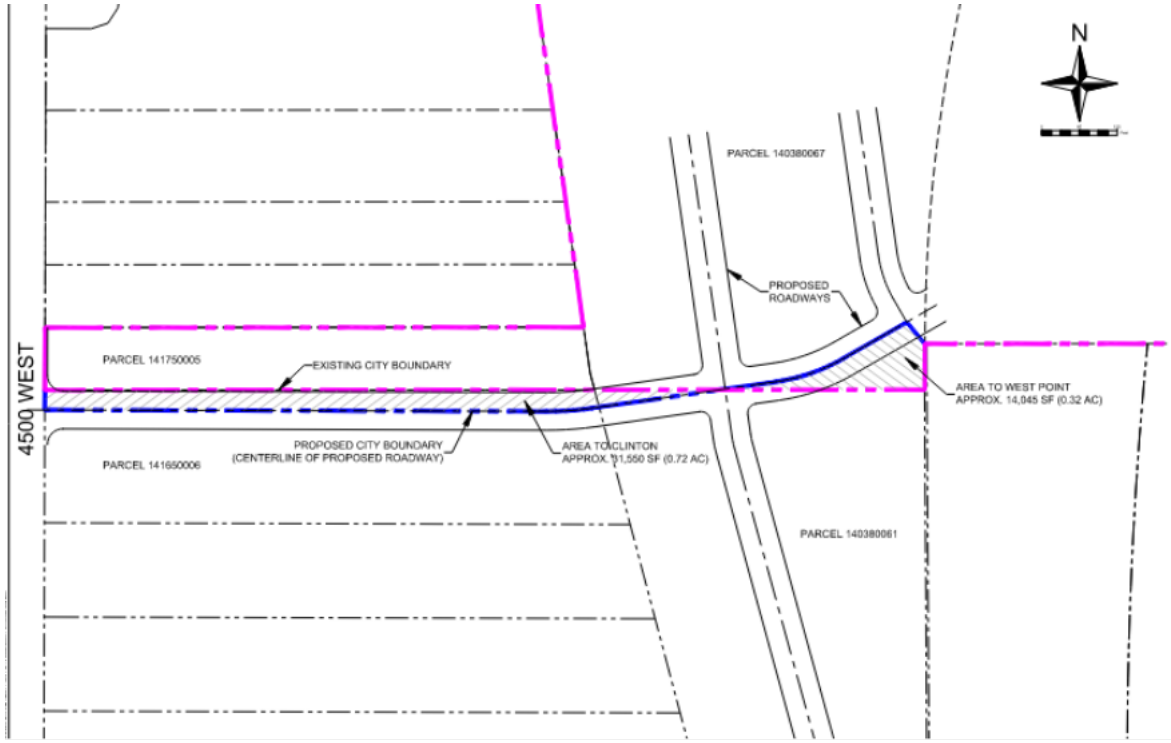
A boundary line adjustment between two cities is a legislative action. The City Councils of both affected cities must adopt resolutions of intent to adjust the boundaries. Then each city must hold a public hearing and make a final decision. Once both cities have held a hearing and approved the adjustment, a plat can be recorded with the new boundary.

The City Council discussed the request during their meeting on October 6, 2026. The next step is to adopt a resolution of intent.

Analysis

Nilson Homes is currently developing a large subdivision on the border of West Point and Clinton, known as Heritage Trails. This includes 43 single family lots and 28 townhomes in West Point and an additional 283 units in Clinton. The current city boundary runs on the south side of lots proposed in Clinton, meaning that the lots in Clinton would be accessed by a road located in West Point. The proposal is to move the boundary to the center line of the road, so that Clinton City can serve the homes located on the

Clinton side of the road. It is typical for the boundary between two municipalities to follow the center line of a road.



Recommendation

Staff recommends approval of the boundary adjustment with Clinton City.

Attachments

Resolution

RESOLUTION NO. 10-20-2026B

A RESOLUTION EXPRESSING WEST POINT CITY'S INTENT TO ADJUST A COMMON BOUNDARY WITH CLINTON CITY

WHEREAS, A property owner has expressed the desire that certain property (depicted on **Exhibit A**, (attached and incorporated hereto) currently within the municipal boundaries of West Point City be disconnected from West Point and placed within the municipal boundaries of Clinton City; and

WHEREAS, Utah Code §10-2-903 permits the legislative bodies of two or more municipalities having common boundaries to adjust their common boundaries; and

WHEREAS, West Point City has determined that certain characteristics of the property favor placement of the property within the municipal boundaries of Clinton City rather than in West Point City; and

WHEREAS, Clinton City has or will adopt a resolution to express its intent to adjust its common boundary with West Point City, in accordance with Exhibit A;

NOW THEREFORE, Be it hereby resolved and enacted by the West Point City Council the following:

1) The West Point City Council hereby expresses its intent to adjust its mutual boundary with Clinton City, in accordance with Utah Code section 10-2-903.

2) Such mutual boundary adjustment shall be as depicted on Exhibit A, and involves approximately 1.04 acres located south of the Clinton Drain.

DATED this 20th day of October 2026.

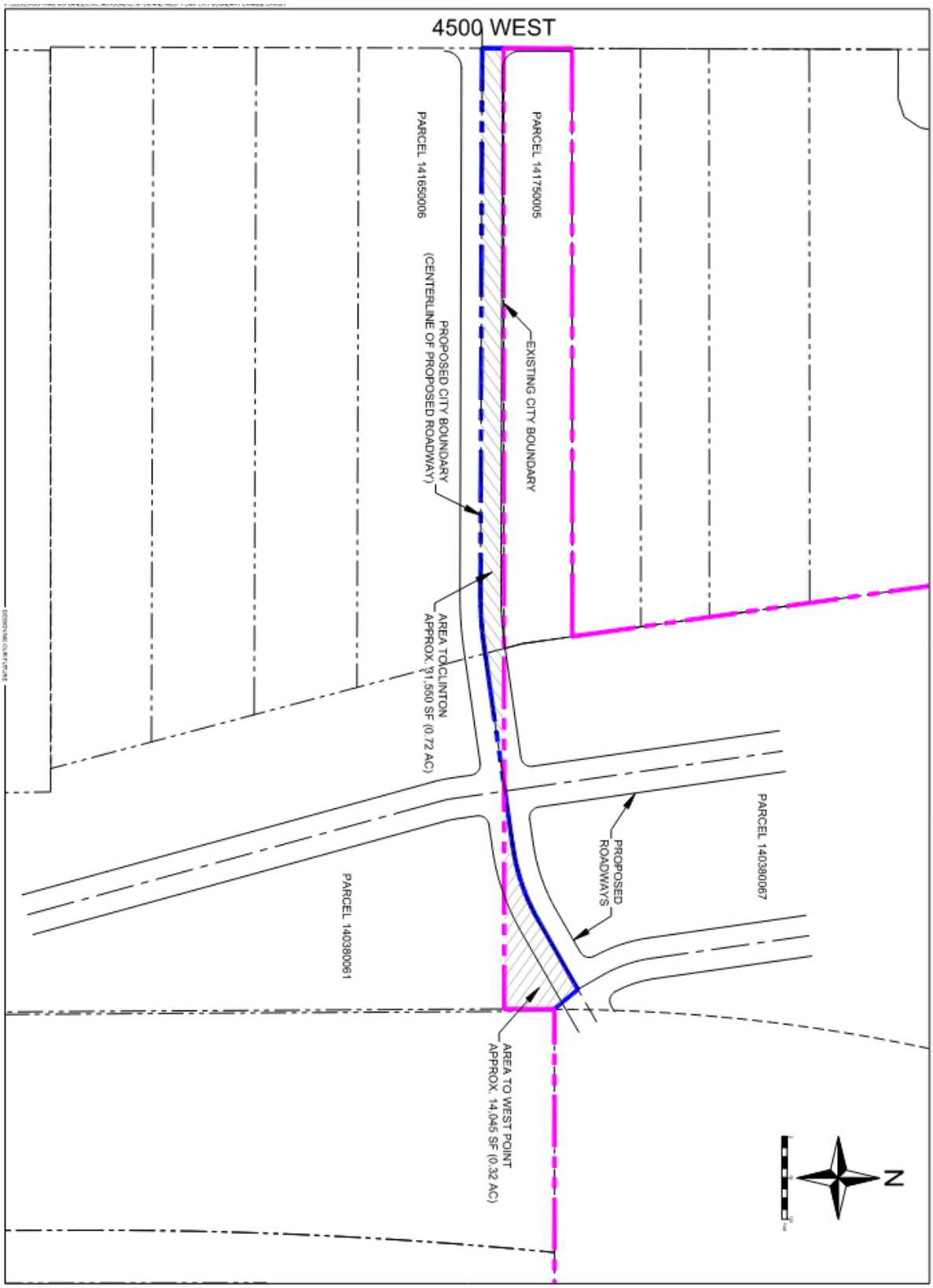
WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

_____
Casey Arnold
City Recorder

EXHIBIT A


4500 WEST
PARCEL 141750005
EXISTING CITY BOUNDARY
PARCEL 141650006
PROPOSED CITY BOUNDARY
(CENTERLINE OF PROPOSED ROADWAY)
AREA TO CLINTON
APPROX. 31,550 SF (0.72 AC)
PARCEL 140380067
PROPOSED
ROADWAYS
PARCEL 140380061
AREA TO WEST POINT
APPROX. 14,045 SF (0.32 AC)
N

CITY COUNCIL STAFF REPORT

Subject: Bid Award – Loy Blake Sidewalk Phase 2
Author: Kenny England
Department: Public Works
Date: October 20, 2026

Background

Last Spring we began and completed the first phase of installing an ADA accessible sidewalk at Loy Blake Park to allow wheelchair access from either parking lot to the baseball fields. We have created a design and have requested bids to complete the second phase of the project.

Analysis

The second phase of this project is to begin at the concrete pad behind the baseball dugouts and install a 6ft wide concrete sidewalk to head east and connect the parking lot on the south side by the large bowery, as well as connect to the existing sidewalk near the large playground. This will complete the project and allow all residents regardless of which parking lot they are in to have full ADA access to the baseball fields. We believe this will help allow all residents access to come and enjoy all the programs we have at Loy Blake Park. A map of the layout of this project is attached.

This project will be funded with either Park Impact Fees or General Fund Surplus assigned to the Parks Improvement Projects line in the Capital Projects Fund.

We are currently waiting on a few more bids that are expected to be submitted. Staff will have all the received bids compiled and reviewed by the meeting on Tuesday to present to the City Council with a recommendation for decision.

Recommendation

Staff recommends that the lowest bid received be awarded the contract for the project.

Significant Impacts

This project will be funded with either Park Impact Fees or General Fund Surplus assigned to the Parks Improvement Projects line in the Capital Projects Fund.

Attachments

Project Area Map