



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL  
& PLANNING COMMISSION  
JOINT MEETING MINUTES  
WEST POINT CITY HALL  
March 19<sup>th</sup>, 2024**

Mayor  
Brian Vincent  
City Council  
Jerry Chatterton, Mayor Pro Tem  
Annette Judd  
Michele Swenson  
Brad Lee  
Trent Yarbrough  
City Manager  
Kyle Laws

**Administrative Session**

**6:00 PM**

Minutes for the Joint Meeting with the West Point City Council and Planning Commission held on March 19<sup>th</sup>, 2024 at 6 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall.

**MAYOR AND COUNCIL MEMBERS PRESENT:** Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Michele Swenson, Council Member Brad Lee, and Council Member Trent Yarbrough

**EXCUSED:** None

**PLANNING COMMISSION MEMBERS PRESENT:** Chair PJ Roubinet, Scott Wolford, Rochelle Farnsworth, Jeff Turner, Adam King, Spencer Wade, and Joe Taylor

**EXCUSED:** None

**CITY EMPLOYEES PRESENT:** Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Paul Rochell, Public Works Director; and Casey Arnold, City Recorder

**EXCUSED:** None

**VISITORS PRESENT:** None

**1. Call to Order** – Mayor Vincent called the Joint Meeting to order

**2. Discussion Regarding Land Use Planning & Visioning**

Mayor Vincent acknowledged the importance of aligning the Planning Commission's vision with that of the City Council. He expressed regret for not fostering this alignment in previous years and emphasized the need for collaboration moving forward, given the changing nature of West Point as a community.

The Mayor also highlighted the responsibilities of the City Council, including maintaining the budget and guiding the City's direction, contrasting them with the Planning Commission's focus on land use. He stressed the importance of the Planning Commission's role in thoroughly evaluating projects and providing recommendations that align with the council's vision.

The discussion then shifted to City finances, with a presentation outlining recent and upcoming financial commitments, including bonds for commercial property, a new junior high school, and a Public Works building. The council emphasized the need for these investments to support the City's growth and provide essential services and amenities for residents. The presentation also touched on partnerships with the school district, particularly regarding the new junior high school facility, which will include additional amenities such as sports fields and pickleball courts. The council expressed enthusiasm for these partnerships and discussed plans for managing and utilizing the new facilities for community benefit.

City Staff then presented financial information, and the discussion focused on several key highlights:

• **Cost Estimates and Funding for Projects:**

- The estimated cost for the new community center project is \$11 million.
- Funding options include a bond with an interest rate of around 5%, resulting in a \$750,000 payment annually for 25 years.

- The project is impact fee eligible, with potential revenue of \$300,000 or more per year from park impact fees, which could offset the bond payment.
- There is also the possibility of using existing park impact fees of \$2 million to reduce the bond amount to \$9 million.
- It was noted that all park funds for the next 25 years would likely go towards this project, potentially affecting other park-related projects.
- **Public Works Facility and Pickleball Park:**
  - Plans for a new Public Works facility and Pickleball Park were discussed.
  - The City purchased additional land for this purpose, with hopes of acquiring more in the future.
  - Cost estimates for this project amount to \$14.2 million, with \$3.2 million being impact fee eligible.
  - Concerns were raised about the City's financial capacity to undertake this project, given the projected budget constraints.
- **Police Department Contract and Financial Constraints:**
  - The City's contract with the sheriff's office for police services was discussed, with incremental increases in costs over several years.
  - Financial projections show significant strain on the City's budget due to increased costs for various projects and services, including the police contract and additional staff.
  - The council expressed concerns about the feasibility of funding all planned projects and services, given the projected budget shortfalls.
- **Revenue Sources and Considerations:**
  - Various revenue sources were explored, including property tax, sales tax, and potential implementation of a recreation, arts, and parks (RAP) tax.
  - The RAP tax, if implemented, could provide additional revenue for recreational and cultural projects but requires voter approval.
- **Future Planning and Considerations:**
  - There is a need for strategic planning and careful consideration of funding priorities, given the City's financial constraints.
  - Timing is crucial for implementing revenue-generating measures such as the RAP tax to ensure maximum benefit and voter support.

There were questions about overspending and potential economic downturns, particularly regarding the balance between current expenditures and future needs. It was reassured that while there are risks involved, the City is in a good financial position with substantial reserves to withstand any downturns. They discussed strategies like offsetting costs and exploring revenue-generating opportunities to fund essential projects like public works. The conversation also touched on the strategic acquisition of property for future development, emphasizing the importance of maintaining control over development plans to avoid piecemeal development. Additionally, there was discussion about the need to attract retail businesses to increase revenue streams for the City, with a focus on planning for growth and commercial development. Overall, the section highlighted the City's proactive approach to financial management and strategic planning for future growth and development. Overall, the discussions highlighted the financial challenges facing the City and the need for prudent financial management and strategic planning to address funding gaps for essential projects and services.

There was considerable discussion of whether to rely on property tax or sales tax to meet these needs, with an emphasis on understanding the timeline for revenue generation and the urgency of addressing infrastructure requirements like the Public Works facility.

The discussion then focused on planning for growth and development within the City, particularly in commercial and retail areas. The discussion involved considering the impact of planned developments, such as the interchange and potential commercial centers, on the City's growth and economic landscape. There was a debate about the role of apartments in these areas, with some expressing concerns about potential negative impacts, such as increased crime, while others argued for their importance in supporting retail development. The conversation also touched on the balance between commercial development and preserving the City's residential character, as well as the need to consider the preferences and needs of all residents in decision-making processes. There was a focus on specific areas like Main Street and the commercial core, with detailed layouts and considerations for civic uses, parks, and potential gathering spaces. The conversation also touched on the importance of planning for commercial areas, potential business opportunities, and attracting diverse industries such as data centers or manufacturing. Concerns were raised about existing

infrastructure, the condition of certain properties, and the need for flexibility in development plans to accommodate evolving needs and opportunities. Overall, the participants emphasized the importance of thorough planning and community engagement to ensure that future development aligns with the City's vision and benefits its residents.

The discussion then focused extensively on discussions surrounding development, particularly on the south side of the City. Mayor Vincent emphasized the desire to maintain the small-town feel and western life of West Point, despite inevitable growth and changes. The participants deliberated on balancing the need for convenience and development with the preservation of the town's identity.

Council Members and Commissioners raised concerns about the potential impact of increased density, particularly regarding the proliferation of apartments. There were discussions about the influence of developers and the need to consider the long-term implications of development decisions. Additionally, there was debate over the types of housing developments, with some advocating for a mix of townhomes and apartments to ensure equity-building opportunities for residents.

The conversation also touched on legislative mandates regarding affordable housing and the necessity of including a certain percentage of high-density residential units in commercial projects to qualify for incentives. The participants grappled with finding a balance between meeting legislative requirements, attracting desirable businesses, and preserving the character of the community.

In conclusion, all agreed on the importance of collaboration between the Planning Commission and City Council in driving development decisions and providing alternatives to developer-driven plans. Council Members expressed appreciation for the Planning Commission's work and emphasized the importance of joint meetings like this for aligning visions and making informed decisions. The meeting concluded with the acknowledgment that more joint meetings would be necessary in the future.

**3. Adjourn**

Mayor Vincent adjourned the Joint Meeting.

APPROVED THIS 7<sup>th</sup> DAY OF May, 2024:

Brian Vincent  
BRIAN VINCENT, MAYOR

Casey Arnold  
CASEY ARNOLD, CITY RECORDER

