



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

## WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JUNE 13, 2024

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### WORK SESSION 6:00 PM

**Planning Commission Present:** Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, and Commissioner Joe Taylor

**Planning Commission Excused:** Commissioner Spencer Wade and Commissioner Adam King

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

**Visitors:** Mitch Vance, Zack Walher, Don Mendenhall, Kent Hoggan, Craig Jacobsen, Matt Leavitt, David Pitcher

**1. Discussion of General Plan document**

This item was not discussed as time had expired in the Work Session.

**2. Discussion of minor home occupations**

This item was not discussed as time had expired in the Work Session.

**3. Discussion of a rezone for property located at approximately 500 S Cold Springs Rd (JF Cold Springs LLC)**

During a meeting regarding the Jay Fisher property located on Cold Springs Road and SR-193, Bryn MacDonald provided a detailed overview of the project's current status and future steps. The property recently had a General Plan amendment approved, which includes R-4, R-5, and commercial zoning on the corner, as recommended by the Planning Commission. With the City Council's approval, the applicant has now submitted a rezone application. Bryn MacDonald emphasized that while the General Plan provided a high-level overview, the rezone process requires more specific details, particularly concerning development agreements and site plans for the proposed apartments, townhomes, and single-family homes. The applicant has submitted basic site plans and elevations for these three housing types, but Bryn MacDonald noted that the density proposed exceeds what is typically allowed in the R-4 and R-5 zones. Additionally, while the plans indicate a significant amount of open space, there is uncertainty whether it meets the required 30%, and the applicant will need to clarify this. Setbacks for single-family homes and townhomes appear smaller, and building heights are assumed to be under 40 feet for single-family homes and townhomes, and 60-65 feet for apartments, which would require special exceptions. The R-4 and R-

5 zones also require a cohesive architectural theme, which has not yet been fully established in the submitted plans.

Mitch Vance, the applicant, acknowledged the lack of detailed information provided thus far, stating that this was only the initial discussion in this new stage of the process, and more information would be forthcoming.

Commissioner Turner inquired about the minimum dwelling size, asking if it pertained to the R-5 zone. Bryn MacDonald clarified that state law no longer permits minimum home sizes, so the discussion is relevant only for townhomes and apartments. Bryn MacDonald also assumed the developers would meet this requirement without issue, but noted the absence of detailed information.

Commissioner Farnsworth raised concerns about the cohesion of the architectural styles of the proposed buildings, pointing out that the three images of single-family homes, townhomes, and apartments did not appear to match. She preferred a more cohesive look, given the proximity of the different building types. Both Commissioner Farnsworth and Commissioner Turner expressed a preference for the architectural style depicted in the picture showing the apartments. Mr. Vance responded that the images presented were precedent images and that the architects would provide more refined elevations.

Commissioner Turner also brought up a concern about parking, comparing it to an existing apartment complex near Smith's grocery store, which required 2.6 parking spaces per unit, while the new proposal suggested only 1.8 spaces per unit. Troy Moyes confirmed that the new proposal offered fewer parking spaces and that shared parking arrangements, like those at Smith's, were considered in that planning process.

Further discussions highlighted the need to consider parking solutions, such as the potential use of assigned parking spaces or covered parking to alleviate concerns. Bryn MacDonald and others suggested that while maximizing parking is essential, it should not come at the expense of open space, which is crucial for residents' quality of life. Commissioner Farnsworth emphasized the importance of usable open space, especially given the likely presence of families and the limited access to other recreational areas.

The group debated whether adjustments should be made to the layout, suggesting that a parking study might be beneficial to determine the optimal number of spaces. Concerns were raised about how relocating the apartments might affect the available parking and green space, and about ensuring adequate parking for residents and visitors. The meeting concluded with several key points needing further exploration, including detailed parking studies, refinement of architectural plans to ensure cohesion, and further development of open space amenities. The applicant, Mr. Vance, agreed to provide more information and to work on refining the site plan and addressing the concerns raised by the commission.

#### **4. Review of agenda items**

Troy Moyes provided an overview of agenda item number 11 which is the proposed rezone of 39.12 acres owned by the Smith Family and JT Acres. He explained that the property is proposed for rezoning from A-40 to R-2 Residential and CC Commercial, comprising five parcels. The plans submitted include 70 single-family lots, a park-and-ride facility on the west side, and commercial property on the north portion. However, Troy Moyes noted that two of the parcels on the east side are currently depicted only in a conceptual plan and lack detailed information, as these parcels would require partnership with the Jensen family to be fully developed. This uncertainty presents a challenge in moving forward with the rezone application.

Troy Moyes emphasized that while the rezone proposal aligns with the General Plan, there are no specific plans for the commercial property at this time. He highlighted that rezones typically come with an attached development plan, providing clarity on the intended use of the property once rezoned. However, in this case, the plans are less definitive, particularly for the commercial areas and the parcels needing collaboration with the Jensen family. He pointed out that it is up to the Planning Commission to decide whether to move forward with the rezoning of all parcels or to have further discussions with the applicant to clarify these uncertainties.

Commissioner Roubinet raised concerns about the lack of detailed plans accompanying the rezone proposal. He pointed out that while the proposal meets the General Plan, the current level of detail is insufficient compared to what is typically provided during rezoning processes. Commissioner Roubinet stressed that moving forward with the rezone without more concrete plans could allow the developers to put in place any type of development post-approval, which might not align with the city's long-term vision or community needs. He suggested that if there are significant concerns, it might be prudent to table the discussion rather than send it forward to the City Council. This would allow for a more detailed review and ensure that the development aligns with the Council's expectations and the community's needs.

Bryn MacDonald acknowledged that while the proposal does meet the General Plan and provides some detail on most of the residential components, the lack of detailed plans for the commercial properties and the parcels requiring partnership is a notable gap. She reinforced that the Planning Commission should be mindful of the implications of approving the rezone under these circumstances, as it would essentially mean relinquishing some legislative authority over future developments on the property. Troy Moyes emphasized the importance of considering this before making any final decision.

Bryn MacDonald highlighted that the proposal for 1800 North excludes a couple of pieces. Don Mendenhall, with the applicant, noted the lack of detail on the commercial portion, but clarified that the residential part is ready for approval. They discussed issues with UDOT regarding the park and ride design, indicating a preference for a gas station/convenience store on the commercial property, though this is not finalized.

Mr. Mendenhall explained that the concept plan was created to establish boundaries between residential and commercial areas, primarily to meet UDOT's standards for parking and access on 1800 North. They clarified that any decision to rezone the commercial portion could be postponed without affecting the residential development.

Additionally, Mr. Mendenhall mentioned the Jensen parcels, which are currently tied up in a legal dispute, prevent their inclusion in the development plan. There are also challenges with road access due to city plans and UDOT requirements. There is currently only one approved access point on 1800 North due to UDOT regulations, with additional access provided through the Isla Vista subdivision in the back.

Commissioner Roubinet suggested tabling the commercial rezoning to ensure clarity on its intended use, emphasizing the Council's opportunity to influence the type of commercial development. The discussion on this item concluded at this point.

Bryn MacDonald reviewed other items on the agenda. There were no questions regarding agenda item number 9, the Craythorne plat, which had already been discussed three times.

The Planning Commission then discussed agenda item number 10, a proposal to rezone 10 acres on 800 North to R-2, which aligns with the General Plan. Bryn MacDonald noted this is a straightforward subdivision request with no exceptions. The proposed subdivision would be similar to the neighboring West Field Estates, sharing a road and complying with traffic regulations that prevent driveways from accessing 800 North.

Craig Jacobsen addressed a concern about connecting to a property to the north, confirming that the property owner, Ron Kirkman, is agreeable and that the alignment of lots should not pose any issues. Additionally, the plan includes a landscape buffer and sidewalks. The discussion on this item concluded at this point.

## **5. Staff update**

This item was not discussed at time had expired in the work session.



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## WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JUNE 13, 2024

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### GENERAL SESSION 7:00 PM

**Planning Commission Present:** Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, and Commissioner Joe Taylor

**Planning Commission Excused:** Commissioner Spencer Wade and Commissioner Adam King

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

**Visitors:** Teri Hinckley, Penny Hall, Travis James, Michael Neilsen, Blake Bastian, Erika Rock, Colin Hawkins, Nash Jeppsen, Renee Johnson, Susan Nelson, Ken Kachold, James Mercer, Ken Hizer, Colleen Hizer, Danielle Saxer, Jayson Jorgensen, Clyde Yardley, J. Raspberry, Vern Smith, William Pfeiffer, Jeremy Rock, Jason Struhs

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Prayer – Commissioner Turner**

**4. Disclosures from Planning Commissioners**

There were no disclosures from the Planning Commissioners.

**5. Public Comments**

There were no public comments made.

**6. Approval of minutes from the March 28, 2024 Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the March 28, 2024 Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

**7. Approval of minutes from the April 11, 2024 Planning Commission meeting**

Commissioner Farnsworth motioned to approve the minutes from the April 11, 2024 Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

**8. Approval of minutes from the May 23, 2024 Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the May 23, 2024 Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

- 9. Discussion and consideration of a preliminary plat for 98 single-family lots known as Craythorn Homestead phases 6-10, located at approximately 4100 West 400 South; Blake Bastian, applicant** Blake Bastian, representing Craythorn Homestead, LLC, is seeking preliminary plat approval from the Planning Commission for Craythorn Homestead subdivision phases 6-10 located at approximately 4100 West 400 South. The rezone to the R-4 designation and development agreement on this property was approved by the City Council on May 13, 2024.

Preliminary plat requests are administrative decisions. In administrative matters, the Planning Commission reviews and applies established regulations to ensure the proposal aligns with zoning codes, infrastructure requirements, and other predetermined standards. Unlike legislative decisions, the Commission has limited discretion in these matters.

The proposed preliminary plat for Craythorn Homestead encompasses 20.85 acres. The R-4 zone is typically used for attached multi-family developments, however this development is using this designation in a unique way for detached single family homes. The City Council recognized this unique situation and approved a development agreement on May 13, 2024. This agreement modifies some of the standard regulations outlined in the code (WPCC 17.60.110) to better suit the single-family layout. The modifications included adjustments to open space requirements, setbacks, and the elimination of park strips in certain areas.

The items shown in RED were requirements modified in the development agreement.

Standard	Required	Proposed
Density for R-4 Residential (units per acre)	<u>≤ 8</u>	4.70
Maximum number of lots/units	<u>≤ 167</u>	98
Minimum lot size (square feet)	N/A	5,330
Minimum lot frontage	N/A	55.25'
Minimum lot depth	N/A	96.24
A dedicated landscape strip required	Yes	Yes
Landscape buffering required	No	No
Open Space	30%	<u>0%</u>
Setbacks		
Front	25'	<u>23'</u>

Rear	20'	20'
Sides	8'	<u>5'</u>
Corner	20'	<u>15'</u>

Commissioner Turner stated he feels like the developer has put in the extra work to make this development better than when it was originally presented.

Commissioner Farnsworth motioned to approve the preliminary plat request for the Craythorn Homestead phases 6-10 located at approximately 4100 West 400 South. Commissioner Wolford seconded the motion. All voted aye.

**10. Discussion and consideration of a rezone from A-40 to R-2 for property located at approximately 3750 West 800 North; Capital Reef Management, LLC, applicant**

Capital Reef Management, LLC is seeking a recommendation from the Planning Commission to rezone their property located at approximately 3750 West 800 North (located just North of Loy Blake Park) from A-40 Agricultural to R-2 Residential. The Planning Commission was presented and discussed this request during the Work Session held on May 23, 2024.

Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, if it can be demonstrated that their action will promote or protect the overall welfare of the community. The rezone requires a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.

The West Point City General Plan designates this area for future R-2 residential development. The proposed rezoning of R-2 aligns with the General Plan's vision for this area. The minimum lot size for R-2 development is 10,000 square feet and a maximum density of 2.7 units per acres.

The applicant is proposing to subdivide the 10-acre property into 20 residential lots. The average lot size is expected to be greater than 15,000 square feet, meeting the minimum requirements for the proposed R-2 zoning. The conceptual plan provided shows the development connecting to the West Fields Subdivision, which is presently being built. According to West Point City Code, developments with more than 30 lots must have a second access. However, since this development only has 20 lots, a single access is sufficient. The plans show a stub road to the property to the north for future connection. The applicant is not seeking any special considerations and intends to include the conceptual plan within a development agreement, which will be considered by the City Council.

Commissioner Roubinet clarified the connection to the north will be for a future connection and the connection on the south at 800 North will be completed. Troy Moyes stated the West Fields Subdivision is currently being developed and they were required to build a half a road, so the development will finish the road access as it connects to 800 North.

Bryn MacDonald stated for clarification purpose, this request is only for zoning. The plan is shown

for information purposes. The zoning recommendation moves to City Council where if approved, will come back to Planning Commission for the subdivision process.

**a. Public hearing**

There were no comments made.

Commissioner Turner motioned to close the public hearing

Commissioner Farnsworth seconded the motion

All voted aye.

**b. Discussion**

Commissioner Taylor motioned to recommend approval of the rezone request for the property located at approximately 3750 West 800 North from A-40 Agricultural to R-2 Residential and forward this item to the City Council for consideration. Commissioner Wolford seconded the motion. All voted aye.

- 11. Discussion and consideration of a rezone from A-40 to R-2 (residential 2.7 units per acre) for property located at approximately 3763 West 1800 North; Clear Creek Development, applicant David Pitcher is seeking a recommendation from the Planning Commission to rezone property located at approximately 3763 West 1800 North from A-40 Agricultural to C-C Commercial and R-2 Residential. The property consists of 6 separate parcels (as indicated on the application) that total 44.47 acres. The Planning Commission was presented and discussed this request during the Work Session held on May 23, 2024.**

Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, if it can be demonstrated that their action will promote or protect the overall welfare of the community. The rezone requires a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.

The West Point City General Plan designates this area for future R-2 residential and C-C Commercial development as shown in the images below. The proposed rezoning of C-C and R-2 aligns with the General Plan's vision for this area. The commercial property is not being developed. The minimum lot size for R-2 development is 10,000 square feet and a maximum density of 2.7 units per acres.

The applicant is proposing to subdivide the 44-acre property into 70 residential lots. The minimum lot size is expected to be 10,000 square feet, meeting the minimum requirements for the proposed R-2 zoning as shown in the table below. The conceptual plan provided shows the development connecting to the Isla Vista Subdivision to the south and 1800 North. The applicant and Staff have engaged in several meetings with UDOT. The plans illustrate the access points approved by UDOT, considering the proximity of the future West Davis Corridor (SR-177) interchange. According to West Point City Code, developments with more than 30 lots must have a second access. The plan shows two access points: one through the Isla Vista subdivision and another by 1800 North. During the Preliminary Plat, various aspects such as the future road along the canal, potential wetlands designations, open space, and open utility easement along the west side of the project will be



thoroughly discussed and explained. It is important to note that the applicant is not seeking any special considerations and intends to include the conceptual plan within a development agreement, which will undergo review by the City Council.

During the work session, Commissioner Roubinet and Commissioner Turner expressed confusion about the access point location, prompting a request for clarification from the applicant. Troy Moyes explained that the access point on 1800 North was located next to a home, as it was the furthest point UDOT would allow near the interchange. Anything further west would be too close to the interchange. The second access point is in the Isla Vista subdivision. Historically, the city's master transportation plan designated this area for a future road extension along the canal, connecting to 1800 North. Though the road is not being constructed at this time, the land is set aside for future use. The subdivision meets the requirement for a second access due to having over 30 lots.

Commissioner Turner inquired about the eastern portion of the property, particularly the area involving a cutout. Troy Moyes clarified that the Lamont Jensen property was not part of the rezone, and the Smith Family and JT Acres own the land being discussed. The access point's location was influenced by the fact that the Jensen property was not included, and any future sale of that property was uncertain. The road set aside would eventually bend around and connect to 1800 North.

**a. Public hearing**

Teri Hinckley, 3834 West 1800 North: Mrs. Hinckley was not opposed to the development of West Point but wanted to ensure attention was given to maintaining the quality and safety of the communities. She praised the Commission for not implementing the multi-family dwelling units as initially proposed. Her first concern was the traffic on 1800 North, noting the access road was placed in the only location possible but directly across from a private driveway. She mentioned that 1800 North was only two lanes in that area and already had a high volume of constant traffic, including belly dump earth haulers traveling to a staging area.

Her second concern was safety, highlighting the presence of two elementary schools, a junior high crossing, a charter school on 1500 West, and at least one bus stop on 1800 North. She pointed out that the traffic did not slow down properly in the 45 mph zone, which was no longer suitable given the increased residential density. She suggested lowering the speed limit to 35 mph to improve safety, noting that it would only add 1.3 minutes to the commute time over the six-mile stretch of road. Ms. Hinckley wondered if West Point and the developer could request the state to lower the speed limit due to the increasing population density. She also noted the lack of curbs and sidewalks near the proposed subdivision on 1800 North.

Her third concern was water. She recalled that West Point had a moratorium on water rights several years ago, particularly affecting the Orem property, where the road would be placed. Although the current discussion did not seem to address water concerns, she reminded everyone of the recent droughts and expressed skepticism about the availability of sufficient water resources. She also brought up the issue of overcrowded schools, noting that all three grade levels were using portables due to overcrowding.

Ms. Hinckley asked whether the ditch on the south side of 1800 North would be piped and if there would be curbs and sidewalks in the development. She also questioned whether West Point was addressing the Governor's call for more starter homes, noting that the proposed homes on 0.3-acre lots were out of reach for many young people, including her son, who struggled to afford a home despite earning a near six-figure salary. Finally, she expressed her frustration with the current traffic on 1800 North, warning that it would only worsen with the upcoming construction in the subdivision.

Penny Hall, 3628 West 1300 North: Ms. Hall, a long-time resident, echoed Mrs. Hinckley's concerns about development. Her primary worries were predators and water. She questioned where the predators, specifically foxes and coyotes, would go when the land is developed. Ms. Hall recounted a past incident when coyotes from a nearby subdivision attacked and killed seven of her lambs in 24 hours. Currently, there are two fox dens and at least one coyote den on the property in question. She feared that once the development begins, these animals would move onto her property, which is located close to the proposed subdivision.

Ms. Hall has been a resident of West Point for 27 years and has witnessed the city's growth. When she first moved there, her home was in a rural area, but now, she felt surrounded by development. Her concerns also extended to water usage. Last year, she had a bumper crop of 1,000 bales of hay due to ample water from a wet winter, but in previous years of drought, she barely got 500 bales. She worried that the new homes would draw from the same aquifers that she relies on to water her land, making it harder to feed her animals. She emphasized that she pays significantly more for water rights than the residents of the new homes would. She wanted to know who would compensate her if her livestock were killed by the displaced predators and how the water supply would be managed with the new development.

Jim Mercer, 3872 West 1800 North: Mr. Mercer's home is directly across the street from the entrance to the new subdivision, which raised several concerns for him. He questioned how access to the commercial property would be managed, as there couldn't be another access point further west. He also wondered how the park-and-ride would be accessed, as it wasn't clear on the plans. He expressed frustration that there appeared to be multiple access points to the park-and-ride and commercial property, despite claims that only one access point was allowed due to its proximity to the interchange. He was also concerned about how the new development would affect water pressure, which was already low, and about the sewer system, though he noted the west side has a large sewer line.

Mr. Mercer asked when 1800 North would be widened to four lanes, as had been previously discussed. He hoped the new development would include an extra lane for easy access, similar to what was done in other subdivisions like Sarah Jane and Derby Acres. His main concern was the construction process, as his driveway would be right across from the entrance to the subdivision, which meant years of dump trucks and construction vehicles going in and out, leaving dirt and debris on the road. He hoped they would consider using a different entrance for construction purposes, especially on the eastern side of the property, which would likely be developed last. Finally, he mentioned that using an entrance to the west that connects to another subdivision seemed unlikely, as it would disrupt an existing neighborhood. He ended by

reiterating his concerns about access to the commercial lot, park-and-ride, and the need for road widening.

Lynn Hinckley, 3834 West 800 North: Mr. Hinckley raised a concern regarding the accuracy of the public notice. He pointed out that the notice he received did not include a small piece of land on the very east side as part of the rezone. He stated that he believed this was a mistake and that the piece of land should be removed from the rezone, based on his understanding of the law.

William Pfeiffer, 3794 West 1800 North: Mr. Pfeiffer shared concerns about the easternmost portion of the subdivision. He noted that this section wasn't showing housing or any road connecting to the south side. He questioned if the density of housing was accurate and whether the developers were including that extra acreage simply to make the overall density look favorable. He expressed skepticism about the inclusion of that portion in the rezone.

Colin Hawkins, 1400 North 4050 West: Mr. Hawkins echoed the concerns of previous speakers, particularly about traffic and safety. His home is on the westernmost outlet of the development, and while he and his family had expected some connection to future development, they were alarmed by the prospect of their quiet street being one of only two outlets for a 70-home development. Mr. Hawkins emphasized that there are many children in the neighborhood who often play in the street, riding bikes and playing basketball. He expressed concerns about the potential increase in traffic, including construction vehicles and people using the nearby park-and-ride. He and his wife strongly objected to the access point to their street, stating that two outlets were insufficient for a development of this size. He concluded by reiterating that 1800 North and surrounding streets were already overloaded, making the new development a significant concern.

Jeremy Rock, 1408 North 4050 West: Mr. Rock expressed concerns about using a small neighborhood like Isla Vista, with 20–25 homes, as an access point for a 70-home development. While he understood the need for development and was relieved that they weren't dealing with condos, townhomes, or apartments, he felt that using their neighborhood as a thoroughfare was overwhelming. As a law enforcement officer, he sees the impact of larger developments on traffic, noise, and neighborhood safety, and he questioned whether other, more expensive, options had been properly considered. He emphasized that losing their view of the mountains was the least of their concerns.

Travis James, 1485 North 4050 West: Mr. James, whose house would be the first affected by the proposed access at 1500 N, echoed the concerns of his neighbors. He also shared concerns about the local wildlife, including coyotes and foxes. He highlighted that their quiet neighborhood was being overwhelmed by the prospect of dumping 70 homes into the area. Mr. James pointed out that the traffic would primarily head south, with little likelihood of people heading to 1800 North. He believed that there should be alternative access points to alleviate the pressure.

Ken Kachold, 1384 North 4050 West: Mr. Kachold echoed the sentiments of his neighbors, stating that while he was not opposed to the city's expansion and saw it as a benefit for the

community, he believed that exploring additional outlets for the development was the right course of action. He supported the idea of growth but emphasized that an extra access point should be seriously considered for the benefit of the neighborhood.

William Pfeiffer, 3794 West 1800 North: Mr. Pfeiffer wanted to echo Mr. Hinckley's earlier point that the public notice did not include the easternmost portion of the property. He questioned whether the public notice for the rezone accurately reflected what was being proposed at the meeting.

Nash Jeppsen, 1383 North 4050 West: Mr. Jeppsen echoed the concerns of his neighbors, particularly regarding traffic. With young children who play in the street and driveways, he was worried about the increased traffic coming through their neighborhood. He agreed with the need for additional access points to the property.

Teri Hinckley, 3834 West 1800 North: Mrs. Hinckley wanted to add that the planned expansion of 1800 North and its full development are still several years away. She noted that the expansion to 2000 West won't even start until at least next year, and the freeway interchange and the SR-177 expansion are also forthcoming. She expressed concern about the traffic volume in the meantime, as the current two-lane setup does not allow for legal passing on the right, which can create issues with less considerate drivers.

Jason Struhs, 3944 West 1350 North: Mr. Struhs, who lives near the canal, acknowledged that he might not be directly impacted, but agreed with concerns about water and open space. He recognized the area's agricultural heritage and hoped that future planning would accommodate those who wish to maintain agricultural uses on their property. He expressed a desire for more open space and suggested considering how to support families wishing to retain their agricultural lifestyle.

Teri Hinckley, 3834 West 1800 North: Mrs. Hinckley meant to add that she appreciated the community service of those involved in the planning and development process. She acknowledged that she would not run for office herself, but wanted to thank those who dedicate their time and effort to serving the community.

Jayson Jorgensen, 3892 West 1450 North: Mr. Jorgensen expressed concerns about the street running along the canal, which is directly behind his backyard. He requested consideration for a sound-blocking wall or barrier to mitigate the noise from the busy street. Mr. Jorgensen, who has enjoyed the view from his backyard since moving three years ago, acknowledged that while he knew the view might not last forever, he would appreciate efforts to preserve some of its quality.

Lynn Hinckley, 3834 West 1800 North: Mr. Hinckley wanted to address a concern raised by the previous speaker regarding animals. He highlighted that animals can be noisy, have unpleasant smells, and may exhibit behavior that could be bothersome to new neighbors. He asked what measures the city would take if new subdivision residents complained about the animals.

Brooke Hall, 3628 West 1300 North: Ms. Hall, a lifelong resident of West Point, echoed Lynn Hinckley's concerns about animals and also expressed worries about the potential increase in people, houses, traffic, water issues, and predators. She shared her distress over past experiences with predatory animals attacking her livestock. Ms. Hall also questioned the plan for the road along the canal, noting the need for both a barrier and the preservation of the canal for water, especially in the event of a drought.

Colin Hawkins, 1400 North 4050 West: Mr. Hawkins expressed a desire to know the timeline for the development and suggested adding more green space to the plan. He mentioned that the current proposal appeared to offer minimal open space and proposed that reducing the number of homes and increasing green areas could benefit the community.

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

**b. Discussion**

Commissioner Roubinet thanked the public for attending the meeting and giving input. He stated the applicant will have a chance to address concerns and reminded the public it is not a time for open dialogue.

David Pitcher, 4474 Heather Meadows Drive, Morgan: Mr. Pitcher discussed various aspects of the development plan. He noted that a traffic study had been conducted, which included an analysis of local intersections and traffic counts. The plan required widening 1800 North to include a center lane for easier turning. Regarding water, he explained that water rights were being purchased for each lot, amounting to an acre-foot per lot (equates to four-feet per lot), which would be sourced from Hooper Irrigation or Davis and Weber canal companies, not from local aquifers. He highlighted that homes generally use less water than hay, which is relevant to the ongoing discussion about water use.

Mr. Pitcher clarified that the presented concept map was developed to establish clear boundaries between commercial and residential areas in accordance with the city's General Plan and UDOT's requirements for a park and ride. The map was the result of multiple revisions aimed at meeting these requirements. He assured that the open spaces shown, including wetlands and utility easements, were accurately represented, and no wetlands would be impacted. The western boundary, where the Smiths had donated land for utilities, would also serve as open space.

He addressed concerns about access points, noting that adjustments were made to avoid placing a road directly in front of a specific driveway, but UDOT regulations limited options. UDOT did not approve alternative road placements, and the plan had to accommodate UDOT's requirements for traffic flow and parking. Mr. Pitcher discussed challenges with developing adjacent properties, including Jensen's and JT Acres. He explained that Jensen's property could not be developed due to ongoing legal issues with the estate, and future road connections were uncertain. The city's plan for a canal road would eventually provide additional access.

Mr. Pitcher acknowledged concerns about construction impacts on nearby properties and mentioned he would request to consider alternative construction access routes. He mentioned that the engineer did not account for retention ponds in the current plan. However, retention ponds will be required as part of the development. The natural flow of water will be directed towards the southwest area, where the retention pond is planned to be located.

Penny Hall expressed concerns about water flow on her property, explaining that it moves from south to north and west, requiring her to pump water to the east part of her property. She noted that the natural flow of water would move toward the UDOT park and ride area. Mr. Pitcher acknowledged this and clarified that a retention pond would be included in the development. He mentioned that the cul-de-sac in the southwest corner might need to connect to the canal road. For noise mitigation, he explained that fencing would be installed along the backyards of lots adjacent to the canal road. However, the canal road itself is managed by the city, and the developers have no control over the city's decisions regarding it.

Mr. Pitcher projected that the approval process for the development would take six to eight months. The project would be divided into three phases, with each phase taking at least six months to complete, assuming construction begins in early spring. This timeline suggests that the final phase might not start for four years, and homes in the first phase might not be completed for approximately two and a half years.

Mr. Pitcher hesitated to make definitive statements regarding the road on 1800 North but emphasized the need for sufficient space for either deceleration or acceleration on the planned extension. He mentioned that, in a separate meeting with UDOT, it was discussed that the extension would be completed and operational by 2027. UDOT is working with Hooper Irrigation and other utilities to expedite their relocation so the project could potentially be finished a year earlier than initially planned. This means that the off-ramp and 1800 North are expected to handle significant traffic by the time the development is underway.

Troy Moyes discussed the challenges associated with rezoning, noting that a conceptual plan has recently become a requirement. Although the current plan involves detailed scrutiny, it is still conceptual and will evolve as development requirements and open space needs are further defined. He highlighted that the area in question has four existing utilities, necessitating a 40-foot open space buffer between the property and the first home. This space might eventually be utilized for a trail system, though this is still under consideration. He emphasized that changes are likely as the project progresses and more studies are conducted.

Commissioner Roubinet addressed the issue of the notice, pointing out that the map used was the same one referenced in the application. Troy Moyes acknowledged that two parcels were omitted from the map, which maps are not required for notices, and assured that the application included the correct parcel numbers and acreage.

Commissioner Roubinet raised a question about the acreage calculation and density, specifically whether the area in the upper part of the map was included in the density calculation. Mr. Pitcher clarified that the application included all relevant assessor parcel numbers, including the triangular piece at the top of the map. He expressed willingness to remove those parcels if needed and

acknowledged uncertainty about how the city might handle the inclusion of commercial areas. Mr. Pitcher indicated that the density calculation has varied over multiple renditions of the plan.

Commissioner Roubinet added that if the rezoning were to be approved as R-2, the development would be required to adhere to R-2 codes, regardless of any discrepancies in the conceptual density calculations. Mr. Pitcher responded by noting that the project would likely lose some lots due to wetlands and other redesign issues.

Commissioner Turner raised a question about the road along the canal and why the developer could not include it in the project. Troy Moyes explained that since the road was classified as a minor collector, developers were not obligated to build it, and homes could not face it. Although the developer could choose to fund the construction, the city would need to allocate funds to reimburse them. Bryn MacDonald added that the original plan had the road running straight through, but due to the new interstate, the road had to be relocated. This shift was necessary because UDOT's interchange placement interfered with the initial plan, resulting in the road being moved as per the latest transportation master plan from three years ago.

Mr. Pitcher noted that they had attempted to align the park and ride along the easement to allow the road to go further south, but UDOT's stringent requirements for dimensions had prevented any adjustments.

Commissioner Wolford expressed his intention to vote in favor of the recommendation despite the contentious circumstances. He mentioned the state legislature's recent mandates requiring cities to develop plans for affordable housing, which, while not necessarily making homes more affordable, enforce higher density. He acknowledged that this decision would lock the area into R-2 density for a long time but stated his willingness to face any criticism for his vote.

Commissioner Turner reflected on the initial proposal, which had favored industrial use, and noted that the planning commission and city council had instead opted for residential development to foster a more community-oriented environment. He recognized that maintaining agricultural space would be a substantial financial burden and questioned the feasibility of zoning it as A-40. Commissioner Turner also mentioned that the General Plan had undergone extensive public input and review before the proposed changes.

Bryn MacDonald clarified that the General Plan change process had been ongoing for over two years, indicating that further adjustments would require going back through this process. Commissioner Wolford discussed the complexities of preserving farmland, noting that green belt protections could keep land in agricultural use by placing it in a trust, which makes it challenging for the city to seize through eminent domain. He acknowledged that many families who have worked the land for generations are struggling with the high costs and inability of the next generation to continue farming. Therefore, while maintaining agricultural land is ideal, it sometimes conflicts with the financial needs of these families. He expressed his support for rezoning the area to R-2 as a preferable alternative to more intensive developments like apartments or townhomes, emphasizing that it would be a better compromise for maintaining community feel while allowing landowners to benefit financially.

Commissioner Farnsworth expressed her support for the rezone but highlighted the need for further discussion on the conceptual plan, particularly regarding road access and how the development would integrate with existing infrastructure. She stressed the importance of thoroughly examining these aspects before moving forward and suggested that measures be taken to address potential concerns, such as controlling wildlife before construction begins.

Commissioner Taylor agreed with the need for better access points to improve traffic flow and supported the rezoning as it aligns with the city's General Plan.

Commissioner Roubinet concurred with Commissioner Wolford's perspective on the benefits of R-2 zoning and acknowledged the need for more detailed planning. He noted that while a detailed plan is not usually required at the rezoning stage, it would be beneficial to have more information on access points, detention basins, and open space. He raised concerns about construction traffic and the potential need for clearer plans to mitigate impacts, suggesting that more detailed planning could help address these issues and provide greater assurance of how the development will be managed.

Commissioner Turner inquired about the city's budget for the road project, to which Bryn MacDonald responded that no funds had been allocated. Commissioner Roubinet expressed support for the R-2 zoning, appreciating it as a positive addition, though he raised concerns about the potential traffic impact of the 70 houses, especially during construction. Troy Moyes explained that if the commercial and eastern parcels needed to be excluded, the motion should recommend this directly to the City Council, as the application could not be separated easily.

Commissioner Wolford proposed denying the commercial aspect of the rezoning application for now, allowing the City Council to address it separately. He suggested focusing on the residential component, highlighting the need to show concerns about the commercial portion. Mr. Pitcher offered to withdraw the commercial parcels if it would help the process. Bryn MacDonald noted that the issue seemed to be more about the commercial piece than the residential.

Commissioner Turner expressed concerns about access points and wondered if further discussions and options for mitigation had been explored. He suggested that more detailed plans and studies might be necessary. Bryn MacDonald indicated that if there were additional questions, the Commission could request more information and continue the discussion at a later date.

Troy Moyes clarified that a third access option was requested, and it was important to understand the impact of the development on local traffic. Mr. Pitcher explained that the traffic study included a deceleration lane requirement, which would help manage traffic flow but acknowledged that additional access points were challenging due to UDOT and property constraints.

Commissioner Farnsworth expressed concerns about predicting traffic patterns and accessing detailed plans for the development. Commissioner Roubinet acknowledged the difficulties with traffic studies and the potential widening of 1800 North. He emphasized that while the R-2 zoning might add some traffic, it would likely be less impactful than higher-density alternatives and would provide a more desirable neighborhood compared to other possibilities.



Commissioner Wolford motioned to recommend approval of the rezone request of the property located at 3763 West 1800 North, from A-40 to R-2 residential and move that we recommend denying the rezone request at 3763 West 1800 North from A-40 to CC commercial forwarding the item to the City Council for consideration, David Pitcher, applicant. Commissioner Turner seconded the motion

Commissioner Roubinet asked for discussion. Commissioner Turner agreed with Commissioner Roubinet and recalled that during the discussions for the General Plan, there had been consideration of higher density for the area due to its proximity to 1800 North and the freeway. However, prior efforts had reduced the density to R-2, which Turner believed was a good option for the present.

Roll call:

Commissioner Wolford – Aye

Commissioner Taylor – Aye

Commissioner Turner – Aye

Commissioner Farnsworth – No

Commissioner Roubinet – Aye

Motion passed 4 to 1.

**12. Discussion and consideration of a text change to West Point City code 17.30.020 regarding conditional use applicants for minor home occupations**

Bryn MacDonald explained that currently, all home occupations require an application and signatures from neighbors. There are two types: Minor Home Occupations, like home offices, and Major Home Occupations, such as daycares, preschools, and group instruction. The proposed change would eliminate the need for signatures for minor home occupations, arguing that neighbors shouldn't need to approve a simple home office. Bryn MacDonald noted that many business licenses are issued for home offices, including online businesses and contractors, which often require a city business permit. Additionally, another change clarifies that business license fees are established in chapter five and adjusts the renewal process. Previously, licenses expired in January, but now they expire a year from the date of issue. This change aligns the home occupation chapter with the business license chapter. Commissioner Roubinet acknowledged familiarity with the code due to his wife's business, while Commissioner Turner supported the reduction of oversight, bureaucracy, and impact on residents.

**a. Public hearing**

Penny Hall, 3628 W 1300 N: Ms. Hall expressed her support for removing the requirement for a home office permit. She stated that she was unaware such a permit was necessary and would appreciate its removal to simplify the process. As a resident who might need a home office in the future, she values the effort to make it easier for people like her to work from home, care for their families, and conduct business. She urged the Planning Commission to approve this change.

Commissioner Wolford motioned to close the public hearing

Commissioner Taylor seconded the motion  
All voted aye.

**b. Discussion**

Commissioner Taylor motioned to approve the text amendments in Section 17.40.020, paragraph "C" of the West Point City Code that pertains to noticing requirements for conditional use permits as presented and forwarded this item to City Council for consideration. Commissioner Farnsworth seconded the motion. All voted aye.

**13. Staff Update**

CW Urban received approval for two commercial buildings at the last meeting. Big-O Tires has a public hearing and decision scheduled for next week, and accessory building regulations may be revised, particularly regarding height. Oil Changers is currently under construction. There was also a rezone request from Wayne Johnson for a half-acre of his property on 5000 West to build a house, as the land is currently zoned A-40. The General Plan review went smoothly, and discussions on Planned Residential Unit Developments (PRUDs) are planned with the City Council.

**14. Planning Commission Comments**

Commissioner Farnsworth had no comments.

Commissioner Turner asked can we do something with that frontage road down to the point of the triangle. Bryn MacDonald stated there are options.

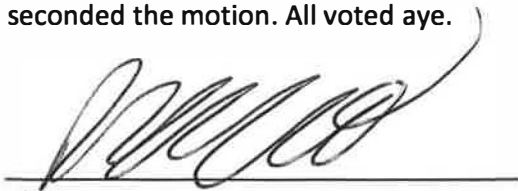
Commissioner Taylor had no comment.

Commissioner Welford had no comments.

Commissioner Roubinet expressed surprise and gratitude for the number of public comments, noting that they highlighted several important points he hadn't considered. He acknowledged that while it is challenging to achieve a perfect solution for all parties, the goal is to guide development in a way that benefits the community as much as possible. He reflected on previous applications, noting that the current plan was an improvement. He appreciated Commissioner Welford's contributions and thanked everyone for their participation.

**15. Adjournment**

Commissioner Taylor motioned to adjourn the meeting at 9:07 pm. Commissioner Farnsworth seconded the motion. All voted aye.



Chairperson – Commissioner Roubinet



Deputy City Recorder– Katie Hansen