

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ann Anderson, Ralph Calder, Hunter Huffman, Peter Pratt, and Tyler Patching

Commissioners Excused: Brett Nelson

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

CALL TO ORDER

Chair Baker called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Anderson moved to approve the agenda as written. Commissioner Huffman seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

June 10, 2025

Commissioner Patching moved to approve the June 10, 2025, meeting minutes. Commissioner Pratt seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

1. Destination Homes presentation and discussion of the Creekside neighborhood development.

Josh Yost, Community Development Director, introduced a high-level discussion regarding Destination Homes' potential development in the Dry Creek area. The proposal is not tied to a formal application but involves increased residential density and a new overlay zone, which would exceed the current General Plan and zoning allowances. Director Yost emphasized the long-term implications for infrastructure, traffic, and community services and requested conceptual input from the Commission.

Brandon Ames of Destination Homes presented the vision for a walkable, mixed-use neighborhood with approximately 500 residential units, a variety of housing types, integrated trails, and thoughtfully designed open space. The proposal includes small-scale commercial uses, such as soda shops and a farmers market, and collaboration with local artists.

Mr. Ames explained the intent to reflect traditional neighborhood design and provide housing that accommodates residents across life stages. The anticipated buildout timeline is 7-10 years, with entitlement targeted for late 2025. A traffic study is underway, and transportation planning is being coordinated with UDOT and the City's 2040 Master Transportation Plan.

Commissioners asked questions and provided feedback on the following topics:

- Traffic, parking, and school access concerns, particularly in higher-density areas
- Interest in flexible zoning and design standards to allow diverse housing options
- Encouragement to coordinate with UTA and commuter rail infrastructure
- Desire for more evenly distributed commercial nodes
- Support for public art and performing arts space as part of the neighborhood identity
- Discussion of alignment with the General Plan and Westfields Community Plan
- Request for additional information on the potential tax revenue impacts
- Interest in community engagement and continued dialogue with neighboring property owners

Director Yost and Mr. Ames also discussed phasing requirements, collaboration with the school district, and open space commitments. The Commission expressed appreciation for the early engagement and thoughtful approach to community development.

LEGISLATIVE SESSION:

No Items

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Baker adjourned the meeting at 8:25 p.m.