



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 25, 2025

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

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

Visitors: Trek Loveridge, Hunter Murray

1. Discussion of a rezone for property located at approximately 2000 N 5000 W (The Holland Group, applicant)

Troy Moyes explained that this item involved a recently annexed area near pig corner at 1800 N and 5000 W, which had received an A-5 designation. The applicants, Trek Loveridge and Hunter Murray representing The Holland Group, were proposing a rezone from A-5 to R-1 PRUD. He noted that while it was similar to a previous Castle Creek project under Mike Bastian, this proposal fell under the city's new PRUD code, which allowed a maximum 10% density increase if certain requirements were met, such as street trees, fencing, and architectural standards. The conceptual plan aligned with the development to the north, including a continuation of the Howard Slough trail as an amenity dedicated to the city. The 19.92-acre property under the current R-1 would allow about 44 lots, but the applicants proposed 48, qualifying for the 10% increase. They also proposed a pocket detention open space at the corner of 5000 W and 1800 N. Commissioner Roubinet questioned whether a detention pond could count as open space, noting it was required regardless. Troy Moyes responded that under the new code, unlike the old point system, the question was whether the amenities provided equaled the 10% density increase.



Trek Loveridge, representing the Holland Group, explained that the plan was still conceptual, with details such as the size of the detention basin not yet finalized. He stated that regardless of its placement, they intended to dedicate additional space for a playground or play set near the trailhead so it would serve as a functional beginning or end to the trail. Troy Moyes clarified that the PRUD code allowed flexibility in lot sizes as long as overall density was not exceeded, noting the lots ranged from about 8,000 to 30,000 square feet with widths around 85 feet. Commissioner Roubinet raised concerns about the narrow condition of 2425 N, which currently lacked sidewalks, curbs, and gutters, and functioned as a shared path for both vehicles and pedestrians. Mr. Loveridge responded that they were coordinating improvements with Castle Creek who has a proposed subdivision nearby. Bryn MacDonald added that access in the area would align with existing driveways and nearby roads.

Mr. Loveridge emphasized their goal of mimicking Castle Creek's design by continuing the pathway, adding a pocket park, and ensuring the detention basin could serve multiple purposes beyond stormwater storage. He explained that while one lot measured 8,000 square feet, most lots were 10,000 square feet or larger, with some as large as 30,000 square feet, creating a range of housing options. He highlighted that the project combined three parcels through collaboration with property owners, which he felt resulted in a plan with smart growth principles.

Commissioner Taylor asked about an L-shaped lot, and Hunter Murray clarified that it was not a flag lot but a large lot whose shape and size could change depending on the detention basin design. Mr. Loveridge added that the basin would likely reduce its overall area, and Bryn MacDonald noted that despite its odd shape, it had sufficient frontage and would not be allowed access off 5000 W. Mr. Murray said they had spoken with the homeowner, who wanted to preserve the character of his property, so minor adjustments to lots 26, 27, and 28 were likely. He confirmed that the existing home would remain as a single-family residence.

Commissioner Roubinet then questioned whether the existing driveway near 1925 N would need to be removed or realigned and if UDOT had approved access. Mr. Loveridge responded that a traffic study, conducted jointly with Castle Creek, was underway and that they would follow UDOT's requirements. Commissioner Roubinet noted that eliminating access might be a condition and also asked how the proposed trail would connect with Castle Creek's trail system once built out.

Mr. Loveridge explained that another property owner controlled a small piece of land affecting the trail connection. Mr. Murray outlined two possible scenarios: Routing the trail through the neighborhood to avoid the neighbor, or negotiating with the Allens, relatives of the adjacent property owner, for access. Bryn MacDonald noted that the area in question was a small triangular piece on the other side of the slough, and there was also uncertainty about a narrow rectangular strip nearby. She said UDOT had questioned whether it was a road, but title searches by Castle Creek showed no evidence that it was. Commissioner Roubinet stated that Davis County records had a property owner listed, but cautioned that even if unclear on maps, it could still be private property with taxes paid on it, meaning ownership would need to be resolved.

Commissioner Roubinet suggested possibly adjusting the trail alignment through one of Mike Bastian's lots if necessary (subdivision to the north). Bryn MacDonald believed a solution could be worked out. Commissioner Roubinet emphasized that the value of the project relied on a

continuous trail, similar to Mike Bastian's development, and that a disconnected or winding trail would be harder to justify under the new code, which no longer used a point system. Mr. Murray stated that he was confident a continuous connection could be achieved through one of the available options.

Commissioner Turner asked if the proposal reflected the intent of the new PRUD code. Commissioner Farnsworth and Commissioner King both agreed it did, stating that the variation in lot sizes matched what they had envisioned, offering both smaller and larger ones. Bryn MacDonald added that the plan also provided trail and open space. Commissioner Roubinet clarified that the code regulated density rather than average lot size and expressed support for the balance of smaller and larger lots, noting it created better spacing than uniformly tight developments. Mr. Loveridge explained that mixed lot sizes attracted a wider range of buyers and fostered stronger communities, based on their experience in Weber and Davis counties.

Commissioner Turner asked whether the applicants were building or just developing, and Mr. Loveridge confirmed they were developers. Mr. Murray said they were working with preferred builders and had designed lot widths, even on smaller lots, to accommodate setbacks and three-car garages. He noted that lots along the slough ranged from about 115 to 140 feet wide, while northern lots measured closer to 95 feet. Mr. Loveridge added that some slough-side lots were shallow due to the property line, requiring side-yard placement.

Commissioner Turner asked how far the property extended into the slough, and Mr. Loveridge replied that ownership varied but the trail followed closely along it with buffers where needed. Commissioner Roubinet inquired about drainage plans, referencing Mike Bastian's project, which included basin and an HOA for maintenance. Troy Moyes confirmed that the current proposal would also require an HOA for detention areas and landscaping along 5000 W, noting city code no longer allowed the city to maintain such, except in R-4 zones. Bryn MacDonald acknowledged that staff would prefer fewer HOAs but said the requirement remained.

Commissioner King and others questioned the necessity of a detention basin with the slough nearby, asking whether water would ultimately flow there. Mr. Loveridge said ownership and maintenance of the slough were unclear, while Bryn MacDonald confirmed Davis County controlled it. Commissioner Roubinet suggested the basin would function more as a buffer than a quality structure. Commissioner King pointed out that the size and purpose of the basin directly affected how much space remained for a park. Mr. Murray asked whether the city had an interest in maintaining a pocket park, as developers would prefer to dedicate it but recognized the city might not want the responsibility.

Commissioner King raised questions about whether the proposed park should be HOA-managed or deeded to the city, and how it would connect to the trail system, noting safety concerns at that corner. Bryn MacDonald explained that while the trail was not being built immediately, securing the property first was essential. She suggested a possible access point between lots 24 and 25 to connect the trail to the neighborhood street. Commissioner King agreed this would be a safer crossing point but questioned the practicality of starting or ending a trail there without parking or amenities. Commissioner Roubinet and Mr. Loveridge supported the idea of using the narrow point

for neighborhood access, while Commissioner King emphasized the trail's continuation along the slough with a potential turnaround park.

Commissioner Turner asked about the trail's connection to UDOT's planned trail system. Bryn MacDonald confirmed UDOT was required to build a trail alongside the freeway and that it would connect to 4500 W, tying into the city's master plan that extended down the slough. Commissioner Turner expressed concern about investing density bonuses without guaranteed connections, but Bryn MacDonald stressed the importance of securing land before development blocked future trails. Commissioner Roubinet requested trail alignments be shown on maps, and Troy Moyes asked about city responsibility for maintaining donated land and a proposed pocket park. Commissioner Turner raised concerns about trail construction feasibility near the slough, and Mr. Loveridge acknowledged it would be challenging but possible, with 20 feet provided from the top of the bank for trail development.

Discussion shifted to buffer zones, with Commissioner Roubinet questioning their value and Commissioner Farnsworth suggesting eliminating them in favor of wider streets and bike paths that could connect to a park. Mr. Loveridge clarified the proposed park was intended to be small but functional for families, while Commissioner Roubinet questioned whether it was large enough to justify city maintenance. Bryn MacDonald said it would likely be addressed at rezone with council input due to financial implications. Commissioner Farnsworth noted that granting the 10% density bonus depended on whether the open space provided real value. Commissioner Roubinet argued that a trail connection was necessary for that value, otherwise the project should remain R-1 zoning. Mr. Murray clarified that a trail connection between lots 24 and 25 could tie back into the subdivision, even if coordination with neighboring property owners was needed. Commissioner King and Commissioner Roubinet agreed this would be a workable solution as long as it maintained connectivity. Commissioner Wade expressed opposition to extending the trail further south down the slough near the duck club, citing conflicts with hunting activities. Commissioner King maintained support for continuing the trail at least to pig corner, with a neighborhood connection, while Commissioner Wade questioned whether a trail ending there had any real value.

Commissioner Farnsworth asked about home counts under R-1 zoning, and Mr. Loveridge estimated 46 homes at most, though realistically fewer due to lot size requirements. Mr. Murray suggested it would likely be in the 30s. Commissioner Farnsworth observed that the developers' flexibility in lot sizing might yield greater value than just four additional homes, and emphasized the need to balance developer gains with city benefits. She also noted after serving on the Trails Master Plan Committee City Council was strongly supportive of trail connections as part of the master plan.

Time expired in the work session for this discussion, but it continued during the General Session after completion of those items. The following is the rest of the discussion.

Commissioner King said he supported the idea of a trail along Howard Slough, noting it would help preserve West Point's character and could connect to the West Davis trail system, even if it did not extend further west. He suggested a pocket park at pig corner could serve as a turnaround or landmark. Commissioner Wade asked about future plans for property to the south, while Bryn MacDonald explained the area north of 1800 N had been rezoned commercial, with other portions designated R-2 or R-3, and emphasized that the current Trails Master Plan showed a trail in the

proposed area. Commissioner Wade agreed that a single short trail segment would not make sense. Commissioner Roubinet suggested ending the trail at a park could create a functional destination, and Bryn MacDonald added that even short trails were used frequently as cut-throughs in neighborhoods.

The discussion then shifted to alternative designs, such as a 10-foot wide multi-use path along roads instead of a slough trail, and the possibility of incorporating pollinator habitats along the corridor. Commissioner Roubinet requested clarity on the difference in home numbers between a standard R-1 layout and the proposed PRUD, saying it would help evaluate the value of the 10% density increase. Commissioner Farnsworth echoed that concern, noting the project could set a precedent under the city's new code and emphasized the importance of determining whether the added trail justified the additional homes. Mr. Murray responded that the PRUD had allowed flexibility to work with the uniquely shaped property while maintaining lot sizes close to R-1 standards, with an average lot size of 11,729 square feet. Commissioner Farnsworth agreed this flexibility was valuable for irregular parcels, balancing city goals with development feasibility.

Commissioner Turner expressed concern that the proposed PRUD relied on unusually shaped large lots to boost density without truly creating variety, resulting in a neighborhood that felt more like R-3 than R-1. He argued that a 30,000 square foot lot did not add meaningful diversity and questioned whether the subdivision would ultimately improve upon an R-1 standard. Commissioner Farnsworth responded that each PRUD needed to be evaluated individually, based on property shape, feasibility, and the value offered to the city, noting that the purpose of the code was to allow flexibility without changing zoning classifications. Commissioner Turner compared the proposal unfavorably to other subdivisions that achieved better balance between large and small lots, saying this project lacked the same variety. Bryn MacDonald clarified that the new PRUD code removed minimum lot sizes specifically to allow flexibility on irregular parcels and pointed out that this plan included a wider range of lot sizes than older projects.

Mr. Loveridge explained that a conventional R-1 layout on the Allen piece would yield about 37 lots, compared to 39–40 under the PRUD, meaning only about seven additional units overall. Commissioner Turner objected to existing lots being counted toward density, while Mr. Murray noted that one such lot actually reduced overall density because of its larger size. Commissioner Turner maintained that some developments had used large, unusable lots to inflate density, and he worried this plan would create an R-3 appearance. Bryn MacDonald and Troy Moyes clarified that the proposed density was below R-2 levels, even though some lots were smaller than typical R-1. Commissioner Turner emphasized that odd-shaped parcels, such as a narrow 30,000 square foot lot, did not contribute to the look or feel of a quality subdivision.

Mr. Murray responded that the development team had already discussed adjustments with the property owner, including reconfiguring lots 26–28 to create wider frontages and avoid L-shaped parcels. Commissioner Turner countered that narrower lots could not accommodate features like detached garages, but Mr. Murray said the adjustments could provide widths near 98 feet, suitable for larger homes and garages. Commissioner Wade questioned whether all lots could practically fit homes within setback requirements and suggested reviewing sample plans for clarity. While he was generally supportive of the concept and mix, he echoed concerns about ensuring the subdivision felt like a true R-1 neighborhood and added long-term value to the city. He said 8,800 square foot

lots seemed small and stressed the importance of achieving a quality design rather than approving a project that would later feel substandard.

Mr. Loveridge explained that, from his personal experience, purchasing large lots was financially out of reach for many younger buyers, and smaller lots provided a more attainable option for building equity. Commissioner Turner acknowledged the concern but argued that the city had already planned areas with smaller lots and questioned whether this subdivision truly reflected an R-1 character or if it appeared more like R-3. He emphasized that the purpose of the PRUD zone was to allow some density in exchange for amenities that added real value to the community, such as parks, trails, or recreational facilities, and he felt the proposed plan offered little beyond a trail. Mr. Loveridge responded that the subdivision remained livable and diverse, and he highlighted the challenge of securing trail land.

Commissioners discussed lot sizes, noting that about 25% of the subdivision resembled R-3, half resembled R-2, and only 25% aligned with R-1 standards. Commissioner Farnsworth supported the diversity of housing types but wanted more clarity on the value the city would receive in exchange for the additional density. Commissioners suggested adjustments such as widening frontages or removing specific lots to improve the layout.

The discussion turned to trail connectivity, with several Commissioners urging safer alignment away from a busy corner and possible future underpass considerations. Mr. Loveridge agreed to work with staff on creative trail solutions and frontage adjustments, stating the developers wanted to ensure success and present a stronger plan at the next meeting. Commissioner Roubinet reminded the applicants to clearly demonstrate how the PRUD offered added value beyond what an R-1 subdivision would provide, since the city regularly faced pressure for higher density projects. Mr. Loveridge concluded by affirming the developers' commitment to collaboration, their intent to preserve the spirit of R-1, and their willingness to improve the proposal based on the commission's feedback.

2. Review of agenda items

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

3. Staff update

Time expired in the work session and this item was discussed in the General Session after item number 9 and before the continuation of Work Session item number 1.

Troy Moyes provided a staff update, noting that the new PRUD and the A-20 zone had been approved. He reported that Matt Levitt's application, which had been denied at Planning Commission, was awaiting City Council review, with public pushback influencing adjustments. Troy Moyes stated that the new landscaping code was approved at 35%, but commercial standards had been omitted and would be addressed soon. Discussion arose about the landscaping requirements on larger set back lots, creating significantly less pasture area. Commissioner Wade expressed a desire for an opt-out option for those lots.

Troy Moyes noted the Planning Commission would soon be reviewing the Mike Bastian PRUD preliminary plat and the Hamblin preliminary plat, which added two lots near the Pheasant Creek subdivision. He also noted ongoing conversations regarding the Stoddard property, which is a very deep property, and the Carlisle property, which had court rulings regarding a public road and now has a subdivision application. Additionally, a General Plan amendment was submitted to change a residential property next to Big-O Tires to commercial, and General Plan Amendment applications close at the end of the month. Troy Moyes concluded with a status update on Parker's property, pending a storm drain study expected in early spring.

4. Other items

There were no other items discussed.



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GENERAL SESSION 7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

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

Visitors: Hunter Murray, Trek Loveridge, Samuel Wolfley, Scott Turner

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

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

Scott Turner, West Point City: Mr. Turner stated he attended the meeting due to an application for building an accessory building. He noted that he wanted to point out an issue he had discussed with staff the previous day. He explained that a fraudulent email had been sent out, attempting to scam him into paying \$6,900. He stated the email appeared legitimate from West Point City containing his address, lot size, and details of his construction project, instructing him to wire the money. He noted that, as someone in the building industry and having attended numerous Planning Commission meetings in other cities, he recognized that spending money in this context was unusual and suspected the email was a scam. He then called the city, as stated earlier, but expressed uncertainty about how to address the situation further.

Troy Moyes stated that the issue had been occurring for about a year. Katie Hansen explained that someone had been monitoring postings on the Utah Public Notice Website, copying information from applications, and creating realistic-looking emails to attempt scams. Troy Moyes suggested that the city could send a notification to applicants clarifying that no additional fees would ever be requested, advising them to disregard any suspicious emails.

6. **Approval of minutes from the June 12, 2025, Planning Commission meeting**

Commissioner King motioned to approve the minutes from the June 12, 2025, Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

7. Approval of minutes from the August 28, 2025, Planning Commission meeting

Commissioner King motioned to approve the minutes from the August 28, 2025, Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

8. Discussion and consideration of a conditional use for a 2,208 square foot accessory building on property located at 4662 W 650 N; Scott Turner, applicant

Scott Turner is requesting a Conditional Use Permit to construct a 2,208-square-foot accessory building on his property located at 4662 W 650 N. The property measures 0.96 acres, which is equivalent to approximately 41,818 square feet. According to West Point City Code 17.70.030(A)(5), all accessory buildings that exceed 1,500 square feet, regardless of the lot size, require a conditional use permit.

The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	5.3%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	41,818
Max structure height	$\leq 25'$	21'
Not closer than 5' from the main building	$\geq 5'$	100'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+100'

According to the West Point City Code, the side yard setback for all accessory buildings in the rear yard shall be five feet. The proposed building is 21' tall, and therefore requires a 10-foot rear setback.

There were no questions from the Planning Commission.

Commissioner King motioned to approve the conditional use request for Scott Turner to construct a 2,208-square-foot accessory building on his property located at 4662 W 650 N as presented. Commissioner Farnsworth seconded the motion. All voted aye.

9. Discussion and consideration of a conditional use for a 1,750 square foot accessory building to be located at 4804 W 650 N; Samuel Wolfley, applicant

Samuel Wolfley is requesting a Conditional Use Permit to construct a 1,750-square-foot accessory building on his property located at 4804 W 650 N. The property measures 0.92 acres, which is

equivalent to approximately 40,075 square feet. According to West Point City Code 17.70.030(A)(5), all accessory buildings that exceed 1,500 square feet, regardless of the lot size, require a conditional use permit.

The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

Accessory Buildings		
Standard	Required	Proposed
Accessory buildings shall not occupy no more than 10% of the total lot area	$\leq 10\%$	4.4%
Minimum lot size for taller structures (sq ft)	$\geq 21,780$	40,075
Max structure height	$\leq 25'$	14'
Not closer than 5' from the main building	$\geq 5'$	100'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+100'

According to the West Point City Code, the side yard setback for all accessory buildings in the rear yard shall be five feet. The proposed building is 14' tall, and therefore requires a five foot rear setback.

Samuel Wolfley, applicant, submitted a picture of the color of the steel that would be used for the building. He also noted the building in the picture is taller than the structure he plans to build. He plans to set his building 20 ft from his backyard neighbor's building and seven feet from the fence.



Troy Moyes clarified that side-yard dimensions were the primary concern and the applicant had adequate space on his lot.

Commissioner King motioned to approve the conditional use request for Samuel Wolfley to construct a 1,750-square-foot accessory building on his property located at 4804 W 650 N as presented. Commissioner Wade seconded the motion. All voted aye.

10. Planning Commission Comments

Commissioner Turner thanked the staff and fellow Planning Commissioners for their work and the discussion. He expressed appreciation for them and specifically thanked Mr. Murray and Mr. Loveridge for staying.

Commissioner Wade referenced the upcoming Utah League of Cities and Towns Annual Conference and transportation options.

Commissioner Farnsworth had no comment.

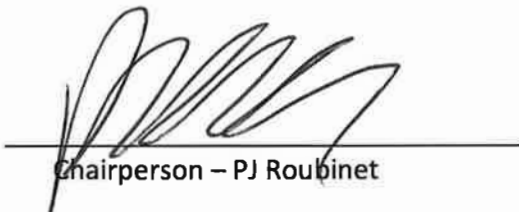
Commissioner Taylor had no comment.

Commissioner King departed the meeting at 8 pm and was not able to provide any closing remarks.

Commissioner Roubinet thanked Mr. Murray and Mr. Loveridge for the discussion and thanked Commissioner Turner and the other commissioners for their comments. He indicated that he preferred to receive answers now and have a more detailed discussion, rather than wait for a public hearing.

11. Adjournment

Commissioner Turner motioned to adjourn the meeting at 8:37 pm. Commissioner Wade seconded the motion. All voted aye.



Chairperson – PJ Roubinet



Deputy City Recorder– Katie Hansen