



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL August 5th, 2025

Mayor:

Brian Vincent

City Council:

Annette Judd, *Mayor Pro Tem*

Jerry Chatterton

Michele Swenson

Brad Lee

Trent Yarbrough

City Manager:

Kyle Laws

Administrative Session

6:00 PM

Minutes for the West Point City Council Administrative Session held on August 5, 2025, at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 898 9351 2161 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

CITY EMPLOYEES PRESENT: Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Marv Drake, Jordan Whitaker, Ken Whitaker, Celinda Leavitt, Matt Leavitt, Richard Roginski. No sign-in is required for those viewing online.

1. Discussion Regarding Infrastructure Studies for Annexation Area – Mr. Boyd Davis

Mr. Davis reviewed planned infrastructure studies for the recently annexed area north of "Pig's Corner" including the Parker and Ivy Meadows properties. The purpose of the studies is to determine the condition and capacity of existing roads and storm drain infrastructure to support development. Existing sewer capacity is already known due to ongoing construction. The studies will begin with an assessment of existing infrastructure, including identifying every road, storm drain, and pipe currently in place, followed by an analysis of their condition and ability to accommodate future growth. After the assessment is complete, a full master plan will be prepared outlining what improvements will be needed at buildout. Following the master plan, the City will commission an impact fee study so that future development will contribute to the cost of upgrades and expansion. Mr. Davis noted that the City has asked the consultants to expedite the portion of the analysis concerning the Parker and Ivy Meadows properties due to the pressure from both property owners to move forward with development. Although the entire study will take six to nine months, those results should be available sooner.

Mr. Davis stated that Gardner Engineering has been selected to complete the road study, and Bowen Collins Engineers will conduct the storm drain study. Both firms have active contracts with the City, and utilizing existing agreements avoids delays with having to solicit new proposals. They have both also worked closely with the City in the past, and Staff is confident in their familiarity with the City's infrastructure needs.

Mr. Davis then addressed the anticipated costs. The road master plan is estimated at \$56,000, which he stated is consistent with similar studies the City has completed, typically around \$50,000. The storm drain study, at \$151,000, came in quite higher, however, he explained that the cost includes a physical location survey and camera inspections of all existing storm drain lines, which is not included in a typical master plan. The additional expense is due to the age, uncertainty, and lack of documentation of the existing system, which the City will ultimately assume responsibility for maintaining. The total cost for both studies is approximately \$200,000, of which Davis County will pay half, and an interlocal agreement for the cost-share will be presented at a future meeting.

Council Member Swenson asked why Davis County was willing to pay half of the total cost. Mr. Davis stated that the study covers not only the West Point annexation boundary but also infrastructure throughout the surrounding unincorporated county area, all of

which is currently county infrastructure that is likely to be transferred to the City. He explained that the County has some existing information but lacks a complete record of the system and therefore has a significant interest in evaluating its condition. Council Member Yarbrough then asked how the City would fund its share of approximately \$100,000 and whether the City would be reimbursed. Mr. Davis explained that about half of the cost could be recovered in the future through impact fees collected from new development in the study area. The remaining costs will be paid through the Storm Water Fund and the Local Option Transportation Fund. Council Member Yarbrough further asked whether developers could be asked to contribute, noting the cost to taxpayers. Mr. Davis responded that developers will indirectly contribute through impact fees, which he estimated could repay nearly half the total cost over time, but the City must incur the cost upfront in order to complete the study and determine an appropriate fee.

Additional discussion included questions about whether Hooper Water and secondary irrigation providers were conducting similar evaluations. Mr. Davis stated that although they were not performing new master plans, they have confirmed that they can serve the area and have already identified necessary improvements in existing plans. The City will rely on coordination with those providers to gather information where needed.

Mr. Davis that approval of the contracts for both studies is on the agenda for tonight's General Session. The Council had no further discussion at this time.

2. Discussion Regarding Landscape Ordinance Amendments – Mrs. Bryn MacDonald

Mrs. MacDonald stated that Jon Parry, representing Weber Basin Water, presented at a prior meeting and provided data on the current and future water availability situation, and provided more information on their request to cities to limit sod in an effort to encourage water conservation. She noted that Weber Basin's message, both during their presentation and in ongoing regional discussions, has consistently emphasized water shortages and the need for cities to adopt stricter landscaping standards to conserve water.

She explained that the primary amendment before the Council, which has been presented and discussed in previous meeting with the Council, is the requirement that lawn areas in new development not exceed thirty-five percent of the total landscaped area. She clarified that the City has already addressed park strips in previous amendments, and that the new proposal focuses specifically on yard areas for new homes and new commercial or institutional projects. She described how landscape plans under the proposed standards would appear, noting that the ordinance anticipates a much greater use of rock, gravel, and drought-tolerant materials rather than expansive lawn. She also pointed out that even though turf is being limited, the ordinance would still require vegetation, including the existing requirement of one shrub per one hundred square feet, to ensure that landscaping does not become barren or unattractive.

Council Member Swenson asked for confirmation that these changes were necessary for the City to participate in Weber Basin's "Flip Your Strip" and other rebate programs. Mrs. MacDonald confirmed that while rebate eligibility is not the main reason for the ordinance, adopting these standards would help residents qualify for those incentives and would align West Point with regional conservation expectations. Council Member Yarbrough added that Weber Basin had recently announced that the Bear River Project may be indefinitely postponed, making conservation even more critical, and Mrs. MacDonald and Mr. Davis agreed that this was the essential backdrop for the proposed ordinance.

A significant portion of the discussion focused on the challenges of enforcement. Mr. Davis noted that although the ordinance sets a clear limit on lawn coverage, the City does not realistically have the resources to monitor every new home's landscaping installation. He explained that residents frequently install landscaping on weekends or outside of normal working hours, making active enforcement nearly impossible. He stated that Weber Basin understands the difficulty cities face with enforcement but still feels that adoption of such ordinances is an essential step in long-term conservation.

Council Member Yarbrough recalled Weber Basin's comment that the District is moving toward stronger enforcement measures of their own, including the potential for shutting off secondary water service for repeated overuse. She referenced their comment that some customers have already had meters tagged or shut off in other districts, such as the Pineview-served areas in Weber and Box Elder counties, and that these steps will likely increase as secondary meters become standard. Council Member Lee and others added examples of local schools and large institutional users as frequent over-irrigators, and Mr. Davis acknowledged that Weber Basin and Davis and Weber Counties Canal Company are already restructuring rates for high-volume users as part of their conservation strategy.

Mrs. MacDonald emphasized that the ordinance applies only to new development and does not require existing homeowners to change their landscaping. She reiterated that the ordinance also applies to new commercial, industrial, institutional, and multifamily developments, which may use turf only in recreational areas, and even then, only up to fifteen percent of the overall landscaped area. She noted that although the ordinance establishes design requirements, the City is not attempting to micromanage homeowners or dictate exact landscaping choices; rather, the goal is to adopt reasonable policies that help reduce outdoor water consumption while giving new residents adequate flexibility.

Council Member Judd asked how the City would respond if a new property owner simply ignored the ordinance and installed full grass. Mr. Davis responded that the ordinance would function similarly to other development requirements: the City would attempt voluntary compliance, identify egregious violations when noticed, and use enforcement tools sparingly. He reiterated that the most significant enforcement in the future will likely come from utility providers, not the City, through water usage limits, increased rates, and seasonal shutoffs for chronic overuse. He also shared that Weber Basin is already coordinating with cities about upcoming rate structures that will directly affect those who exceed watering recommendations.

Council Members discussed how the public may perceive these changes, especially since rock landscaping is often more expensive than turf. Several members commented that many residents remain unfamiliar with drought-tolerant landscaping and may struggle to understand the shift away from traditional lawns. Mrs. MacDonald responded that the City could develop educational materials to distribute with building permits and also place information on the website to help new residents understand the ordinance and available rebates.

The Council generally agreed that the ordinance is necessary given the region's long-term water constraints. Staff was directed to notice the amendments for a public hearing for the next meeting, after which the Council will consider adoption.

3. Discussion Regarding a Development Agreement & Rezone Application for 13.14 acres of Property Located at Appx. 3900 W 300 N from R-2 to R-4 (Matt Leavitt, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request submitted by applicant Matt Leavitt to rezone approximately 13.14 acres located on the north side of 300 North from R-2 to R-4, accompanied by a concept plan and the need for a development agreement. She reminded the Council that during the General Plan discussions last December, Mr. Leavitt addressed the Council and requested that this property be designated as R-4 on the new map. At that time, the Council expressed willingness to consider R-4 at this location, and the General Plan adopted in December reflected that designation. She noted that because the General Plan now contemplates R-4 on this parcel, the applicant is seeking the zone change to bring the zoning into alignment with the land use map.

She then reviewed the concept plan submitted with the application. The plan shows 47 total lots with a proposed density of 3.6 units per acre, which falls slightly below the R-4 minimum density requirement of 3.7 units per acre. The layout includes both single-family detached homes and twin homes, most of which are situated along the southern portion of the property facing 300 North or oriented immediately north of those lots. The twin homes are concentrated in two clusters: a pair fronting directly onto 300 North and an additional group placed along the first internal block. The north side of the project consists entirely of single-family lots. Mrs. MacDonald explained that although R-4 allows twin homes as a permitted use, the zoning code caps twin homes at 20% of the total number of units. Because twenty percent of 47 equals 9.4 units, and twin homes must be built in pairs, the applicant cannot reach exactly twenty percent without exceeding the limit. She referenced a similar issue the City encountered with a prior development on 4500 West, where the Council required the applicant to reduce the number of twin homes in order to stay below the threshold. She confirmed that the Planning Commission raised the same concern in their review of this proposal.

The Planning Commission ultimately recommended denial. Their recommendation was based on several findings, including the potential negative impact on surrounding neighborhoods, the belief that the project's density and lot sizes were similar to an R-3 development and therefore did not justify the R-4 zoning, and concerns about additional driveway access onto 300 North. The Commission was particularly uncomfortable with the two twin-home driveways proposed directly onto 300 North, an arterial street. Although City code allows such driveways with Planning Commission approval, the Commission felt that another driveway on this segment of roadway would create safety concerns and would not contribute to orderly access management. They did acknowledge that one of the driveways already exists today, but they declined to approve the addition of a second curb cut.

Mrs. MacDonald expanded on the development agreement, noting that because the project's proposed density is below the minimum required in R-4, the reduction must be formalized in a development agreement. Without it, the applicant could increase

the total number of lots significantly, because the R-4 zone allows a maximum of six units per acre, meaning the property could accommodate up to approximately 79 units. She explained that the development agreement would “lock in” the proposed number of 47 units and also tie the Council’s approval to the concept plan so that any benefits of the reduced density—such as larger lot sizes—would remain when the project proceeds to site plan and subdivision.

Council Members asked numerous questions and expressed several concerns. Council Member Swenson asked whether the property could be developed under R-2 or R-3 standards instead. Mrs. MacDonald confirmed that the existing R-2 zoning would not permit twin homes, but a PRUD overlay could potentially provide some flexibility. R-3 zoning would also not permit twin homes, and while PRUD could provide flexibility in lot shapes or clustering, it would still limit density to the underlying base zone. Under R-2 PRUD, Mrs. MacDonald estimated the developer could achieve approximately 39 lots, which is fewer than the 47 proposed under the R-4 request.

Council Member Yarbrough asked whether fire code considerations, particularly hammerhead turnarounds and maximum dead-end lengths, had been reviewed. Mrs. MacDonald said that the Fire Marshal had not yet reviewed the plan because the project is still at the rezone stage, but based on initial measurements, the stub streets on the west side of the project appear to exceed lengths that would require hammerheads or temporary turnarounds. She further noted that the development agreement already includes language stating that the applicant is not guaranteed 47 lots if engineering or fire requirements require modifications. Council Member Lee noted that the property directly east and west includes existing homes and questioned how the proposal aligns with the area’s established character. Mrs. MacDonald explained that the surrounding zoning includes R-2 and R-3, and that this property is somewhat transitional. However, she acknowledged that the neighbors’ existing homes sit on larger lots than many of the lots in the proposed R-4 development.

The applicant was then invited to speak. Mr. Matt Leavitt stated that his intention from the outset was to create housing that is both “affordable” and “attainable,” and that the combination of lot sizes and home types in his concept plan reflects several months of design work based on the Council’s prior indication that R-4 would be permitted. He expressed disappointment that after spending substantial time and resources on engineering, the Planning Commission recommended denial. His builder, Tyler Leavitt, explained that the twin homes reduce construction costs and could save buyers anywhere from \$50,000 to \$100,000 compared to detached homes, although he acknowledged he could not provide a firm sales price because the housing market shifts quickly.

Several Council Members questioned whether the claimed affordability is realistic, noting that even detached homes in the development would likely start around \$500,000, which is typical for Davis County and does not represent entry-level housing. Council Member Yarbrough emphasized that while the applicant argues that increased density makes homes more attainable, the market conditions in the region mean that even these units may not meet traditional definitions of affordability.

Council Member Judd expressed disappointment that the concept plan arrived at the Council unchanged from what the Planning Commission had reviewed. She explained that when the Commission raises concerns, particularly on issues such as access onto major roads and the proportional mix of housing types, the Council expects applicants to attempt adjustments before bringing the proposal forward. Mr. Leavitt responded that he believed his proposal already represented the lowest density permissible under R-4 and that further reductions would undermine the project’s financial feasibility.

The Council did not come to any consensus on the proposal. Mayor Vincent indicated that further discussion would occur once additional information and revisions are available.

4. Discussion Regarding Updates to the General Plan – Mrs. Bryn MacDonald

Mrs. MacDonald explained that the City is in the process of preparing General Plan updates to reflect the addition of the new A-20 Agricultural Residential Zone, recent annexations, and corrections to mapping errors identified after the Planning Commission completed its recommendation. She reminded the Council that the Planning Commission reviewed the General Plan maps earlier in the summer and made recommendations based on their understanding of the sewer service boundary and the intended application of the A-20 zone. However, after staff reviewed the maps more closely, they discovered that the sewer service boundary shown on the Planning Commission’s map did not accurately reflect the true service line used in previous general plan zoning area discussions.

She clarified that staff’s revisions were intended to reflect prior commitments made to property owners during annexation negotiations. Specifically, the Parker family had been told repeatedly that their property would be eligible for R-1 zoning upon

annexation, not A-20. The Planning Commission's version of the map inadvertently applied A-20 across portions of the Parker property, which conflicted with the City's prior assurances. She emphasized that property owners rely on these commitments when deciding whether to petition for annexation, and it was important for the General Plan to remain consistent with those representations.

Mrs. MacDonald showed the Council two maps side-by-side: the Planning Commission's recommended version and staff's corrected version, which aligns. The corrected map applies A-20 only to areas that fall within the actual sewer service boundary while keeping the Parker property and a few other annexed parcels designated as R-1. She also clarified that A-20 was not intended to be applied indiscriminately across all new annexations but rather in areas where the half-acre lot size would serve as an appropriate transition between agricultural zones and more suburban R-1 development.

Council Members expressed support for adhering to commitments made to property owners. Council Member Yarbrough stated that the City must remain consistent with its prior representations, especially in annexation decisions where property owners make long-term plans based on zoning expectations. Council Member Swenson agreed and said the corrected map provides a more accurate depiction of both the sewer service area and the zoning transition pattern envisioned by the Council.

Members also discussed whether the A-20 zone should be applied more extensively in the future as additional properties are annexed, particularly in areas where agricultural uses remain strong. Some expressed that A-20 provides a useful "middle ground," allowing larger lots than R-1 but still enabling reasonable density for efficient infrastructure planning. Others noted that the zone could help preserve the rural character of parts of West Point while still aligning with long-term infrastructure capabilities.

Mrs. MacDonald stated that staff would refine the maps further and prepare the updated General Plan for a formal public hearing. The Council agreed to proceed with staff's corrected version of the map as the basis for the forthcoming adoption process.

The proposed updates will continue to be discussed, and a public hearing will be held before the General Plan is finalized and adopted.

5. Other Items

No other items were discussed.

The Administrative Session adjourned.



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Mayor:

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Jerry Chatterton

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City Manager:

Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on August 5, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 898 9351 2161 at <https://zoom.us/join> or by telephone at (669) 900-6833.

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

EXCUSED: None

CITY EMPLOYEES PRESENT: Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Marv Drake, Jordan Whitaker, Ken Whitaker, Celinda Leavitt, Matt Leavitt, Richard Roginski, Katie Haugen, Kurtis Haugen, Connie Lee, Kevin Lee, Michelle Day, Sharon Cammack, E. Cammack, Marilyn Olds, Ken Whipple, Lee McDermott, Jared Toomey. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Chatterton
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Chatterton – Expressed his appreciation for all City employees, staff, and volunteers, stating that they do an excellent job meeting the needs of the community. He commented that while staff and volunteers carry out the day-to-day work, the City Council ultimately bears the responsibility for ensuring the City is run well, noting that “the buck stops with us.” He shared a recent conversation he had with someone from another city about accountability, where a bank official had lost his job for not fulfilling his responsibilities. He said this is essentially what elections are for—if elected officials are not doing their job, residents have the right to choose someone else. He emphasized that West Point City as a whole is run very well, thanks to many dedicated people who invest significant time and energy into the community, including volunteers such as those serving on the Arts Council. He concluded by expressing gratitude for their service and recognizing the positive impact they make on the City.

Council Member Swenson – Announced that the West Point Arts Council’s third annual Chalk Art Festival is coming up on September 13th. She noted that last year’s event had a strong turnout and encouraged residents to check the City’s website for details. She added that the Arts Council tries to schedule events around school activities and other known community events to avoid conflicts in the hopes that all those that want to attend are able.

Council Member Lee – Stated that the Mosquito Abatement District Manager has announced that West Nile virus activity has now been detected in Davis County. He emphasized the importance of using insect repellent after dusk, noting that the mosquitoes capable of spreading the virus are active primarily between dusk and dawn. He reviewed the most recent testing numbers and explained that while last month’s report showed only a single positive test pool in the entire county, newer test results indicate that mosquito activity is increasing. Council Member Lee also commented on the impressive public turnout for tonight’s meeting,

remarking that in the 13 years he served on the Planning Commission he rarely saw a crowd this large and stating that community engagement of this level is “phenomenal to see.”

Mayor Vincent – Shared with the Council and public that there will be a ribbon cutting for the new Horizon Jr. High on August 15th at 4 PM, followed by an Open House. He encouraged all that are available to attend. The Mayor also thanked all those in attendance at tonight’s meeting and reiterated the importance of resident involvement and acknowledging the positive impact of community input on City decision-making.

5. Communications from Staff

Assistant City Manager Boyd Davis noted that City Manager Kyle Laws was excused from the meeting and would return on Thursday. He reminded the Council of the Summer Social coming up this Friday at the Roy Aquatic Center at 6:30 PM. He encouraged Council Members and Staff to come prepared to eat and enjoy time together, and he noted that RSVP information had already been sent out.

Mr. Davis also reminded residents that next Tuesday is Primary Election Day. He stated that residents have had their vote-by-mail ballots for some time and that Election Day is when those ballots must be submitted. He further announced that the City Council would hold a Special Meeting on August 26 at 5:00 PM at City Hall in order to approve the election canvass, explaining that the Council serves as the official Board of Canvassers.

City Recorder Casey Arnold added clarification regarding new election legislation. She explained that for the first time this year, ballots must be received by 8:00 PM on Election Day, not merely postmarked. She therefore advised that if a resident had not yet mailed their ballot, they should instead use a ballot drop box. She stated that West Point has one in the City Hall parking lot (the red box), and residents may also use any drop box located throughout Davis County. She also noted that voters may still choose to vote in person on Election Day, either at West Point City Hall or at any polling location within the county.

Mr. Davis continued with additional announcements. He stated that this Saturday, there would be a grand opening and ribbon cutting for Big O Tires. He noted that although the business has been open, this event marks their official ceremonial opening, and they have invited all City Council Members and staff to attend, as well as all members of the public. The ribbon cutting will take place at 10:00 AM.

He next addressed the date of the last Movie in the Park for the summer, which would be held on Friday, August 15th. schedule.

Lastly, Mr. Davis reported that the first day of school would be on Monday, August 18. He stated that the City would be working diligently to ensure all Crossing Guards were prepared and that all school-zone crosswalks were ready for the new school year. He informed the Council that the City had made adjustments to several crosswalks in front of West Point Elementary, including moving the school flashing sign farther east. He also noted that the crosswalk at 3650 West had been re-stripped. He explained that because of the many new townhomes in the area, the City felt these changes were necessary to improve visibility and safety for students.

6. Citizen Comment

Michelle Day – West Point: Ms. Day stated that she was concerned about the dotted future roadway shown in the City’s transportation plan, noting that it appeared to run directly through her home. She asked the Council to display the map from page 7 of the agenda so she could show exactly what she meant. She explained that construction equipment had recently been staged for the Smith Ranches Subdivision and that no one from the City had contacted her directly to explain what the “future dotted line” meant. She said the line continues “down through the canal and toward 4000 West,” and, because the roadway is shown both in the Transportation Plan and General Plan, she worried that the City may be intending to acquire her property. She emphasized that she needed clear direction so she could “make preparations if I need to, or fight it if I need to.” She asked the Council for any information or clarification they could offer.

Kurtis Haugen – West Point: Mr. Haugen first thanked the City Recorder for helping him understand the agenda and meeting process. He then expressed significant concern about the proposed R-4 zoning, explaining that he had built the first home on his street and that many families there had invested heavily in their properties with the expectation of lower-density surroundings. He said the proposed tall, dense homes could “tower over” surrounding backyards and potentially harm the financial future of long-

time residents. He warned that approving one R-4 development would “set a precedent,” leading other landowners to demand the same treatment because there are undeveloped parcels both west and north of the applicant’s property. Mr. Haugen also discussed traffic impacts, stating that on his street alone he had counted 500–700 cars per day, even on non-school days. He urged the Council to drive 300 North and 4000 West during peak hours to understand the severity of the issue. He concluded by reiterating his concern about density, precedent, and traffic safety and stated he assumed there would be a formal public hearing to present more detailed objections.

Sharon Cammack – West Point: Ms. Cammack said she “hates all this high-density housing” that is being approved and built. She referenced recent apartment fires shown in the news where residents lost homes and lives and said the City should prioritize existing residents’ safety rather than allowing dense development “because somebody is getting money from it.” She expressed frustration that townhomes near her—referred to as “Jake’s Folly”—had gone “belly-up” and were now leased instead of owned, which she believed prevented residents from building equity and contributed to neighborhood decline. She warned that if homes are built too close together, fires will spread more quickly, causing greater destruction. She urged the Council to think of “those of us who live here” before allowing more dense development.

Richard Roginski – West Point: Mr. Roginski, a 33-year resident and former Planning Commissioner, stated he was concerned about the proposed rezone because approving an R-4 would invite similar requests citywide. He acknowledged that, on his own 0.69-acre parcel, he could theoretically build three units if the City allowed R-4, and he cautioned against setting such a precedent. He described significant traffic backups on 4000 West, particularly on school days, and said that adding more vehicles would create unsafe conditions. He mentioned children frequently crossing near his corner and urged the Council to consider the impact additional cars would have on their safety. Mr. Roginski further expressed concern about losing West Point’s rural character. He referenced legislative pressure to approve density and stated that rising housing costs were driven in part by large real estate investors buying single-family homes. He noted his own family’s experience: a home purchased for \$280,000 a few years ago now appraises for \$485,000, which he felt illustrated market instability. He concluded by warning that if the City rezoned this parcel, he might seek R-4 for his own property as well.

Jared Toney – West Point: Mr. Toney said he had attended two previous meetings on the topic and wished to add his concerns to those already stated. He was worried about the traffic impacts on 4000 West and the potential for R-4 density to expand westward toward his neighborhood. He shared an example involving his brother-in-law, who purchased a townhome in a high-density community but now pays the same as Mr. Toney pays for an older home on acreage—yet with far less quality and long-term value. He warned that tightly packed homes often deteriorate in quality over time and become rentals, which can lead to “run-down neighborhoods.” He stated he preferred a community where families have space and where long-term ownership is supported rather than discouraged.

Katie Haugen – West Point: Ms. Haugen said she agreed with the previous speakers’ concerns. She shared that her sister lives in a neighborhood with closely packed single-family homes and is struggling to sell because buyers are deterred by the number of cars parked along the streets and squeezed into driveways. She argued that the proposed lots would similarly create overcrowded streets and parking congestion. Ms. Haugen also referenced comments from the Planning Commission stating that density was supposed to decrease moving westward in the City. She questioned why higher density would be allowed farther west than 3830 West, especially given existing medium- and high-density areas already located just south of their street.

Celinda Leavitt – West Point: Mrs. Leavitt stated that she and her husband, Matt, are the property owners of the property being commented on by other residents, and that they are all her friends and neighbors. She stated that many residents believed they intend to build townhomes or apartments, which she said was false. She explained that the proposed development would add only “one more lot” than what exists on 3650 West and would be comparable to surrounding neighborhoods. She emphasized that her family had purchased the property and farmed it for many years and now hoped to recoup their investment by building quality single-family homes. She noted they could have sold to an outside developer but chose not to. Their son builds custom homes, and they want to give him the opportunity to continue that work and create a quality product here. Mrs. Leavitt said farming the property is no longer financially viable due to water shortages and age, and she asked residents to understand that they are simply trying to retire and be able to get back what they have spent their whole lives investing in. She also stated they had added hammerhead turnaround options for emergency access and other adjustments in response to Planning Commission’s concerns.

Ken Whitaker – West Point: Mr. Whitaker said the issue that had not been discussed enough was infrastructure, particularly along 4000 West. He described the difficulty of turning east from 4000 West due to sight-line issues from the bluff and noted that speeds regularly exceed the posted 25 mph limit. He also stated that when he moved to the area 32 years ago, he was told sidewalks would

eventually be added along 4000 West—but they still have not been constructed. With new development north of there adding even more traffic, he said the roadway is becoming increasingly unsafe, especially for children walking to school. He urged the Council to consider infrastructure upgrades before approving additional density.

Marv Drake – West Point: Mr. Drake shared that the first City Council meeting he ever attended was held in an old home that had been converted into City Hall, and so many people attended that “half of them had to stand outside.” He also thanked the City for its support of the Military Memorial Committee throughout the year. He stated he opposed the rezone for the 3900 W 300 N property because approving R-4 would set a precedent for future requests and that the City needed to “stand firm on the plan that has been there for years.” He also said that because comments had been made regarding construction-related conflicts of interest, any Council Member working in construction should “give serious consideration” to recusing themselves when the vote occurs.

Matt Leavitt – West Point: Mr. Leavitt said he did not realize his application to develop his property would be so contentious and he feels badly that it has affected his neighbors so negatively. He described his history with West Point, including applying for an R-3 subdivision on 3650 West in 2000, during which he encountered similar opposition. He stated that the proposed R-4 plan would add only 12 additional units beyond what the base zone allows and his thought was that would mean 12 more families would be able to enjoy the nearby elementary school, park, and church—each within walking distance. He acknowledged concerns about change and rural character but emphasized that the R-4 zone prohibits rentals, and that would be included in a development agreement as well, so fears about rental proliferation were a “false narrative.” He urged the Council to look for ways to make the project work, stating that items they were concerned about could be adjusted. He concluded by respectfully requesting the Council’s consideration.

7. Consideration of Approval of the Minutes from the May 20th, 2025 City Council Meeting

Council Member Lee motioned to approve the minutes

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

8. Consideration Approve a Contract for a Transportation Infrastructure Study – Mr. Boyd Davis

Mr. Davis stated that both this item and the next item were discussed in the earlier Administrative Session and are related to infrastructure studies for the newly annexed area in the north west part of the City, as well as the surrounding unincorporated areas that are expected to incorporate into West Point in the future. He emphasized that both the transportation and storm drain studies are necessary to determine appropriate impact fees so that new development contributes proportionately to infrastructure needs. The consultants have estimated a six- to nine-month timeframe, though they are expediting the portions relevant to the Parker and Ivy Meadows properties.

The transportation study will evaluate existing road conditions, identify deficiencies, and prepare a long-range transportation plan for full build-out conditions. Mr. Davis stated that Gardner Engineering submitted a quote of \$56,000 to complete the transportation infrastructure study, and Staff recommends approval of the contract with that price.

The Council had no further discussion.

Council Member Chatterton motioned to approve the contract with Gardner Engineering for \$56,000

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

9. Consideration Approve a Contract for a Storm Drain Infrastructure Study – Mr. Boyd Davis

As discussed in conjunction with the previous item, the storm drain will begin with an assessment of existing infrastructure, including identifying and analyzing the condition and capacity of every storm drain pipe currently in place. After that assessment is complete, a full master plan will be prepared outlining what improvements will be needed for future buildout expectations. Bowen

Collins Engineers submitted a price of \$151,000 for the storm drain study, which is much higher than the price for the transportation study, because the cost includes a physical location survey and camera inspections of all existing storm drain lines, which is not included in a typical master plan. The additional expense is due to the age, uncertainty, and lack of documentation of the existing system, which the City will ultimately assume responsibility for maintaining. However, as stated in the earlier discussion, Davis County has agreed to pay half of the cost for both studies, as the study will cover area not only within the West Point annexation boundary but also infrastructure throughout the surrounding unincorporated county area, all of which is currently county infrastructure that is likely to be transferred to the City. He explained that the County has some existing information but lacks a complete record of the system and therefore has a significant interest in evaluating its condition.

The Council understood the factors behind the difference in cost between the transportation and storm drain infrastructure studies and had no further discussion.

Council Member Lee motioned to approve the contract with Bowen Collins for \$151,000

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Approval of the Site Plan for the Ogden Clinic at 2945 W 125 S – Mrs. Bryn MacDonald

Mrs. MacDonald presented the proposed site plan for the new Ogden Clinic facility. She explained the site layout, parking configuration, and architectural features as outlined in the submitted application. She noted that Staff had reviewed the proposal for compliance with zoning and design standards and had no outstanding concerns. The Council has also discussed the site plan in previous meetings and expressed no concerns or need for additional information.

She added that the Planning Commission had previously reviewed the site plan and recommended approval. No additional public comment was received, and no design waivers or variances were requested as part of the application.

The Council briefly discussed traffic circulation near 125 South, and Mrs. MacDonald clarified that the clinic's driveway alignments and internal circulation meet City standards and do not create conflicts with adjacent parcels.

There were no further questions or comments.

Council Member Chatterton motioned to approve the site plan

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

11. Consideration of Ordinance No. 08-03-2025A, Amending WPC Section 17.60.160 Regarding the PRUD Code – Mrs. Bryn MacDonald

Mrs. MacDonald explained that the proposed amendments to the PRUD code have been presented and discussed with the Council in multiple meetings and that the revisions shift the focus towards larger, more comprehensively planned developments for density increases, while smaller developments can still utilize the PRUD for design flexibility. It also clarifies procedural and administrative components of the PRUD Code and aligns the ordinance with current City practices, noting that there is some outdated and unclear language in the current code that has created some confusion in applying it correctly.

The proposed revisions introduce the following key changes:

- Density requests are limited to properties 10 acres or larger, with a minimum set of enhancements required to qualify for the density.
- Properties under 10 acres are only eligible for flexibility, with the aim of improving smaller projects' design while preserving existing density and must still meet the minimum improvement standards.
- Development standards that apply to all PRUDs regardless of the size will include:

- Perimeter fencing (vinyl or equivalent)
- Architectural standards (specific exterior materials, no vinyl siding)
- Street trees

Mrs. MacDonald stated that the Planning Commission held a public hearing on May 22, 2025, wherein one public comment was received regarding wetlands being used as open space. She clarified that the code does not allow sensitive lands, such as wetlands, to count as open space towards the bonus density requirements.

A public hearing was held at the last City Council meeting and no comments were received. The Council had no further questions or concerns on the amendments.

Council Member Yarbrough motioned to approve Ordinance No. 08-05-2025A

Council Member Judd seconded the motion

Roll Call:

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Lee – Aye

Council Member Yarbrough – Aye

Council Member Swenson – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Ordinance No. 08-05-2025B, Amending WPCC Section 17.60 Creating a New A-20 Agricultural Residential Zone – Mrs. Bryn MacDonald

Mrs. MacDonald explained that the creation of a new A-20 Agricultural Residential Zone has been discussed in several previous meetings and refined based on both City Council and Planning Commission input. She stated that the intent behind the new zone is to provide the City with an additional zone that balances the community's desire to maintain agricultural character in certain areas while still allowing for reasonable residential development where infrastructure can support it. The zone is designed for areas where residents desire larger lots and the keeping of farm animals, but where the existing agricultural zones (such as A-40) may be too restrictive or impractical for annexations near more developed residential districts. A-20 would allow for a minimum lot size of 20,000 square feet, with an average of 21,780 square feet, effectively establishing a true half-acre district. She emphasized that this size strikes an intentional middle ground—larger and more rural in character than the R-1 zone but more feasible for typical infrastructure layouts than full-acre lots.

She explained that the zone also aligns with the infrastructure realities of the northern portion of the City, especially in areas where sewer availability is limited. Larger lot sizes, she said, help to ensure that any development occurring ahead of sewer expansion remains manageable and consistent with the City's long-range service plans. This had been a significant factor during the Planning Commission's deliberations, as they had expressed concerns about mismatches between zoning and the sewer service boundary.

Mrs. MacDonald then reviewed the development standards included in the ordinance. These include:

- Frontage requirements consistent with R-1 to ensure the resulting subdivisions maintain an open, spacious streetscape.
- Setback requirements similar to those in the agricultural zones, supporting privacy and separation between homes.
- Animal-rights provisions, which allow residents to keep a range of farm animals—including roosters—consistent with the agricultural character of the zone.
- Accessory building standards, which match other agricultural zones to ensure compatibility in size, scale, and placement.

She noted that these standards were deliberately tailored to ensure stability and predictability for both existing and future residents. The zone provides flexibility for landowners who wish to keep small-scale agricultural uses while also giving developers clear expectations.

Mrs. MacDonald also noted that the Planning Commission applied this new A-20 zone to certain areas in the General Plan draft they recommended to the Council, which the Council will consider in the next agenda item. Some of the areas they recommended it be

applied include portions of newly annexed properties, some of which have already submitted applications under the current General Plan zoning designation of R-1. This is an issue that will need to be discussed and addressed as the Council considers its approval of the updated General Plan.

Mayor Vincent opened the item for public hearing.

a. Public Hearing

Michelle Day – West Point: Mrs. Day asked for some clarification on the lot sizes, setback requirements, and animals allowed in the zone. Mayor Vincent explained that the setback requirements are there to regulate how close animal enclosures, sheds, etc., can be to neighboring properties and would be consistent with the requirements of other agricultural zones, and that animals would be allowed in this ag zone also in accordance with the existing code that is based on a point system.

Council Member Day motioned to close the public hearing

Council Member Chatterton seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council expressed their approval of this new zone, noting that it provides the city with a much-needed “middle step” between agricultural and suburban densities, particularly in areas where residents want to retain rural character but where outright agricultural zoning would hinder future infrastructure planning. It is expected that the A-20 zone will likely become an important tool as the city continues to manage the challenges that come with growth, especially given increasing development pressure in the northern annexation areas.

Council Member Chatterton motioned to approve Ordinance No. 08-05-20205B

Council Member Yarbrough seconded the motion

Roll Call:

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Lee – Aye

Council Member Yarbrough – Aye

Council Member Swenson – Aye

In Favor: All

Opposed: None

The Council unanimously agreed

13. Consideration of Ordinance No. 08-05-2025C, Approving an updated General Plan Land Use Map – Mrs. Bryn MacDonald

Mrs. MacDonald stated that the City’s current General Plan was updated in December 2024, but with recent annexations and increasing development interest in the northwest areas of the city, the City Council asked the Planning Commission to re-examine the map to focus on these areas and also consider appropriate areas for the new A-20 agricultural zone. The Planning Commission discussed the plan over the course of several meetings and held a public hearing to gather citizen input before recommending approval of amendments to the General Plan map on May 22, 2025. The City Council has since discussed their recommendation and updates over several meetings.

The proposed amendments to the General Plan Land Use Map for the northwest area include the following:

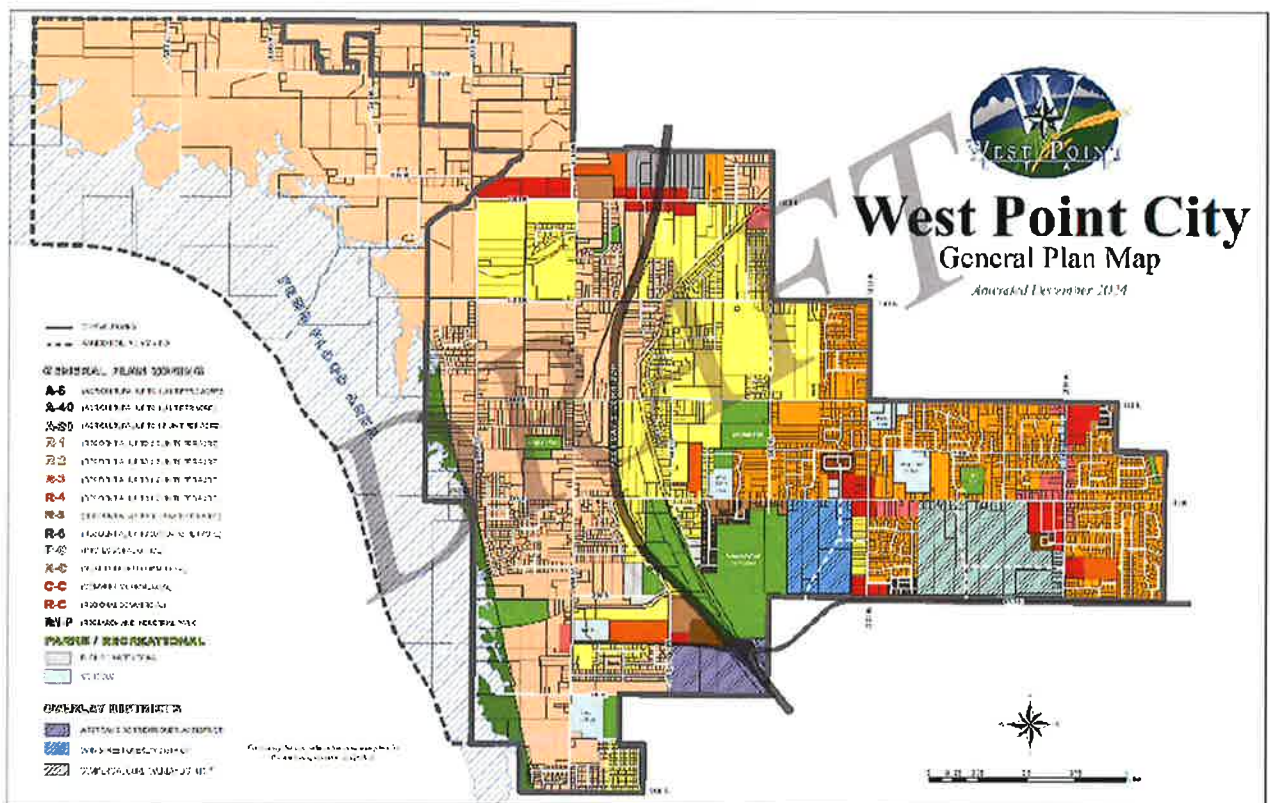
- Extension of A-40 Zoning: The proposal includes expanding the A-40 (1 acre) residential zoning to cover areas next to the FEMA flood zone. This recommendation is based on the understanding that larger lot sizes are usually more appropriate close to sensitive lands, potentially reducing overall density.
- Introduction of A-20 Zoning (Agricultural, Half-Acre Lots): The new A-20 agricultural residential zone establishes a minimum lot size of one-half acre (20,000 square feet). The areas proposed for this new A-20 zoning are expected to be served by the future sewer lift station, which is currently in the process of being built.

The Planning Commission discussed appropriate zoning for the recently annexed properties. They discussed whether to retain the existing R-1 Residential zoning or to change it to A-20. Ultimately, they recommended including a large portion of the recently annexed land in the A-20 zone. This includes property with current development applications (Parkers and Ivy Meadows/Rick Scadden). The City Council has had previous discussions expressing that they would support these properties developing in the R-1 zone. Despite knowing that these properties are vested under the current general plan designation of R-1, the Planning Commission chose to recommend a change to A-20 in this area.

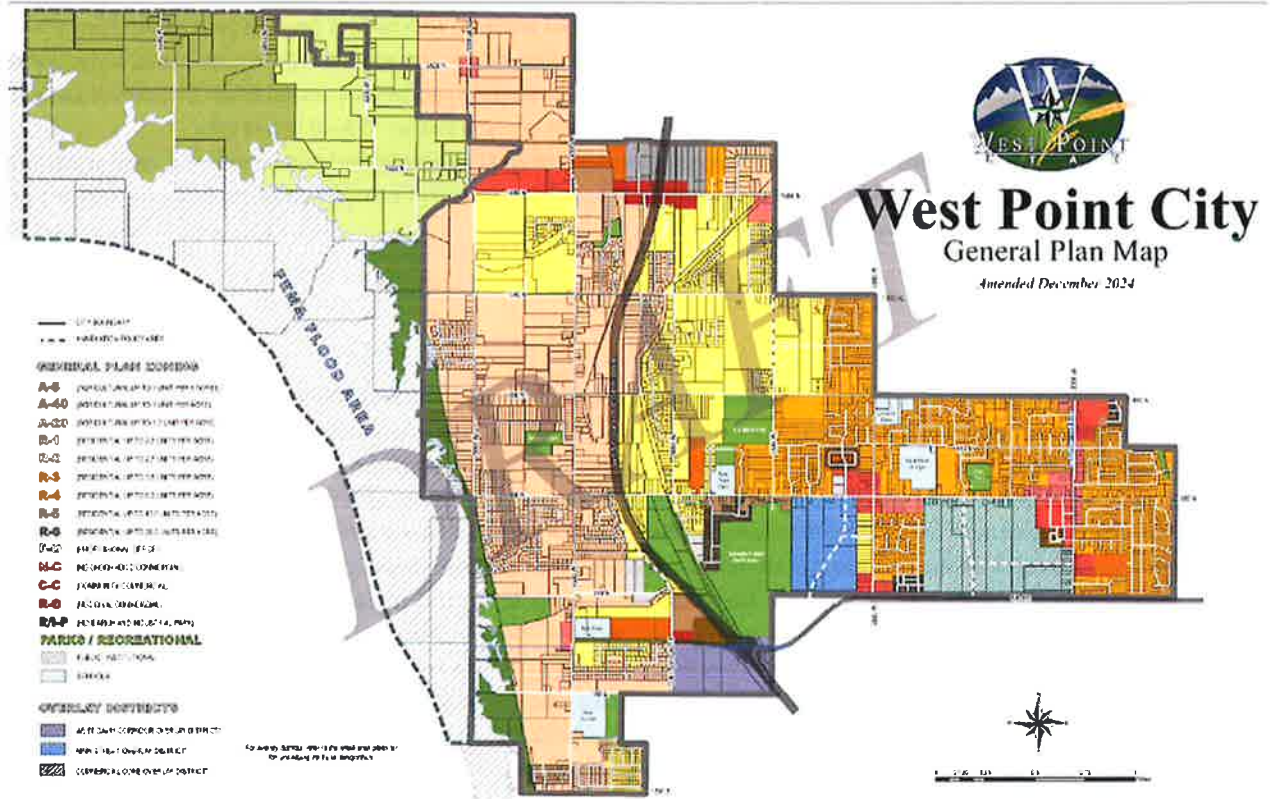
- **Neighborhood Commercial Zoning:** The proposal includes designating a Neighborhood Commercial zone at the intersection of 2425 North and 5000 West. This designation would provide convenient access to small-scale commercial services for the existing and future residential areas in the vicinity.

Mrs. MacDonald stated that as the Council discussed the recommended draft map, it was the general consensus of the Council that applying the A-20 zone in all of the newly annexed areas did not reflect the city's prior commitments to the Parker Place and Ivy Meadows developments, who had been annexed into the city and submitted applications under the expectation of being an R-1 zone as shown in the current General Plan. Additionally, Staff clarified that the Planning Commission's intent had been to align A-20 with the sewer service area, but the map they adopted did not fully match that intent, due to the boundaries of the service area being drawn incorrectly on the map. Council Members agreed that the corrected version of the map, which applied A-20 only within the sewer service area while keeping R-1 in the Parker annexation area, better represented both the City's planning goals and prior assurances to property owners. Staff modified the map with those revisions as discussed and presented the two different versions, noting that the draft map with the Council's revisions designates the A-20 zone only within the sewer boundary and where the R-1 designation was restored for the Parker property and adjacent parcels. She clarified that the updated map did not expand the City's intended development pattern but rather restored it to what had been discussed during the annexation and General Plan update processes over the past year. Images of the two draft maps are as follows:

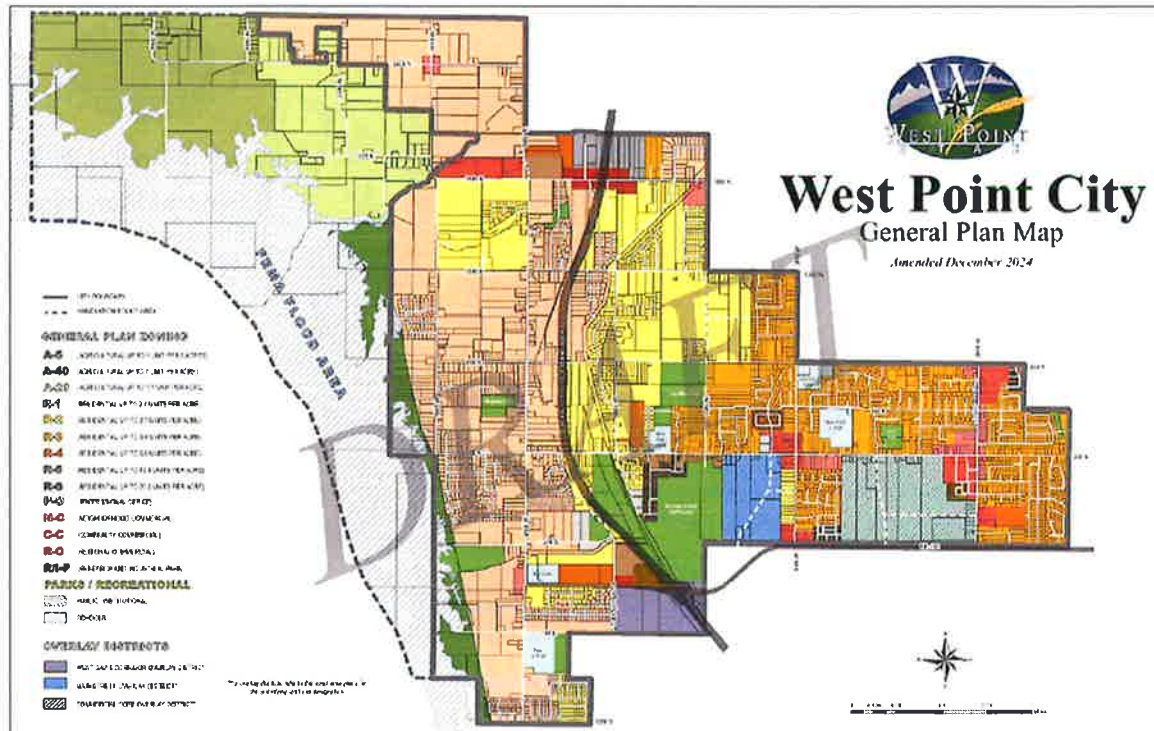
Current General Plan Map



DRAFT Planning Commission Amendments to the General Plan Map



DRAFT General Plan map with City Council revisions



Mayor Vincent opened the item for public hearing.

a. Public Hearing

No comments were received.

Council Member Swenson motioned to close the public hearing

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

The Council discussed the two drafts, agreeing that the map should accurately reflect the correct sewer system boundary. However, there were differing opinions on whether the R-1 should be retained on the newly annexed areas, or whether it should be designated as A-20 as recommended by the Planning Commission. Mrs. MacDonald confirmed for the Council that the Parker and Ivy Meadows developments would be vested under the existing General Plan, as they had already submitted rezone applications, and so if their rezone applications were approved, would have the R-1 zoning designation regardless. However, this would not be accurately reflected in zoning maps if the City Council approved the Planning Commission's recommendation. Regardless of this, Council Member Yarbrough stated that he "did not like" the proposed Parker Place development.

Council Member Yarbrough motioned to approve Ordinance No. 08-05-20205C, adopting the Planning Commission's recommended draft applying the A-20 zone in all of the newly annexed area, with the correction of the sewer system boundaries.

Council Member Judd seconded the motion, noting that her second of the motion was to allow it to be discussed.

Council Members Swenson and Lee asked for confirmation of their understanding that even if this version of the map that applies the A-20 zone to the whole newly annexed area was approved, it would not affect the Parker Place or Ivy Meadows applications for R-1 that have already been submitted. Mrs. MacDonald confirmed that they would be vested under the current General Plan that designates them as R-1 zones, and so if their rezone applications are approved as has been committed to them, adopting the Planning Commission's version of the General Plan map will create inconsistencies with current zoning maps as they are updated, until the General Plan is again updated at some point in the future and accurately reflects how it was rezoned.

Roll Call:

Council Member Lee – Aye

Council Member Chatterton – Aye

Council Member Swenson – Aye

Council Member Yarbrough – Aye

Council Member Judd – Nay

In Favor: Lee, Chatterton, Swenson, Yarbrough

Opposed: Judd

The motion passed by majority vote.



14. Consideration of Approval to Place the Craythorn Homestead Subdivision Phase 4 on Warranty – Mr. Boyd Davis

Mr. Davis Mr. Davis reported that all required improvements for Craythorn Homestead Phase 4 have been completed and inspected, and Staff recommends the subdivision be placed on warranty.

The Council had no further discussion.

Council Member Judd motioned to approve

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

15. Consideration of Approval to Remove Bennett Farms Subdivision Phase 2 from Warranty – Mr. Boyd Davis

Mr. Davis explained that Bennett Farms Phase 2 has successfully completed its warranty period, and Staff recommends the subdivision be released from warranty. Council Member Yarbrough stated that the gravel road where this phase will eventually connect to Phase 3 is supposed to be being used. Mr. Davis stated that it should not be and should be blocked off from being able to be accessed from 1300 N until it is paved and completed. He thanked Mr. Yarbrough for bringing that issue to his attention and will speak with the contractor to make sure it gets blocked to prohibit being used.

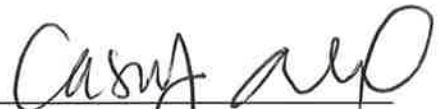
Council Member Lee motioned to approve
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed.

16. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed.

APPROVED THIS 2 DAY OF December, 2025:


BRIAN VINCENT, MAYOR


CASEY ARNOLD, CITY RECORDER

