



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

NOVEMBER 13, 2025

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Vice-Chair Rochelle Farnsworth

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

Visitors: Lacy Richards, Jeramie Humphries, Mike Flood

1. Discussion of Planning Commission meeting dates for 2026

Katie Hansen reviewed the proposed Planning Commission meeting calendar for the upcoming year, noting meetings would fall on the second and fourth Thursdays. In November and December, there will not be meetings on the fourth Thursday due to holidays. She flagged July 23 as a potential cancellation date but stated it is easier to cancel a meeting at that time versus posting a special meeting. The Commissioners saw no concerns and Katie Hansen stated the calendar would be brought back in December for a formal vote.

Commissioner Wade asked how Planning Commission appointments worked. Katie Hansen explained that members served three-year terms, appointed by the Mayor and confirmed by the City Council. Terms ran January to December and were staggered so that two appointments occurred one year, two the next, and three the following year.

2. Discussion of bonus density amenities for PRUDs

The Planning Commission and staff held an extended discussion on how PRUD bonus-density amenities should be evaluated and how the negotiation process with developers could be improved. Commissioner Roubinet requested the agenda item to revisit expectations under the revised PRUD code, noting that while the new standards were more flexible, they no longer clearly defined what amenities justified bonus density.

Staff reviewed the PRUD framework: developers may seek flexibility alone or request up to 10% bonus density in exchange for qualifying amenities. Required baseline items—fencing, street trees, and enhanced architecture—provided flexibility only and did not count toward bonus density.

Bonus density could be granted for amenities in categories such as recreation, design, energy efficiency, civic features, affordable housing, and other unique contributions.

Commissioners expressed concern that bonus-density negotiations often felt predetermined. Developers frequently presented fully designed plans late in the process, limiting the Commission to a “take-it-or-leave-it” decision rather than a genuine negotiation. Several commissioners noted that developers typically pursued the full 10% density regardless of whether the amenities meaningfully benefited the community. Others emphasized frustration with plans that appeared inflexible or presented only one option.

Staff acknowledged that many concepts were negotiated internally before plans reached the Commission, but also noted that developers were hesitant to show early concepts because redesigning added cost and time. Staff explained they often needed proof of feasibility—such as fire approval for long cul-de-sacs or property acquisition certainty—before bringing options forward.

Commissioners agreed that earlier, conceptual discussions—especially during work sessions—would help them provide direction before developers invested heavily in engineered plans. They suggested reviewing rough options, clarifying what types of amenities they valued, and offering guidance on whether a proposal appeared likely to merit bonus density. Some commissioners said they preferred seeing multiple conceptual plans rather than a single refined one.

Throughout the discussion, commissioners reiterated that bonus density should only be granted when a proposal genuinely improved the project or community, not simply because a developer offered required elements or minimal open space. They also noted the need for clearer expectations so developers understood what the Commission considered meaningful amenities. Staff suggested a future joint meeting with the City Council to align priorities, since the Council ultimately determined which amenities the city was willing to maintain.

In conclusion, both commissioners and staff supported improving communication, reviewing early concepts in work sessions, and giving clearer direction on what amenities and design features could justify bonus density in future PRUD applications.

3. Review of agenda items

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

4. Other items

Time had expired and no other items were discussed.



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NOVEMBER 13, 2025

GENERAL SESSION 7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Vice-Chair Rochelle Farnsworth

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

Visitors: Lacy Richards, Jeramie Humphries, Mike Flood, Brad and Barbara Devereaux, Mike Bastian

1. Call to Order

2. Pledge of Allegiance

3. Prayer – Commissioner Roubinet

4. Disclosures from Planning Commissioners

There were no disclosures from the Planning Commissioners.

5. Public Comments

There were no public comments.

6. Discussion and consideration of a preliminary plat of 35 single family lots known as West Meadows, located at 2010 N 4050 W; Nilson Homes, applicant

Nilson Homes, representing Jeramie Humphries and Brad Devereaux, has submitted a preliminary plat application for a subdivision called West Meadows, located at approximately 1975 North 4500 West. The subdivision consists of 6.94 acres and proposes 35 single-family residential lots, divided into two phases. This project was previously initiated by Jeramie Humphries and Brad Devereaux (former applicants) during the rezone process. The City Council approved the rezone to R-4 Residential on May 20, 2025. Nilson Homes is now the applicant requesting preliminary plat approval consistent with the approved zoning and concept plan.

Even though the R-4 zone allows up to 20% twin homes, the applicant (Nilson Homes) is proposing all detached single-family homes. The subdivision is divided into two phases. City code limits developments to 30 lots with only one point of access.

During the rezone, the Planning Commission held a public hearing. Comments included concerns regarding:

- Lack of sewer service in the area
- Potential wetlands on the back (east) portion of the property
- Inadequate roadway and street infrastructure along 4500 West
- Long-term ownership and maintenance of the open space in the southeast corner
- Storm water management and how drainage from the site would be handled

The applicant has submitted a landscape plan that includes the enhanced landscaping required along 4500 West. These improvements are proposed on the two front lots and will be maintained by the property owners.

The following items have been addressed:

Sewer Improvements: Sewer service will be available through the City's ongoing sewer expansion project. The developer will install a 12-inch sewer line along 4500 West, extending south to 1800 North where it will connect to the newly constructed municipal sewer system.

Storm Water Management: Storm water from the development will be conveyed through a new storm drain line running north along 4500 West and discharging into Howard Slough. Davis County, as the permitting authority, will determine whether on-site detention is required prior to granting discharge approval. Staff noted that this issue may be addressed at the final plat stage, as the County is still reviewing the permit application.

Open Space Ownership: The open space located in the southeast corner of the subdivision will be dedicated to Hooper Irrigation Company, resolving long-term ownership and maintenance responsibilities.

All remaining engineering comments and staff concerns for the preliminary plat have been addressed.

Commissioner Turner clarified that the lots and amount of homes stayed the same and Troy Moyes stated yes and reiterated the only change was removing the twin homes and replacing them with single-detached homes.

Commissioner Taylor motioned to approve the preliminary plat for the West Meadows Subdivision located at approximately 1975 N 4500 W. Commissioner Turner seconded the motion. All voted aye.

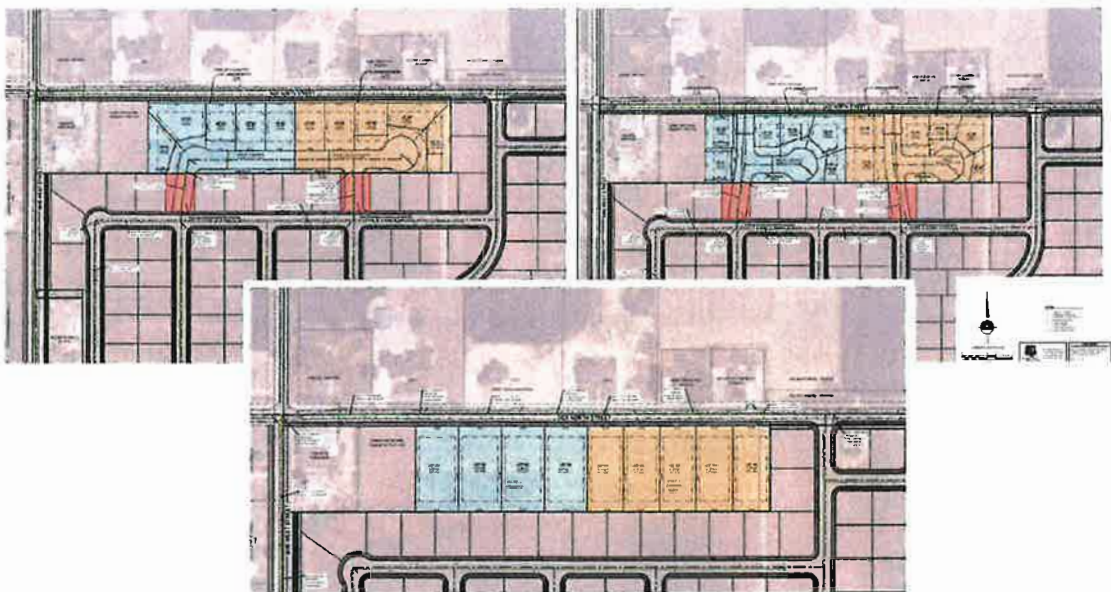
7. Discussion and consideration of a preliminary plat of 210 single family lots known as Heritage Point, located at 2350 N 5000 W; Lone Peak Development, applicant

Mike Bastian, representing Lone Peak Development, has submitted a preliminary plat application for a subdivision called Heritage Point PRUD, located at approximately 2350 North 5000 West. The subdivision consists of 82.94 acres and proposes 210 single-family residential lots, divided into six phases. The property is zoned R-1 with a PRUD Overlay (prior to changes in the PRUD code), which was approved by the City Council on June 3, 2025

The original plan submitted consisted of 213 lots. The new plan only consists of 210 lots. Some of the changes made were shifting detention basins around, shifting some of the lines around. With those changes, the minimum lot size of just under 10,000 sq ft has stayed the same.

Commissioner Turner asked for clarification on a comment from the city engineer, Boyd Davis, regarding the open space behind the Lucas property. Mike Bastian (Lone Pine Development) explained that the area resulted from the site layout, creating a leftover buffer. He preferred to quit-claim the space to Lucas's rather than landscape and maintain it.

Commissioner Roubinet asked about driveway access onto 2425 N and whether it was a major collector. Staff confirmed it was a collector and stated that, after reviewing three layout options, staff, including Boyd Davis, preferred the third option, allowing all lots to front 2425. Existing homes already had driveways there, and the lots were large enough to support the layout. The developer also supported this option, noting it fit best with the eight lots.



Commissioner Roubinet stated he would defer to Boyd Davis on potential issues with access and noted that mitigation measures such as wider shoulders or buffer lanes could be required in the future. Troy Moyes added that code required increased setbacks on those lots. Commissioner Roubinet and Commissioner King both supported the layout, with Commissioner King noting it maintained consistency and preserved larger lots. Commissioner Roubinet also suggested adding a note to prevent future subdivision into small lots. Commissioner Turner supported the third option and suggested rezoning the larger lots to match the zoning across the street.

Commissioner King asked about prior discussions regarding whether the border along 5000 W should include a landscaped buffer or a paved trail for consistency with nearby developments. Mr. Bastian said no further conversations had occurred and that the plat currently showed the standard landscape buffer. Staff clarified that code required the buffer, and changing it would likely require a

code amendment, though a development agreement could also address it. Bryn MacDonald added that Boyd Davis preferred to keep the landscape buffer and planned to raise the issue with the City Council during review of the Sky Meadows subdivision, where the Planning Commission had previously recommended a trail.

Commissioner King motioned to approve the preliminary plat for Heritage point PRUD Subdivision located at approximately 2350 N 5000 W. Commissioner Wade seconded the motion. All voted aye.

8. Discussion and consideration for a text change to the commercial landscaping requirements

On August 19, 2025, the City Council adopted landscaping amendments for residential development to comply with Weber Basin Water Conservancy District's water-efficiency requirements. Weber Basin requires cities to reduce turf and incorporate water-efficient irrigation standards into their development codes in order to remain eligible for conservation programs. These requirements include limiting turf coverage, eliminating turf in narrow or nonfunctional landscape areas, and requiring the use of drip irrigation and smart irrigation controllers. While the residential standards were updated to comply with these requirements, the commercial landscaping section was inadvertently overlooked. A redlined update to the code has been prepared and is attached for Planning Commission consideration. This item has been scheduled for a public hearing, and notice has been posted in accordance with state and local requirements. The change states, "A maximum of fifteen percent (15%) of the landscaped area for a new development may be in turf grass, except additional turf grass may be used if placed in areas intended for active outdoor recreation." This change establishes a turf limitation within commercial developments and clarifies that turf is only allowed when part of a functional recreation area. This would be applied to West Point City Code Sections 17.60.140(C)(5)(a) and 17.60.130(C)(6), which apply turf-limitation standards to commercial, manufacturing and professional office developments.

a. Public hearing

There were no public comments.

Commissioner King motioned to close the public hearing

Commissioner Turner seconded the motion

All voted aye.

b. Action

Commissioner Roubinet asked for clarification on active outdoor recreation and Troy Moyes stated for a sports complex that had both indoor and outdoor facilities.

Commissioner Turner motioned to recommend approval of the amendments to West Point City Code Sections 17.60.140(C)(5)(a) and 17.60.130(C)(6), regarding Commercial, Manufacturing and Professional Office Landscaping Standards, as presented, and forward the matter to the City Council for final decision. Commissioner King seconded the motion.

Commissioner Taylor – Aye
Commissioner Wade – Aye
Commissioner Turner – Aye
Commissioner King – Aye
Commissioner Roubinet – Aye
The motion passed unanimously.

9. Staff Update

At the next City Council meeting, on the agenda will be Shaw General Plan amendment, Nilson General Plan amendment, Leavitt Rezone to R-4, Sky Meadows rezone to R-1 PRUD. Regarding a question asked if the plan for the Leavitt rezone had changed, Bryn MacDonald stated no. City Council tabled the decision and Mr. Leavitt requested not to be on the agenda until after the election.

Coming soon to a future Planning Commission meeting will be the Jones General Plan application (Stoddard property), Carlisle Preliminary plat for R-1, Gardner/Sunset Ridge Rezone application R-1, and the sign code at the first of the year.

10. Planning Commission Comments

Commissioner King thanked the staff.

Commissioner Taylor thanked the staff.

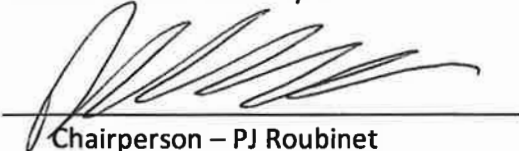
Commissioner Wade commented on the election and it was good that people got involved. He congratulated those who won and looks forward to another year.

Commissioner Turner thanked everyone and staff.

Commissioner Roubinet suggested holding another joint work session with the City Council to clarify expectations for PRUD applications, especially regarding density bonuses. He emphasized the need for clearer guidance so staff and developers understand what the Planning Commission is likely to support. He also noted that benefits like trails may carry different weight depending on Council priorities, making consistency difficult. Overall, he supports continued discussion to better define what the Commission considers acceptable for density and project benefits.

11. Adjournment

Commissioner King motioned to adjourn the meeting at 7:42 pm. Commissioner Roubinet seconded the motion. All voted aye.


Chairperson – PJ Roubinet


Deputy City Recorder– Katie Hansen