



3200 W 300 N, West Point, UT 84015
801.776.0970

West Point City
Planning Commission Agenda
January 22, 2026
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointutah.gov

- **Subject Line:** Public Comment – January 22, 2026, Planning Commission Meeting

- **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.

WORK SESSION – 6:00 PM

Open to the public

1. Introduction of newly appointed Planning Commissioners
2. Training
3. Discussion of election process for Planning Commission Chair and Vice-Chair
4. Discussion of proposed rezone for property at 3381 W 300 N (*Norton*)
5. Review of agenda items
6. Other items

GENERAL SESSION – 7:00 PM

Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought (*Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought*)
4. Disclosures from Planning Commissioners
5. Public Comments (*Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.*)
6. Approval of minutes from the October 9, 2025, Planning Commission meeting
7. Approval of minutes from the December 11, 2025, Planning Commission meeting
8. Election of the Planning Commission Chair and Vice-Chair

Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for review at the next available City Council meeting.

9. Discussion and consideration for a rezone of 17.04 acres located at approximately 4750 W 700 S from A-40 to R-1 (Residential, 2.2 units/acre); *Gardner Sunset Ridge LLC, applicant*
 - a. *Public hearing*
 - b. *Action*
10. Discussion and consideration for a rezone of 7.66 acres located at approximately 4200 W 800 N from R-1 to R-2 (Residential, 2.7 units/acre); *George Wright, applicant*
 - a. *Public hearing*
 - b. *Action*
11. Staff Update
12. Planning Commission Comments
13. Adjournment

Posted this 16th day of January, 2026



Katie Hansen, Deputy City Recorder

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 16th day of January, 2026, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

OCTOBER 9, 2025

WORK SESSION 6:00 PM

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

Planning Commission Excused: Commissioner Adam King

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

Visitors: Don Mendenhall, Clint Shaw, Hunter Murray, Lacey Richards

1. **Discussion of a General Plan Amendment for property located at 39 S 2000 W (Don Mendenhall)** **Don Mendenhall, representing Clint Shaw**

The discussion focused on a request to amend the General Plan designation for property located at 39 S 2000 W from residential (R-3) to commercial (CC). Don Mendenhall, representing Clint Shaw, explained that commercial use was viewed as the most appropriate option for the property due to its direct frontage on 2000 W, proximity to Big-O Tires, and long-standing expectations that the corridor would transition to commercial. He noted that the property only had access from 2000 W, which he argued was not ideal for residential use, and stated that UDOT had historically treated the area as future commercial, including discussions around consolidating and widening access points with that expectation in mind. He emphasized that amending the General Plan would not finalize development details but would allow the property to be marketed for commercial use, with rezoning and access approvals still required in the future.

Commission members asked about potential tenants, access concerns, and compatibility with surrounding uses. Mr. Mendenhall indicated that while no tenant had been finalized, he had received inquiries from small businesses, including Big-O Tires ownership, construction-related businesses, and a dance studio, all of which would fit on an approximately one-acre site. Commissioner Roubinet raised concerns about commercial uses abutting nearby residences and sought clarification on what types of commercial uses would be allowed. Troy Moyes clarified that the CC zone was retail-focused and similar in many respects to neighborhood commercial, excluding industrial uses, standalone car washes, auto repair, and open storage yards, and that any prohibited use would require a separate text amendment. He also reminded the commission that the General Plan amendment was a high-level decision and that a full rezone process would still occur later, where more detailed impacts could be evaluated.

Additional discussion addressed UDOT access management, with Mr. Mendenhall explaining that any future development would still require UDOT approval and potentially shared access with adjacent commercial properties, reinforcing that residential use would be impractical under those conditions. While some concern was expressed about the lack of specificity regarding eventual commercial uses, Commissioner Roubinet ultimately indicated no objection at the General Plan level, acknowledging that details would be addressed during rezoning. The discussion concluded with agreement to schedule a public hearing for the next meeting.

2. Discussion of a General Plan Amendment for property located at 4200 W 800 N (Jacob Jones)

This item was not discussed as the applicant was unable to attend the meeting.

3. Discussion of a General Plan Amendment for property located at 2084 N 4500 W (Nilson Land Development)

The discussion concerned a request by Lacey Richards, representing Nilson Homes, to amend the General Plan designation for property located at 1900 N 4500 W from R-1 to R-4 in order to align with surrounding zoning and support access into the larger Trails Edge development, which spans both West Point and Clinton. Ms. Richards explained that the parcel would serve as the western access point into the Trails Edge neighborhood and noted that several nearby parcels were already designated R-4, with additional R-4 zoning wrapping around the site and higher-density development planned in Clinton to the north. She stated that the anticipated density for the West Point portion would be approximately 5.8 units per acre, consisting entirely of single-family detached homes, and estimated that no more than 26 homes could be accommodated on the subject parcel, with approximately 82 homes total on the West Point side when including the adjacent piece.

Commission members raised concerns primarily related to density transitions and transportation impacts, particularly along 4500 W, which was described as narrow, lacking striping and sidewalks, and potentially strained by additional development. Commissioner Roubinet and Commissioner Turner questioned whether traffic studies or road improvements would be required and expressed concern that development might occur faster than roadway upgrades. Ms. Richards responded that access to the development would be provided through multiple internal connections, including through the Salt Grass subdivision and other planned routes, and emphasized that an access to 4500 W would exist regardless, either through West Point or Clinton. She also stated that frontage improvements would be made as required and that the development was intended to feed into interior roads rather than rely solely on 4500 W.

Several commissioners discussed the appropriateness of R-4 zoning given surrounding lower-density areas to the north and east, suggesting alternatives such as R-3 or R-2 to better “titrate” or step down density. Commissioner Farnsworth and Commissioner Turner emphasized the city’s broader goal of mixing housing types and avoiding abrupt transitions, while also noting the presence of one-acre or larger lots further north. Ms. Richards countered that leaving the parcel at a lower density would create an “island” between higher-density developments and reiterated that the proposed layout had been successful in other communities, with homes oriented toward main streets and driveways accessed internally. Questions were also raised about private drives, setbacks, and lot

sizes, with staff clarifying that R-4 zoning would require full-width public streets and a minimum lot size of 5,000 square feet, though Ms. Richards stated she remained interested in proceeding with R-4 despite those requirements.

Additional discussion acknowledged that Clinton had recently approved a revised, lower-density plan for its portion of Trails Edge, and commissioners debated whether denying the R-4 request would simply shift more development into Clinton without alleviating local impacts. While some commissioners expressed skepticism and anticipated public opposition, it was decided to move forward with a public hearing to gather community input, despite concerns about road capacity and density.

4. Discussion of a proposed rezone for property located at approximately 2000 N 5000 W (The Holland Group)

The discussion addressed a proposed rezone for property located near 2000 N and 5000 W, with Hunter Murray representing the Holland Group, the applicant. Mr. Murray explained that since the prior presentation, the project had been revised to reduce overall density from 48 to 45 homes, increase minimum lot sizes from approximately 8,900 square feet to about 10,000 square feet, and remove an irregularly shaped lot by consolidating it into an adjacent parcel. He noted that the revisions also included allocating sufficient acreage for a detention basin, refining lot widths to average roughly 90 to 92 feet, and adding a trail connection between lots 24 and 25 to provide internal community access. The applicant reiterated the request to rezone the property from A-5 to R-2 PRUD.

In response to a previous meeting question about what the proposal would look like under straight R-1 zoning, Mr. Murray stated Reeves Engineering estimated the site would likely accommodate about 38 lots due to the property's irregular shape, though Troy Moyes clarified that based strictly on allowable density at 2.2 units per acre, the site could yield up to 44 lots. Tory Moyes further explained that the PRUD request sought one additional lot beyond that base density in exchange for dedicating land for a trail, noting that a PRUD without a density bonus would not require amenities beyond street trees, fencing, and architectural standards. He emphasized that the trail dedication was effectively being offered in exchange for the additional lot.

Commissioner Farnsworth acknowledged improvements to the plan but raised broader questions about long-term trail connectivity and whether partnering with future commercial development across the slough might provide alternative or more advantageous options for constructing the trail. Staff clarified that commercial zoning did not extend all the way to the subject property. Commissioner Roubinet and others discussed trail alignment, with Mr. Murray explaining that the trail had been shifted to the northeast corner of the site to avoid reliance on adjacent property owners. Commissioner Roubinet stated that he preferred the revised layout, viewing the PRUD flexibility as appropriate given the site's shape and noting that 10,000-square-foot lots remained a reasonable size.

Commissioner Turner expressed continued concern about the value received by the city in exchange for the density increase, questioning whether greater leverage for trail construction might exist through commercial development instead. He also reiterated concerns about the trail's emergence

near Pig Corner, though it was noted that the city's parks and trails master plan anticipated a westward connection and that an existing culvert under the road could facilitate such a crossing.

Time had expired at this point in the meeting and the discussion was continued after item number 7 during the General Session. The following is the rest of the discussion.

The discussion focused on whether the proposed PRUD approach was delivering the level of community benefit the Planning Commission had intended, particularly as it related to setting precedent for future PRUD requests. Commissioner Turner questioned whether the project represented a true improvement and whether the city was "getting its money in return," emphasizing that the trail dedication appeared to be the hinge point but might not meaningfully change the feel of the subdivision. He raised concerns about accepting limited open space along the back as the primary tradeoff and suggested that stronger neighborhood enhancements such as higher-quality front elevations, varied materials, or other design upgrades that would elevate the subdivision might better reflect the purpose of a PRUD. Commissioner Wade agreed the commission needed to ensure it was receiving what it intended from the PRUD, while Troy Moyes outlined three options: Straight zoning with a loss of six to seven lots and only standard code requirements; a PRUD with flexibility but no amenities, costing one additional lot without requiring a trail; or a PRUD with both enhancements and a dedicated trail in exchange for one additional lot, describing the decision as a balance between flexibility, density, and the value of the trail dedication.

Commissioners discussed whether the trail was truly a priority and whether the city could instead pursue trail alignment or construction on the opposite side of the slough potentially through future commercial development while still benefiting from subdivision upgrades. Commissioner Wade stated he liked the improvements and the increase to larger, quarter-acre-ish lots compared to earlier smaller lots, and he shared that living near a trail had been a positive experience, though he questioned who would ultimately build it. He said that if the trail was the city's priority, the proposal seemed worthwhile for one lot, but if not, the project should remain R-1. Troy Moyes acknowledged that trails had not been as central in prior discussions but noted that the Trails Master Plan had long shown a trail along the slough and that the proposal represented an opportunity to secure that connection, even though there were two potential sides for alignment. Commissioner Roubinet referenced the Trails Master Plan and expressed support for obtaining the land when available, adding that having right-of-way secured could strengthen the city's position if it pursued grants for trail construction in the future. Bryn MacDonald cautioned that relying on future commercial development for the trail could be uncertain and potentially more difficult, noting that cities often have to offer incentives to attract commercial projects rather than require amenities, and she emphasized the unpredictability of timing across the slough.

Commissioner Turner continued to press for a clearer value proposition, noting a "seven lot gap" compared to what might be expected under a more ideal site shape, and suggested exploring whether giving up additional lots could create better product variety or deeper lots while still advancing trail connectivity. Commissioner Farnsworth stated the plan looked improved but suggested removing one lot near the north side to better transition next to nearby larger lots, while

also noting that removing a lot could affect whether trail dedication was required under the PRUD structure. Commissioner Turner also asked about architectural expectations and home variety, and Mr. Murray responded that the front facades were expected to be heavy on brick and masonry with variety in materials such as Hardie board, brick, and stone, consistent with West Point's design priorities. Mr. Murray stated the intent was to provide product variation, with larger, higher-value homes expected along the slough and other larger lots, and he described features such as three-car garages, RV pads, and the potential for shops on certain lots. Troy Moyes clarified that while architectural minimum standards would be enforceable, broader variation in home size and style would largely depend on the builder, though the approved density, layout, and trail dedication would be locked in through the development agreement and would require an amendment and return to the commission if changed; he confirmed that the trail would be locked in as well. The commission agreed to move forward with a public hearing.

5. Review of agenda items

This was not discussed.

6. Other items

This was not discussed.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

OCTOBER 9, 2025

GENERAL SESSION 7:00 PM

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

Planning Commission Excused: Commissioner Adam King

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

Visitors: Doug Hamblin, Hunter Murray

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

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

There were no public comments.

6. **Approval of minutes from the September 25, 2025, Planning Commission meeting**

Commissioner Farnsworth motioned to approve the minutes from the September 25, 2025, Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

7. **Discussion and consideration of a preliminary plat for 3 lots known as Pheasant Creek phase 4 on property located at approximately 1383 N 4350 W; Jason Hamblin, applicant**

Jason Hamblin, representing Hamblin Investments, has submitted an application for a preliminary plat amendment for the Pheasant Creek Estates Subdivision, located at approximately 1383 N 4350 W. Pheasant Creek Estates Phase 1 was originally recorded in August 2004. This amendment would add two new lots to the subdivision and create Phase 4 while enlarging the overall subdivision boundary to include additional property recently rezoned to R-1 Residential. The southern property line of lot 21 from the original 2004 plat will be moved approximately 20 feet to the south to better align the existing driveway. The adjustment does not affect any existing structures and allows the new lots to integrate properly with the existing subdivision layout.

Doug Hamblin, Layton: Mr. Hamblin stated the information given by Troy Moyes was correct. He stated there were not many options that could be feasible with this property.

Commissioner Turner asked if there were interested buyers. Mr. Hamblin stated his son who will be the contractor has in-laws that have been shown the property as well as other family members. Lot 41 was recently sold and those individuals will be signing the plat. They would like to keep it within the family and will build it following all CCNRs within the Pheasant Creek Subdivision.

Commissioner Turner motioned to approve the preliminary plat for three lots known as Pheasant Creek Phase 4. Commissioner Farnsworth seconded the motion. All voted aye.

At this point in the meeting, discussion returned to item number 4, Discussion of a Proposed Rezone for Property Located at approximately 2000 N 5000 W (The Holland Group), from the work session.

8. Staff Update

The City Council approved the Mike Bastian Development Agreement Amendment. At the next Planning Commission meeting, a preliminary plat for Mike Bastian is scheduled for review as well as the Jones General Plan Amendment discussion. Shaw and Nilson are scheduled for a public hearing, and updates to the sign code are still in progress. The Carlisi Preliminary Plat remains pending.

Commissioner Taylor asked about the Jay Fisher project off Cold Springs Road and Troy Moyes stated the company is working on other projects at this time.

9. Planning Commission Comments

Commissioner Taylor thanked the staff and expressed appreciation for their work.

Commissioner Wade questioned whether higher density or smaller lots were inherently “bad,” noting that public perception often treats them as such. He emphasized that density isn’t necessarily negative and that developers’ motivations are understandable, but the issue is frequently portrayed as a moral conflict rather than a planning decision.

Commissioner Farnsworth noted that the Utah League of Cities and Towns conference highlighted how people’s lifestyles were changing, with many seeking low-maintenance housing options. She referenced examples of condo’s on top of businesses with no yard selling quickly, illustrating shifting preferences. She observed that different housing products attract different types of residents and that some high-density communities lacked the connection found in more traditional neighborhoods. She emphasized the need to plan long-term rather than respond only to immediate challenges, considering how homes, resources, and the city as a whole would hold up “forever,” not just in the present.

Commissioner Turner appreciated the opportunity for the discussion and receiving answers to all questions. He noted builders are in the business of making money but need to spend money to showcase multiple ideas for a project.

Commissioner Roubinet appreciated everyone for their questions, comments, and their dedication in attending the meeting. He stated he attended the conference as well and found it informative. He suggested possibly adopting a “yield plan” approach, requiring applicants to present both a standard plan and a requested plan up front to clearly show baseline density versus the density being proposed. He learned that Farmington uses this approach and it has helped answer many questions early in the process and could be useful for PRUD applications. He overall found the conference informative in realizing other cities are facing similar challenges and learning the pro’s and con’s of what worked for them.

10. Adjournment

Commissioner Wade motioned to adjourn the meeting at 7:55 pm. Commissioner Roubinet seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

DECEMBER 11, 2025

WORK SESSION 6:00 PM

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

Planning Commission Excused: Commissioner Adam King, Commissioner Spencer Wade

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

Staff Excused: Troy Moyes, City Planner

Visitors: Anne Stoddard, Susan Nicotra, Frank Nicotra, Tim Gooch, Dan Frandsen, James Templeton, Christy Watkins, Jodie Palmer, Guy Williams, Mark Sessions, Matt Leavitt

1. Discussion of a proposed rezone for property located at 4762 W 700 S (Rulon Gardner, applicant)

The discussion focused on a proposed rezone of an approximately 17-acre property located on 700 S near 4700 W from Agricultural (Ag/A-5) to R-1, consistent with the property's General Plan designation. Bryn MacDonald explained that most of the site was already designated R-1 on the General Plan, with a small portion shown as A-5, and that the applicant submitted a concept plan that generally met R-1 density requirements at a high-level review. The primary issue discussed was whether a roughly 1.3-acre portion currently shown as A-5 should remain Ag or be rezoned to R-1 with the rest of the property. Bryn MacDonald noted that if the piece remained Ag, it would not count toward R-1 density and would result in the loss of approximately three lots, whereas rezoning it R-1 would not increase the total number of lots, but possibly require redistributing lot sizes. Commissioners and staff discussed that there was no PRUD or open-space requirement and questioned the purpose, ownership, and maintenance responsibility of the proposed detention area, especially since the detention area may not be necessary due to nearby wetlands and an existing storm drain connection. Floodplain proximity was discussed, with Bryn MacDonald indicating that the area appeared to be outside the floodplain but would need further verification, as floodplain impacts could affect buildability and insurance requirements.

Additional discussion addressed a small unmapped ownership gap on the county parcel map, which Tim Gooch, representing the applicant, explained was a known surveying issue common in the area and typically resolved through a survey and boundary line agreement during subdivision. Access was also discussed, with Bryn MacDonald noting that a recent court ruling confirmed 700 S as a public 66-foot-wide collector road, allowing the project to move forward. Commissioners asked about

future road improvements, curb, sidewalk, and frontage, with Bryn MacDonald indicating improvements would likely occur on the north side as development proceeds, subject to engineering review.

Throughout the discussion, multiple commissioners expressed a preference for rezoning the entire property to R-1 to align with the General Plan intent, avoid split zoning, and allow flexibility to enlarge lots, particularly lots 131, 132, and 133, if the questioned area proved buildable or unnecessary for detention. The consensus was that staff should verify floodplain and detention needs, clarify whether the area was buildable, and proceed toward a public hearing with the understanding that lot configuration and density adjustments would be addressed during subsequent subdivision review, while the rezone itself could move forward as R-1.

2. Discussion of a proposed rezone for property located at approximately 4200 W 800 N (George Wright, applicant)

The Planning Commission discussed a proposed rezone for the Crystal Court property located at approximately 4200 W 800 N, an item that had been under consideration for nearly three years due primarily to unresolved storm drain issues. Bryn MacDonald explained that the major obstacle had been the lack of an adequate stormwater outlet, but that the applicant had since coordinated with UDOT to obtain an easement allowing a pipe to run under the corridor and convey water south. With this solution in place, Boyd Davis, City Engineer, was reported to be fully satisfied with the storm drain plan. The property was currently zoned R-1, and the applicant was requesting a rezone to R-2, which aligned with the General Plan and remained well below the allowable R-2 density, at approximately 1.7 to 1.8 units per acre. Bryn MacDonald clarified that the rezone was primarily needed because two lots along 800 N were slightly smaller than the 12,000-square-foot minimum required in R-1, even though they still exceeded 10,000 square feet.

Commissioners discussed whether a development agreement could address the lot size issue without a rezone, but Bryn MacDonald noted that the process would still require a public hearing and that R-2 was consistent with the General Plan. The site was identified as 7.66 acres in size and located at the bottom of the bluff, with additional considerations involving adjacent UDOT parcels and future road alignment. Bryn MacDonald emphasized the importance of aligning access roads properly and avoiding additional access points near the bottom of the bluff. Concerns were raised by Commissioners Turner and Roubinet about the safety of allowing driveways onto 800 N, a collector road, particularly given the bluff and limited sight distance. Bryn MacDonald confirmed that the code generally prohibited driveways on collector roads unless the Planning Commission granted an exception, and she cautioned that allowing one driveway could prompt UDOT to request another across the street.

Guy Williams, representing the applicant, explained that average lot frontage requirements in R-1 were a key constraint, noting that while the minimum frontage was 85 feet, the average requirement effectively limited the number of lots that could be achieved. Bryn MacDonald clarified that the R-1 average frontage was higher than R-2, which was why the applicant was pursuing the rezone. Discussion concluded with acknowledgment that if driveways on 800 N were not permitted, the applicant could potentially remain in R-1, but would lose additional lots. Bryn MacDonald advised that the Commission should be clear about its position early so the applicant could proceed

accordingly. The conversation ended with agreement that road placement near the hill should remain as far west as possible and that existing sewer and utility infrastructure supported the proposed road alignment.

3. Review of agenda items

The Planning Commission briefly discussed two agenda items, including approval of the Planning Commission meeting schedule for the following year and a proposed detached accessory dwelling unit (ADU) on 3000 W. Bryn MacDonald reviewed the code requirements for detached ADUs and explained that the proposal met all applicable standards. Commissioner Roubinet asked whether the large garage associated with the project, measuring approximately 25 by 40 feet, required a separate conditional use permit, and Bryn MacDonald confirmed that it did not.

Bryn MacDonald further explained that the placement of the ADU was dictated by code requirements, noting that it must be located in the rear yard and within 150 feet of the street, both of which were satisfied. She stated that the lot exceeded the minimum 10,000-square-foot requirement, was just under an acre in size, and that the ADU was not taller than the primary dwelling. She added that all setback and parking requirements were met and that the unit was within 500 feet of a fire hydrant, supported by a letter from the fire department indicating a hydrant directly across the street. She concluded that the application met all code requirements and described the request as straightforward.

4. Staff Update

At the next City Council meeting, a public hearing is scheduled regarding the commercial landscaping requirements, with no significant concerns raised. The Council discussed the commercial General Plan for the Shaw property on 2000 W, including whether the entire corridor should be designated as commercial, and noted that those conversations were still ongoing. Regarding the Nilson General Plan on 4500 W, located north of Saltgrass and Humphreys, the Council requested additional information and was awaiting a response from the applicant. The Leavitt rezone to R-4 had been approved at a prior meeting; however, a referendum had since been filed by area residents, initiating the signature-gathering process. The Sky Meadows project had also been discussed, with questions similar to those raised by the Planning Commission related to the trail and corner park, and the item was scheduled for a decision at the following City Council meeting.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

DECEMBER 11, 2025

GENERAL SESSION 7:00 PM

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

Planning Commission Excused: Commissioner Adam King, Commissioner Spencer Wade

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

Staff Excused: Troy Moyes, City Planner

Visitors: James Templeton, Christy Watkins, Jodie Palmer, Guy Williams, Mark Sessions

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

There were no disclosures from the Planning Commissioners.

5. **Public Comments**

There were no public comments.

6. **Approval of minutes from the November 13, 2025, Planning Commission meeting**

Commissioner Turner motioned to approve the minutes from the November 13, 2025 meeting. Commissioner Taylor seconded the motion. All voted aye.

7. **Approval of the 2026 Planning Commission meeting schedule**

There were no concerns about the scheduled dates.

Commissioner Taylor motioned to approve the 2026 Planning Commission schedule as proposed. Commissioner Farnsworth seconded the motion. All voted aye.

8. Discussion and consideration of a conditional use for a detached ADU located at 855 N 3000 W (Jodie Palmer, applicant)

The discussion addressed a request for a conditional use permit for a detached accessory dwelling unit (ADU) on property located at 855 N 3000 W. Bryn MacDonald explained that a detached ADU is a conditional use under the city code and is considered a permitted use provided all outlined standards are met. The applicant proposed an 800-square-foot ADU in the rear yard, which met the maximum size allowed by code. The location complied with requirements, including placement in the rear yard, being within 150 feet of the street frontage, and within 500 feet of a fire hydrant, was located directly across the street and fire staff approved. Bryn MacDonald further noted that all setback, height, parking, and owner-occupancy requirements were satisfied, with the property owner residing on site. Because all code standards were met, the request qualified as an administrative conditional use permit, and no public hearing was required.

There were no questions by the Planning Commissioners.

Commissioner Turner motioned to approve the detached ADU located at 855 N 3000 W. Commissioner Farnsworth seconded the motion. All voted aye.

9. Planning Commission Comments

Commissioner Taylor thanked everyone for the discussion. He also thanked Commissioner Turner for all the questions and helping to teach and guide them. He stated it has been a great pleasure to serve with him.

Commissioner Farnsworth thanked everyone and stated she is grateful for the time spent with Commissioner Turner and the knowledge he brought to each meeting.

Commissioner Turner stated he has enjoyed the opportunity to really work and serve and be on the Planning Commission, especially to work with the fellow commissioners.

Commissioner Roubinet stated he has appreciated all the time he has spent with Commissioner Turner and all his comments. He has learned from him and is sad to see him go. He appreciated having him on the Planning Commission.

10. Adjournment

Commissioner Turner motioned to adjourn the meeting at 7:21 pm. Commissioner Roubinet seconded the motion. All voted aye.

Chairperson – PJ Roubinet

Deputy City Recorder– Katie Hansen

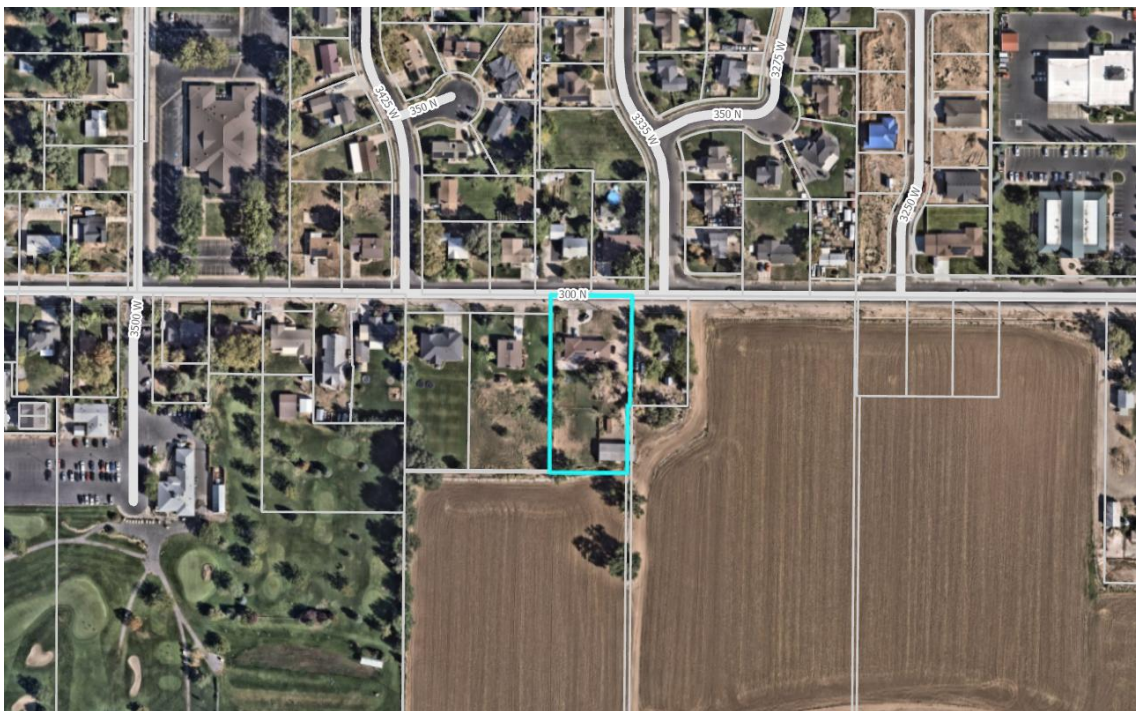
Planning Commission Staff Report

Subject: Discussion – Rezone – 3381 West 300 North
Author: Troy Moyes, City Planner
Department: Community Development
Date: January 22, 2026



Background

The applicant, Kyle Norton, located at 3381 West 300 North would like to rezone his property from A-40 Agricultural and R-2 Residential to R-2 Residential (2.7 units per acre) for the purpose of creating a flag lot on his property. The subject property is 1.11 acres in size. West Point City General Plan has this property designated within the Main Street Overlay District.

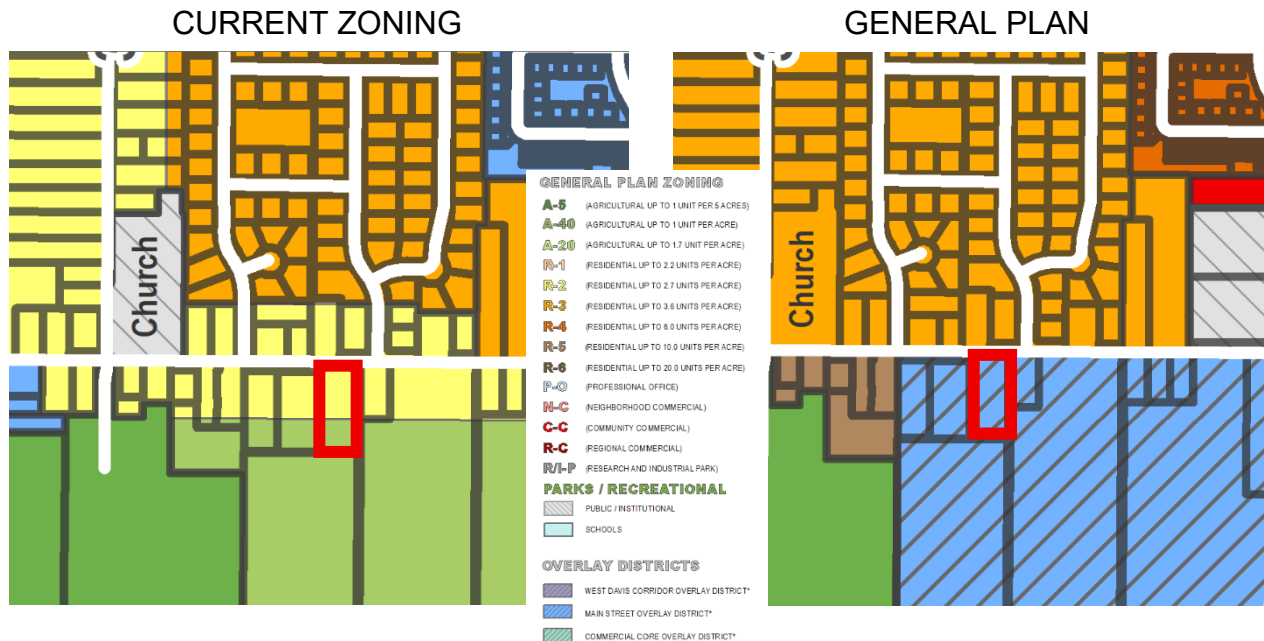


Process

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the Planning Commission for a public hearing and recommendation to the City Council. The City Council will then hold a public hearing and make a final decision.

Analysis

The applicant is requesting a rezone of the subject property from A-40 Agricultural and R-2 Residential to R-2 Residential in order to pursue a future flag lot application. The property is approximately 1.11 acres in size and is located within the Main Street Overlay District as identified in the West Point City General Plan.



No flag lot or subdivision plans have been submitted with this rezone request. Approval of the rezone would not approve a flag lot or any specific development at this time. If the rezone is approved, the applicant would be required to submit a separate flag lot application, which would be reviewed and acted upon by the Planning Commission and would need to meet all applicable City Code and Main Street Overlay requirements.

The Planning Commission's review of this item is limited to whether the requested zoning change is appropriate based on the General Plan and surrounding land uses. Any site-specific design, access, or lot configuration issues would be addressed during the flag lot review process.

Recommendation

This item is for discussion only. No decision will be made at this meeting. Staff recommends that the Planning Commission review the request, ask questions, and provide direction proper to the public hearing.

Attachments

Planning Commission Staff Report

Subject: Public Hearing – Rezone – Approximately 4750 W 700 S
Author: Troy Moyes
Department: Community Development
Date: January 22, 2026



Background

The applicant, Rulon Gardner, representing Gardner Sunset Ridge, LLC, is requesting a rezone of 17.04 acres located at approximately 4750 West 700 South from A-40 Agricultural (1 unit/acre) to R-1 Residential (2.2 units/acre). The property is designated R-1 Residential in the West Point City General Plan.

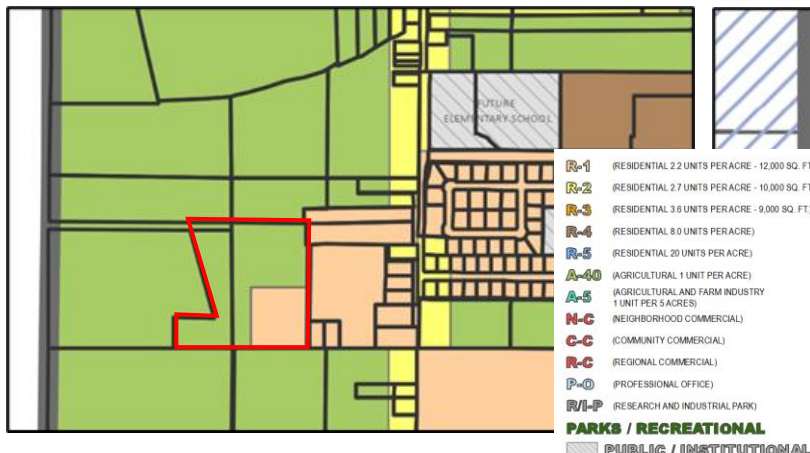
Process

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the Planning Commission for a public hearing and recommendation to the City Council. The City Council will then hold a public hearing and make the final decision.

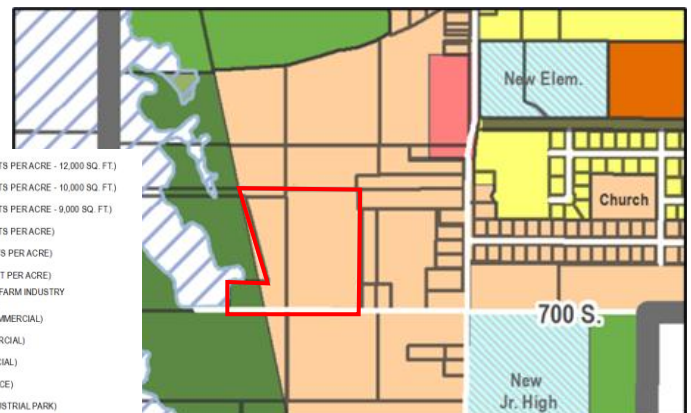
Analysis

This property was previously under consideration for a rezone in 2022, but the proposal at that time included more acreage and a higher-density request than what is being presented now. The current application is limited to the 17-acre portion identified in the General Plan as R-1 Residential and proposes a traditional single-family layout of 37 lots that aligns more closely with the intended land use.

CURRENT ZONING

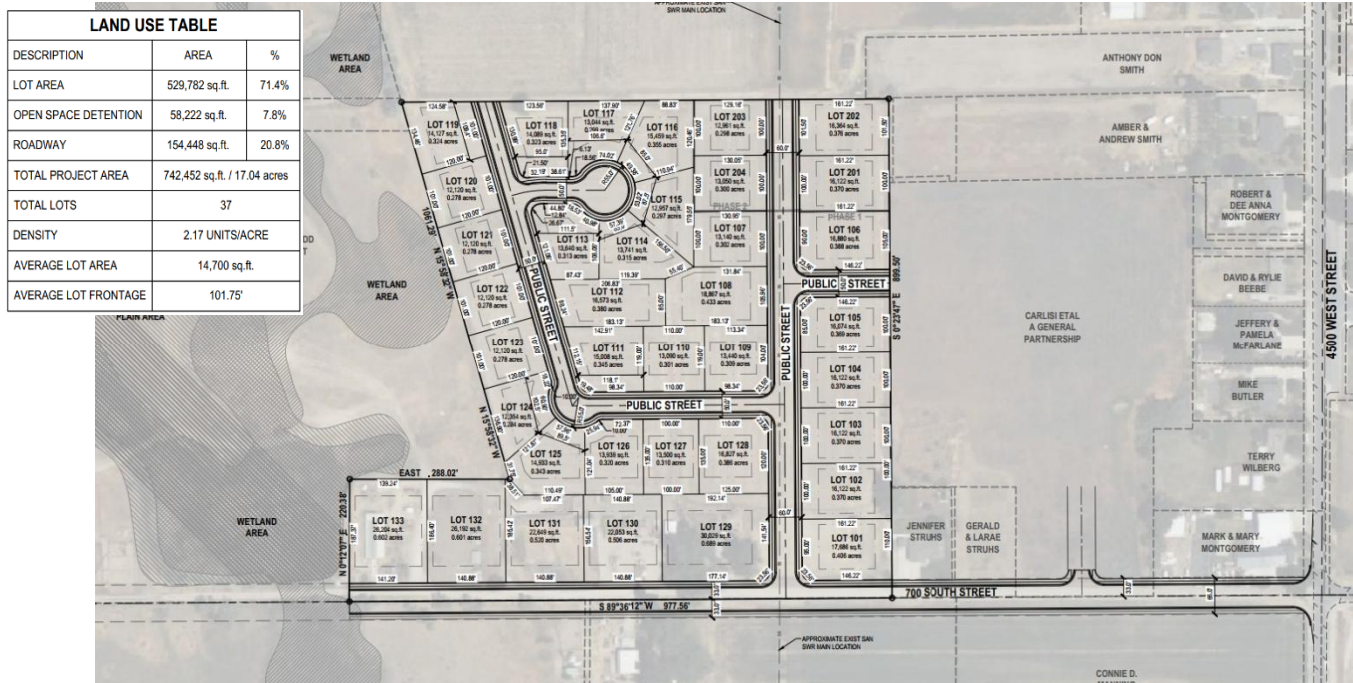


GENERAL PLAN



A key issue during the earlier review was the question of whether 700 South was a public or private road, since subdivision access could not be granted without that determination. Subdivisions must have access onto a public road. Since then, a court decision has established that 700 South is a 66-foot wide public street, which allows the applicant to rely on it for access. As part of the subdivision, 700 South will need to be improved to City public-street standards. The City Engineer is reviewing the required roadway cross-section and improvements needed to bring the road up to code.

City Code allows up to 30 lots to be served by a single access. Because the concept plan includes 37 lots, a second access will be required for the entire project to move forward. That second access is anticipated to be provided through the Carlisi property to the east, which is expected to develop and connect back to 700 South in the future. The North Davis Fire District has reviewed the proposed access layout and has indicated that with both access points in place the development would meet Fire Code requirements for emergency response.



Recommendation

The proposed rezone is consistent with the General Plan land use designation for the property. Because rezones are a legislative action, staff does not take a position on approval or denial. Staff recommends that the Planning Commission hold a public hearing, consider public comment, and determine whether the request is appropriate based on General Plan consistency, compatibility with surrounding land uses, and the information presented before forwarding a recommendation to the City Council.

Suggested Motions (Rezone)

- Approve: I move to recommend approval of the rezone request for approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential and forward this item to the City Council for consideration.
- Deny: I make a motion to recommend denial of the rezone request for approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential, due to [*explain why the request does not support the general plan*], and forward this recommendation to the City Council for their consideration.
- Table: I make a motion to table any action on the rezone request for approximately 17.04 acres of property located at approximately 4750 West 700 South from A-40 Agricultural to R-1 Residential, until [*explain why the item needs to be tabled*].

Attachments

Concept Plan

Engineering Comments

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

- NOTES
- PROJECT IS CURRENTLY ZONED R-1
1. 12,000 SQ.FT. MINIMUM

2. 85' MINIMUM LOT FRONTAGE

3. 100' MINIMUM AVERAGE LOT FRONTAGE

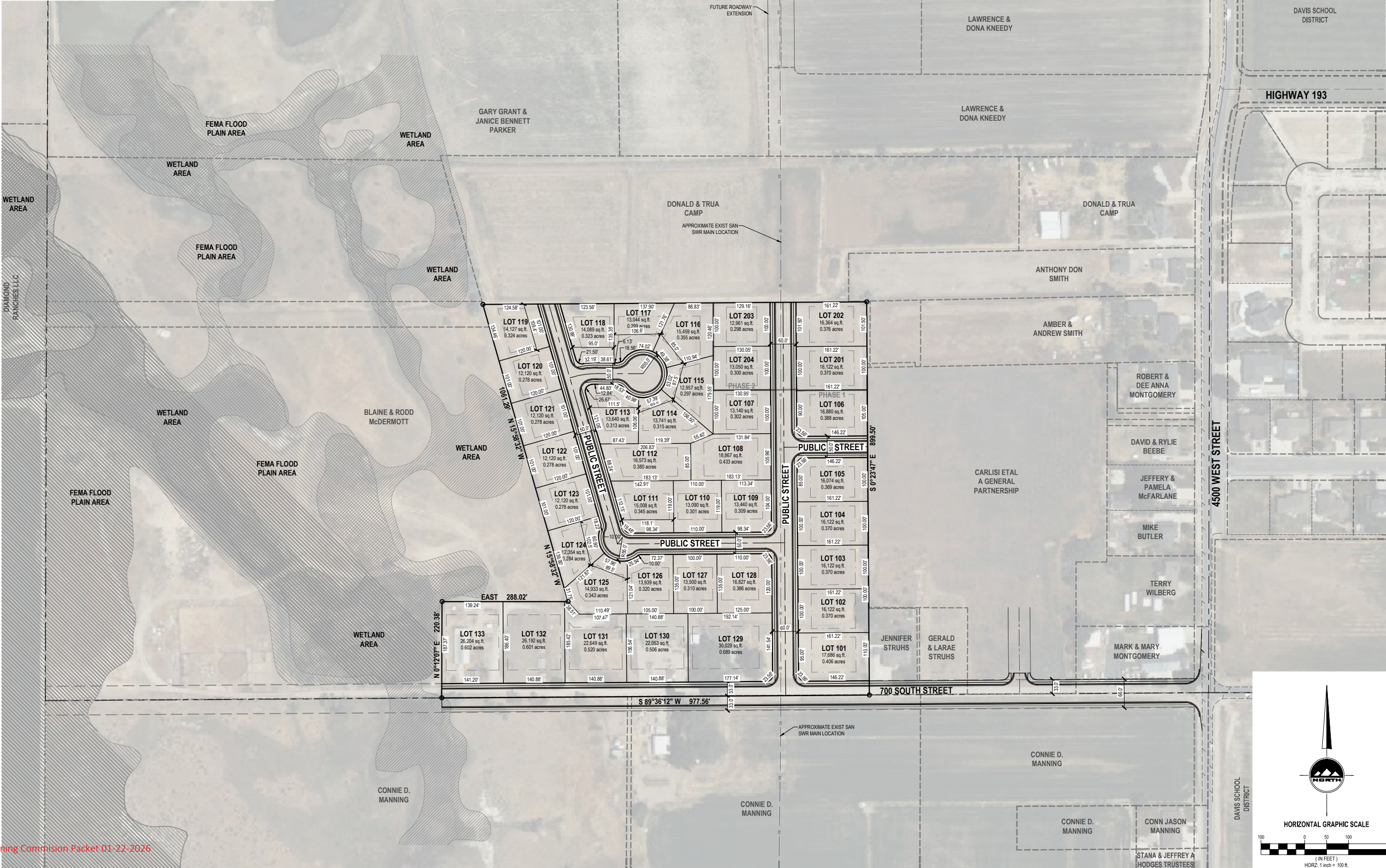
4. 30' TO FRONT PLANE OF BUILDING

5. 30' REAR SETBACK

6. 10' SIDE SETBACK

7. 20' SIDE CORNER SETBACK

LAND USE TABLE		
DESCRIPTION	AREA	%
LOT AREA	529,782 sq.ft.	71.4%
OPEN SPACE DETENTION	58,222 sq.ft.	7.8%
ROADWAY	154,448 sq.ft.	20.8%
TOTAL PROJECT AREA	742,452 sq.ft. / 17.04 acres	
TOTAL LOTS	37	
DENSITY	2.17 UNITS/ACRE	
AVERAGE LOT AREA	14,700 sq.ft.	
AVERAGE LOT FRONTAGE	101.75'	



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-200-0000

SUNSET RIDGE

696 SOUTH 4500 WEST
WEST POINT, UTAH



CONCEPT PLAN
R-1-10 ZONE

PROJECT NUMBER
11199

PRINT DATE
1/5/26

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

10 OF 1

19



From the Desk of Deputy Fire Marshal Mike Rawlings

North Davis Fire District

381 North 3150 West

West Point City, UT 84015

Office: (801) 525-2850 Ext. 102

Mobile: (801) 200-0377

Fax: (801) 525-6935

Email: mrawlings@northdavisfireut.gov

TO: Cam Preston
CC: Bryn MacDonald, Community Development Director – West Point City.
Boyd Davis, Assistant City Manager/City Engineer – West Point City.
FROM: Mike Rawlings / Deputy Fire Marshal
RE: Sunset Ridge Subdivision

DATE: December 2, 2025.

I have reviewed the proposed site plan, after careful consideration, Fire District preliminary APPROVAL is granted, based that the following stipulations are met:

- The subdivision boundaries for lot count consideration would begin from the access point off **700 South**, as indicated on the conceptual plan set, and the secondary access can be counted through the proposed adjoining future subdivision development. **Provided that both future proposed subdivisions connect to one another.** (*See Fire Code Requirements Below*).
- The provided conceptual plan set for Sunset Ridge shows a total lot count of **37** lots, **NOT 30**. Per current Fire code requirements, this would require a **secondary access into said subdivision**. Single access into said subdivision will only be granted by the Fire District, if the total lot count of said subdivision is **30 lots or less**. (*2021 IFC Appendix D, Section D107 code: D107.1*).
- Current fire code requirements **allows for an exception** to the above referenced code. In that, fire apparatus access roads (*secondary access roads*) that connect with a future development, may be counted as a secondary access, as determined by the *fire code official*. (*2021 IFC Appendix D, Section D107(2)*).

These preliminary concept plans have been reviewed and APPROVED to meet the Fire District requirements. Based on the stipulations listed above. Should you have any further questions or concerns on this matter, please contact me.

Planning Commission Staff Report

Subject: Public Hearing – Rezone – 4200 W 800 N.
Author: Troy Moyes, City Planner
Department: Community Development
Date: January 22, 2026



Background

The applicant, George Wright, who represents the property owner Crystal Court Luminary LP, is requesting a rezone of the property located at approximately 4200 West 800 North from R-1 Residential (2.2 units per acre) to R-2 Residential (2.7 units per acre). The subject property is 7.66 acres in size and consists of two separate parcels. The West Point City General Plan has this property designated as R-2 Residential.

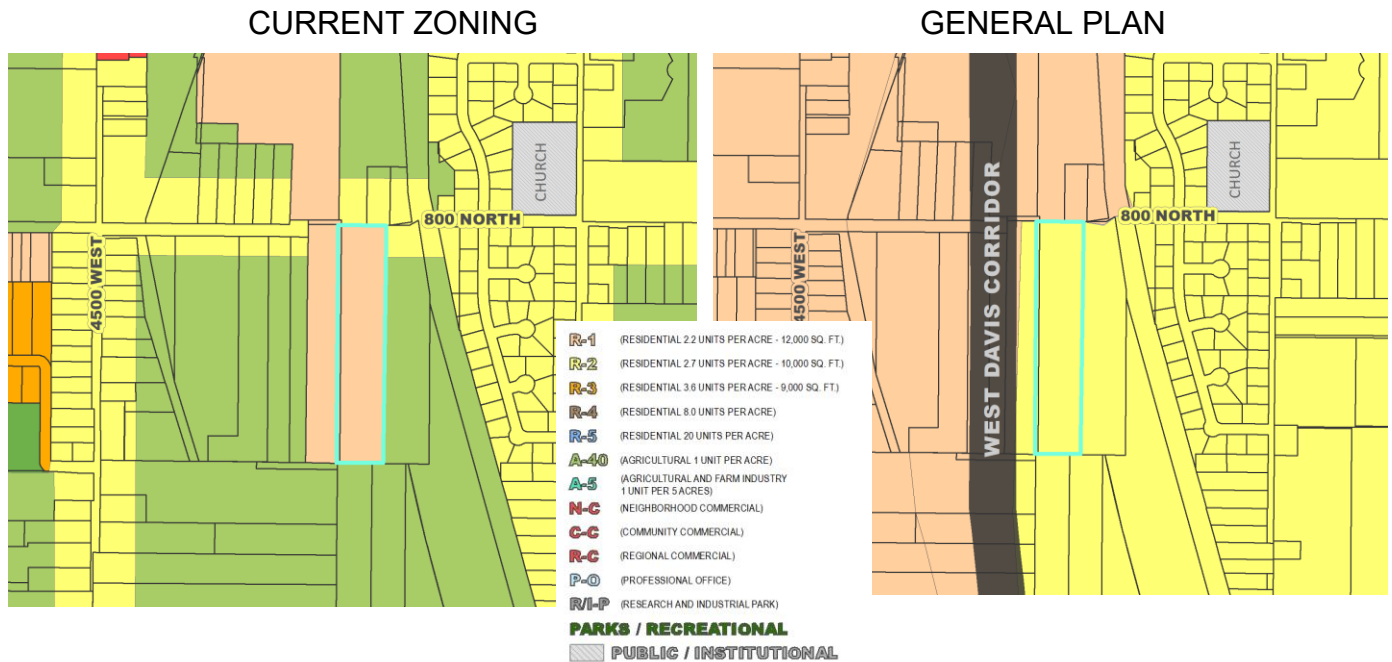


Process

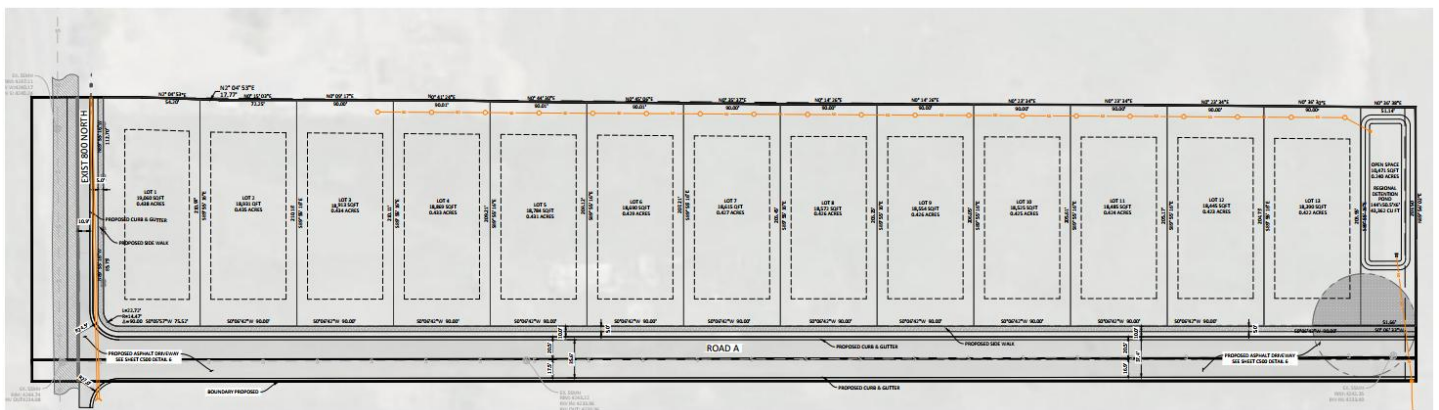
Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans are typically reviewed concurrently with a rezone application to evaluate General Plan consistency, access, and overall development feasibility. Preliminary and final subdivision design and engineering are reviewed through a subdivision application process. This item is before the Planning Commission for a public hearing and recommendation to the City Council. The City Council will then hold a public hearing and make a final decision.

Analysis

The General Plan has this and other properties in the area, located just east of the future West Davis Corridor, designated as R-2 Residential.



The R-2 zone allows 2.7 units per acre with a minimum lot size of 10,000 square feet and minimum lot width of 85 feet. This density would allow up to 20 lots on the subject property. The concept plan shows a total of 13 lots (1.7 units/acre) ranging from 10,000 to 20,000 sq ft with a minimum lot width of 86 feet. All of the lots will be located on the east side of a newly constructed road. The applicant has not requested any exceptions to the zoning ordinance for lot size, width, or setbacks.



In August of 2020 this property was discussed with the Planning Commission in consideration of a similar project. No decision at the time was made, due to concerns regarding a lack of a plan for storm water discharge. During the work session meeting held on March 9, 2023, the Planning Commission asked the applicant to provide

additional information to address the storm water discharge issue on the property. The applicant agreed to provide information regarding the discharge of storm water into that ditch. The City Engineer and the applicant have been working to address the storm water discharge in this area. The applicant has been working with UDOT and has secured an easement to discharge storm water to the west and down to 300 N. The City Engineer is satisfied with this solution.

Recommendation

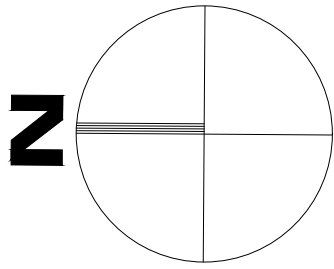
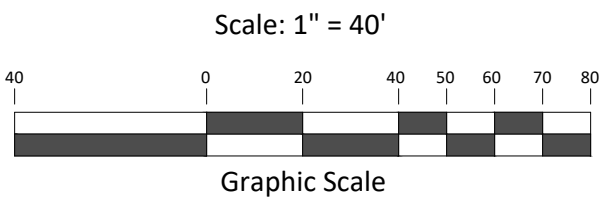
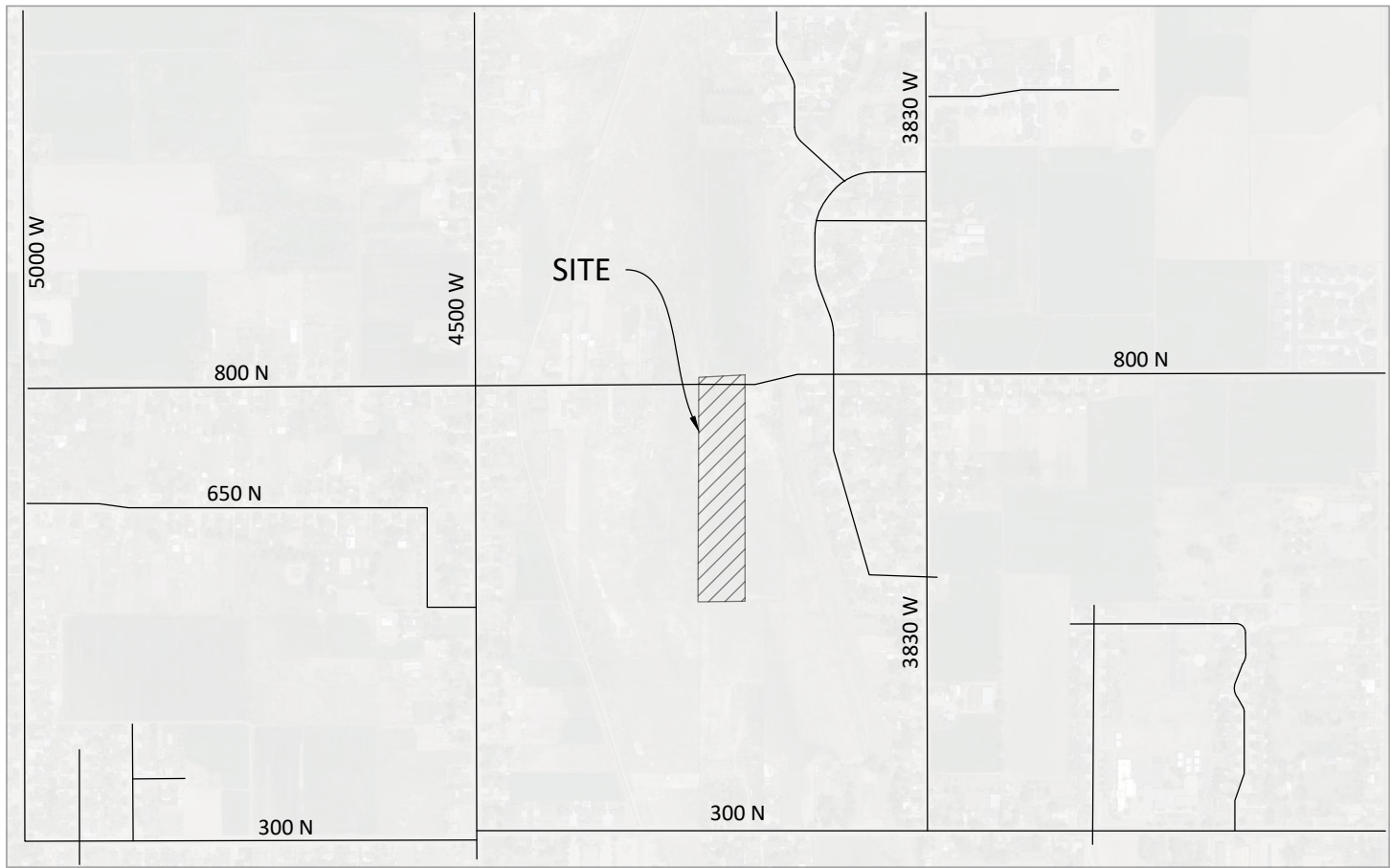
The zoning complies with the general plan. The Planning Commission needs to decide if the zoning complies with the intent of the general plan for this area.

Attachments

Application

Concept Plan

Vicinity Map
Not to Scale



PROJECT
**Crystal
Court**

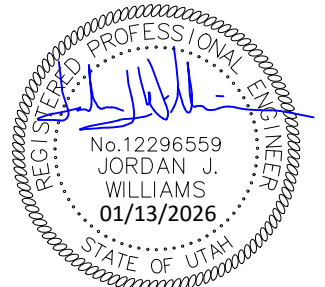
PARCEL 140440084 -
WEST POINT
DAVIS COUNTY,
UTAH

DATE: 01/13/2026
PROJECT NO. 23.003

REVISION	DATE
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FINAL DESIGN

SITE PLAN
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH

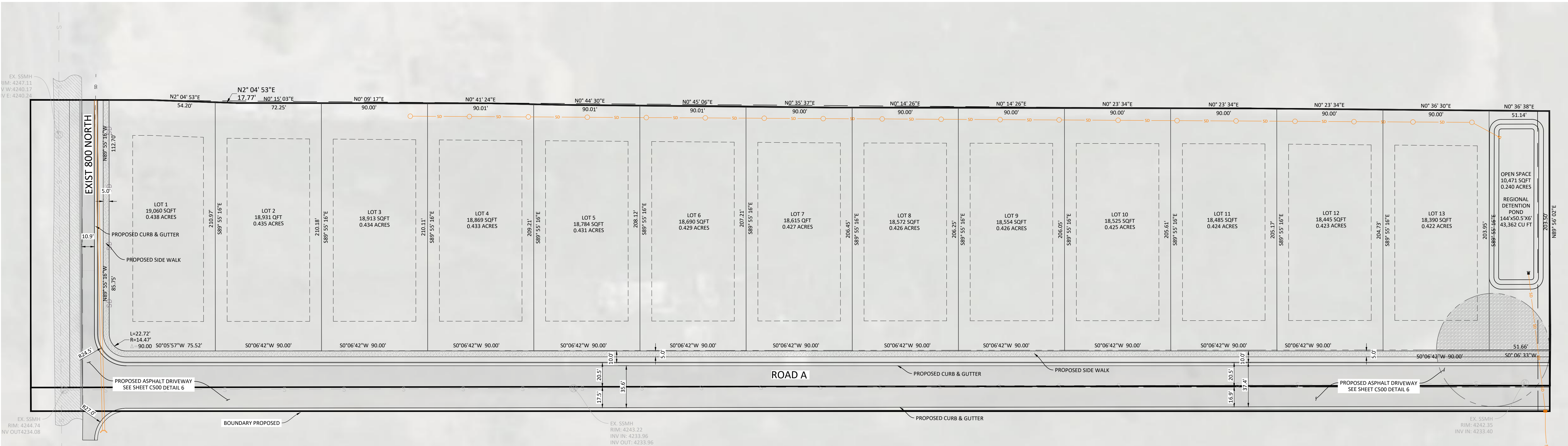


SCALE: 1"=40'

C201

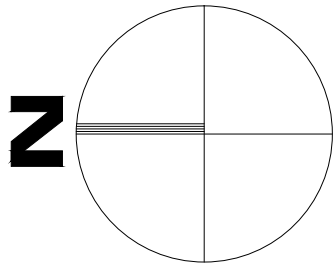
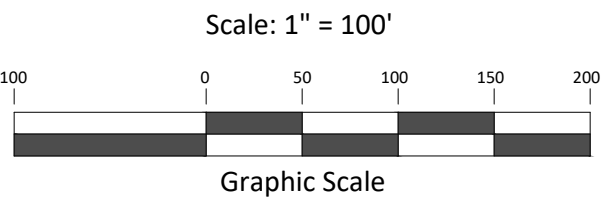
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SITE CONCEPT NOTES:

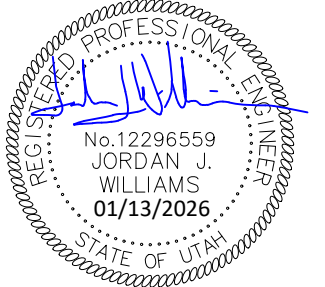
1. Pre-application meeting with UDOT was held 2/28/2023. UDOT notes to be provided, no impact is forecast for West Davis Corridor.
2. No bio-swailes to implemented in design, Regional pond will be dedicated as open space. Due to high ground water pond will be shallow approx. 2' in depth.
3. DRT meeting stated there was little need for sidewalk one west side of the parcel.
4. Temporary Fire turn around shown, final placement and design to be determined with Fire marshal approval.



REVISION	DATE
1	
2	
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FINAL DESIGN

SITE PLAN OVERALL
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH



SCALE: 1"=150'

C200

DRAWN BY: FT