



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
September 16th, 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
6:30 PM

Minutes for the West Point City Council Administrative Session held on September 16, 2025, at 6:30 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# 848 2669 4407 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 Michele Swenson, and Council Member Annette Judd

EXCUSED: Council Member Trent Yarbrough

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; 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: None

VISITORS PRESENT: Matt Leavitt, Ken Whitaker, Mike Bastian, Michelle Day, PJ Roubinet, Marv Drake, and Richard Roginski . No sign-in is required for those viewing online.

1. Discussion Regarding an Amendment to the Development Agreement for the Heritage Point PRUD Subdivision Located at 5000 W 2425 N – Mrs. Bryn MacDonald

Mrs. MacDonald introduced the proposed amendments to the previously approved Development Agreement for the Heritage Point PRUD subdivision. She explained that the applicant is requesting permission for certain interior lots to be reduced slightly below the 10,000 square foot minimum, but with no increase in total lot count. In fact, due to engineering refinements and infrastructure coordination, the subdivision has actually lost two lots from the original plan, resulting in a total of 211 lots instead of the originally anticipated 213. Mrs. MacDonald noted that the Planning Commission held a public hearing and recommended approval of the amendment, with a condition that no lot be reduced below 9,800 square feet. She emphasized that the overall subdivision layout and density remain substantially the same, with adjustments primarily occurring within interior lots to allow greater flexibility in home design.

Applicant representative Mike Bastian explained that the minor lot-width adjustments are just shifting one to four feet between certain adjoining lots to allow a wider variety of home floor plans, including ramblers and homes with RV pads. He stated that the smallest lot proposed would be approximately 9,830 square feet and that the variation would not materially change the neighborhood character. Mr. Bastian also explained that the project includes installation of a secondary water line extending from 5500 West, which represents a significant infrastructure cost, and that the slight lot-size reductions help offset water exaction costs.

Mrs. MacDonald reviewed access changes along the southern boundary of the subdivision, noting that road access was adjusted to align with an existing driveway and to allow for shared access with a future neighboring development to the south. This coordination avoids redundant access points and improves overall circulation. A detention basin has also been incorporated into the revised design, contributing to the loss of the two lots.

Council Members discussed the distribution of lot sizes, noting that the smaller lots are primarily located in the interior of the subdivision, while perimeter lots remain larger, some of which are almost third-acre in size. Mrs. MacDonald explained that while there was a minor reduction in designated open space as engineering became more precise, the change was not readily discernible on the plan, and the Development Agreement already anticipates minor adjustments between conceptual and preliminary design phases.

Council Members asked questions regarding average lot size, ingress and egress points, traffic impacts, and coordination with adjacent developments. Mr. Bastian stated that two primary access points are planned on 5000 West and that a shared traffic study with the adjacent southern development has been completed and will be provided to the City.

Council Members expressed general understanding and agreement with the amendments, acknowledging the practical considerations involved in subdivision engineering and home design. Mrs. MacDonald stated that because the amendment involves an exception to code standards, a public hearing will need to be held. The Council agreed to set the item on the agenda for the next meeting (October 7th) for a public hearing and action.

2. Discussion Regarding Adoption of the "Dignity Index" – Mayor Brian Vincent

Mayor Vincent introduced the Dignity Index, explaining that the City has informally promoted the concept through informational cards and handouts that have been displayed at public meetings over the past year or so. He explained that the Dignity Index is a national initiative designed to encourage respectful, dignified speech among elected officials and the public. Mayor Vincent read from the staff report, highlighting the underlying principles that treating people with contempt causes division, while treating people with dignity eases division. He emphasized that setting an example at the local government level helps shape broader community behavior and that adoption of the Dignity Index would serve as a clear statement of values and expectations for conduct in City proceedings.

Mayor Vincent noted that the University of Utah's Ken C. Gardner Institute of Politics has played a key role in advancing the initiative within Utah. He stated that while West Point City does not operate within a partisan political framework, the principles of dignity and civility are particularly relevant in light of recent events and heightened public discourse. Council Member Chatterton specifically expressed support for the initiative, sharing personal experiences from campaigning and emphasizing the importance of respectful dialogue even when disagreements occur. The Council agreed.

Mayor Vincent explained that a resolution formally adopting the Dignity Index is on the agenda for action in tonight's General Session. The Council will continue the discussion as it considers approval of the resolution.

3. Other Items

Mayor Vincent reported receiving calls from residents expressing concern about the speed of electric scooters and e-bikes on sidewalks near Island View Elementary School, particularly during times when parents walk young children to school. He stated that while residents were not seeking enforcement actions, they were interested in education and awareness efforts to improve safety. The Council and Staff discussed possible coordination with the Davis School District and the Sheriff's Office to address the issue through education rather than citations. Mayor Vincent and Staff shared observations from time spent monitoring the area, noting that while activity levels varied, visibility of law enforcement appeared to have a positive effect on all traffic in general.

Council Member Chatterton referred to his previous request regarding the possibility of installing a pedestrian crosswalk with flashing beacons on 3000 W between 300 North and SR-193. He expressed concern about residents crossing mid-block and the potential for serious accidents. Staff noted that there are existing crossing locations at both 300 N and SR-193 and these types of lights can be quite costly. Council Members discussed balancing safety concerns with actual usage and existing crossing locations and agreed that a study of the area would be helpful in order to have data to consider in evaluating whether another crossing location is warranted.

Council Member Swenson requested clarification on current City ordinances related to electric bikes and scooters on sidewalks, trails, and in parks, noting that some cities prohibit their use in certain areas. The Council agreed that review of existing regulations would be helpful and something for the Council to consider discussing in the future.

No other items were discussed.

The Administrative Session adjourned.



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General Session

7:00 PM

Minutes for the West Point City Council General Session held on September 16, 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# 848 2669 4407 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 Michele Swenson, and Council Member Annette Judd

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EXCUSED: None

VISITORS PRESENT: Matt Leavitt, Ken Whitaker, Mike Bastian, Michelle Day, PJ Roubinet, Marv Drake, Richard Roginski, Karla Smith, Linden Smith, Marilyn Olds, Randee Bereece, Shannon Kotter & Family, Katie Haugen, Kurtis Haugen, Kyle Norton, Michael Heinze, Leon Jacobsen, Jacci Kelley, Casey Pickard, Taggart Robinson, Heather Robinson, Kara Hummel, Scott Robinson, Doug Hamblin, Lauren Tesoro, Sharon Cammack, Jason Cammack, Blake Halfacre, and Hilary Ray. 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 Lee
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – Absent

Council Member Judd – None

Council Member Chatterton – None

Council Member Swenson – Expressed her appreciation to the West Point Arts Council and community members who participated in the Chalk Art Festival. She encouraged any that are interested in getting involved with the Arts Council to visit the website and reach out. She noted their involvement in the upcoming Fall Festival and invited residents to attend.

Council Member Lee – Addressed recent tragic events within the state and encouraged kindness, civility, and grace toward one another, emphasizing Utah's strong sense of community and shared values.

Mayor Vincent – None

5. Communications from Staff

Mr. Laws reported on the City's 9/11 Day of Service, during which approximately 30 trees were planted at Loy Blake Park by volunteers that participated. He stated that there was a strong turnout and a lot of work was able to be done. He also announced the upcoming Fall Festival on October 11, which will replace the traditional Halloween Carnival and include carnival games, a car show with trunk-or-treat elements, food trucks, vendors, and Arts Council activities. He also reminded residents of the upcoming cemetery cleaning scheduled for October 2.

6. Citizen Comment

Michelle Day – West Point: Stated that she wanted to address the proposed adoption of the Dignity Index. She expressed concern about legislating behavior, stating that civility and common courtesy should be practiced daily without regulation. She noted that the Dignity Index is still a pilot program and questioned who would judge behavior and what consequences would exist. She stated concern that the index could chill passionate expression and cause people to self-censor. Ms. Day emphasized that democracy is often messy and emotional and cautioned against creating an environment where people feel discouraged from speaking freely.

Sharon Cammack – West Point: Expressed concern regarding electric bikes and electric scooters on sidewalks, trails, and roadways. She stated that these devices are often silent, move quickly, and do not yield to pedestrians. She described safety concerns related to walking dogs, backing out of driveways, and limited visibility along 300 North, stating that she no longer feels safe walking her dog on the trail due to unexpected encounters with e-bikes.

Richard Roginski – West Point: Stated that he recently experienced a close call with an e-bike while trimming weeds near the sidewalk. He also raised concern regarding agenda posting, stating that he was unable to locate the agenda on the City's website prior to the meeting and only became aware of the public hearing by checking special meetings. He requested clarification regarding agenda availability.

7. Presentation of the Awards for the Chalk Art Festival – *Mayor Brian Vincent*

Mayor Vincent recognized participants and winners of the 2025 Chalk Art Festival, hosted by the West Point Arts Council at Loy Blake Park. He invited Arts Council Chair Randee Bereece forward to assist with the presentation.

Awards were announced in the following categories:

Children (Ages 0–12)

- Third Place: Sophie Kotter
- Second Place: Eleanor Hanson
- First Place: Taggart Robinson

Teens (Ages 13–17)

- Third Place: Sadie Kotter
- Second Place: Ashlyn Gray
- First Place: Linden Smith

Adults (18+)

- Third Place: Joshua Davidson
- Second Place: Whitney Hansen
- First Place: Marissa Leonard

Mayor Vincent congratulated all participants and thanked the Arts Council for organizing the event.

8. Consideration of Approval of the Minutes from the July 15th, 2025 City Council Meeting

Council Member Chatterton motioned to approve the minutes

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

9. Consideration of Resolution No. 09-16-2025A, Affirming West point City's Goal to Uphold Dignity and Civility in Local Government and Adopting the "Dignity Index" – Mayor Brian Vincent

Mayor Vincent reviewed the purpose of the proposed resolution, emphasizing that it is intended as a commitment by City officials and employees to lead by example in maintaining dignity, respect, and civility, and that it does not establish enforcement mechanisms or penalties.

Council Members discussed the intent and scope of the resolution. City Manager Kyle Laws clarified that the resolution applies to City officials and employees and is not an ordinance regulating public speech.

Council Member Chatterton referenced endorsement of the Dignity Index by the Utah League of Cities and Towns and expressed support for adopting the principles.

The Council agreed and had no further discussion.

Council Member Swenson motioned to approve Resolution No. 09-16-2025A

Council Member Judd seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Public Hearing Regarding a Request to Rezone Property Located at 3900 W 300 N from R-2 to R-4 – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone approximately 13 acres located at 3900 W 300 N from R-2 to R-4. She stated that the property has been discussed multiple times previously and was now before the City Council for a formally noticed public hearing. Mrs. MacDonald explained that the current zoning of the property is R-2, while the General Plan designation for the property is R-4, as adopted by the City Council with the updated General Plan in December 2024. She displayed maps showing both the current zoning and General Plan designations. She stated that the applicant is requesting the rezoning to align the zoning with the General Plan.

Mrs. MacDonald reviewed the evolution of the subdivision layout, explaining that the Planning Commission initially reviewed an earlier concept plan and requested changes. She showed the original plan, the revised plan reviewed by the Planning Commission, and the most recent plan, which includes additional minor adjustments made in recent weeks. She stated that the current proposal includes 46 total lots, with an overall density of approximately 3.5 units per acre, which is below the minimum density allowed in the R-4 zone. As the proposed density is below the R-4 minimum density requirement of 3.7 units per acre, the project also includes a proposed Development Agreement to allow that density exception. She stated that the Development Agreement would specifically limit the number of lots to 46 and would reference the approved concept plan, ensuring that the property could only be developed consistent with what the City Council is reviewing and that additional density could not be added without further Council approval. The current proposal includes eight twin-home lots, which were revised following Planning Commission review to comply with the City's requirement that no more than 20% of lots in an R-4 subdivision be twin homes. One twin-home lot was removed to meet this standard.

Mrs. MacDonald also highlighted a recent revision to the plan that adds a five-foot-wide sidewalk connection from the end of the subdivision directly north to 300 North, providing pedestrian access to the roadway and nearby school area. She noted that this pedestrian connection was added in response to prior discussion and concerns regarding walkability.

She reviewed lot sizes within the subdivision, stating that the minimum lot size in the R-4 zone is 5,000 square feet, and that most interior lots in the proposal range from approximately 8,000 to 9,000 square feet, with larger lots located along the perimeter. She stated that all units would be owner-occupied, as required by the R-4 zone, and that the Development Agreement would further specify that the units may not be rented, with CC&Rs enforcing this requirement.

Mrs. MacDonald reviewed street connections, explaining that the subdivision connects to an existing road at 5200 West and includes stub roads to the west to allow for future connectivity if adjacent properties develop. She confirmed that all proposed roads would be public streets. She also addressed sidewalk and park strip requirements along the southern access road (referred to as "Street A"). Mrs. MacDonald explained that staff is recommending that no sidewalk be required along that segment at this time, due to maintenance concerns and the fact that adjacent properties are not yet developed. She stated that sidewalks would still be required in front of all new lots within the subdivision, and that sidewalks along the access road could be installed in the future if adjacent properties develop.

The Planning Commission held a public hearing on both the rezone and the Development Agreement and received a significant amount of public comment. She explained that the Planning Commission ultimately recommended denial of the rezone and Development Agreement, citing concerns that the proposal did not fit with the surrounding neighborhood character and that the property could potentially be developed under a different zoning designation, such as R-3 or a planned development approach. The item is now before the City Council. She stated that the City Council may approve, deny, or modify the request, and that the Development Agreement is intended to provide certainty regarding density and layout should the rezone be approved.

Mrs. MacDonald emphasized that this is just a public hearing and that the Council will not be taking any action at this time.

Mayor Vincent opened the public hearing.

Kurtis Haugen – West Point: Stated that he attended prior Planning Commission and City Council meetings and reviewed the Planning Commission's reasoning for recommending denial. He read portions of Planning Commission discussion, noting concerns about disruption to planned density transitions, precedent for surrounding properties, lack of collector road access, neighborhood character, and late changes to the General Plan designation. He emphasized that there was substantial public opposition at the Planning Commission level and expressed concern that approving the rezone would set a precedent for additional high-density development to the west.

Kara Hummel – West Point: Stated that speaking publicly caused her anxiety but that she felt compelled to share concerns. She expressed concern about traffic, property values, school crowding, and the feeling that decisions may have been made without adequate community input. She emphasized that residents understood the property would eventually develop but wished it to remain R-2 as originally zoned.

Jacci Kelley – West Point: Speaking on behalf of her husband Corey Kelly, read a prepared statement noting that the Planning Commission unanimously recommended denial. She stated that denial would not expose the City to legal risk, that General Plan integrity would not be compromised by denial, and that moderate-income housing requirements could be met through other strategies. She expressed concern that overriding the Planning Commission and public opposition would signal that public input is symbolic rather than substantive.

Kay Child – West Point: Spoke in support of the rezone, stating that the proposed lot sizes would allow for smaller, more attainable homes and provide housing options for families who otherwise could not afford to live in West Point. She acknowledged traffic concerns but stated that growth is inevitable and believed sidewalks and connectivity improvements would benefit schoolchildren.

Blake Halfacre – West Point: Stated that he was neither fully in favor nor fully opposed but suggested exploring compromises such as broader ADU allowances for nearby large-lot properties. He raised concern about traffic impacts on nearby homes and asked the Council to consider equity for adjacent property owners if density is increased.

Katie Haugen – West Point: Stated that she agreed with previous speakers opposing the rezone and expressed concern that residents felt their voices were not being heard. She emphasized that residents were not opposed to growth but wanted development consistent with existing zoning and neighborhood character.

Casey Pickard – West Point: Stated that she lives adjacent to the proposed subdivision and believes the rezone would set a precedent for surrounding fields. She expressed frustration that, despite public involvement and Planning Commission denial, residents felt the decision was predetermined. She requested the property remain zoned R-2.

Kyle Norton – West Point: Spoke in support of the rezone, stating that smaller lots still represent high-quality housing and that new residents would contribute positively to the community. He expressed concern for first-time homebuyers and supported development that fits within established zoning frameworks rather than special negotiated zones.

Marilyn Olds – West Point: Stated that she has lived in West Point for over 60 years and raised concerns about school access, sidewalks, and congestion. She questioned how children would safely walk to school without adequate pedestrian infrastructure.

Richard Roginski – West Point: Stated that the rezone does not fit the character of the surrounding community and questioned the process by which the General Plan designation was changed. He expressed concern that financial gain was being prioritized over community welfare.

Marvin Drake – West Point: Stated that West Point risks becoming a bedroom community and expressed concern about lack of open play space, sidewalks, and increased density. He urged the Council to preserve West Point's identity.

Hilary Ray – West Point: Stated that children would inevitably use the proposed internal road as a shortcut to school and expressed concern about safety on 4000 West. She also raised concern about affordability claims and potential conversion of homes to rentals.

Jacci Kelley – West Point: Returned to the podium and stated regret for not speaking out during previous nearby developments. She raised concerns about existing sidewalk drainage issues near her home, traffic congestion, and pedestrian safety.

Sharon Cammack – West Point: Stated that homes priced over \$500,000 should not be characterized as low-income housing and reiterated concerns about road congestion.

Council Member Chatterton motioned to close the public hearing

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

Following the close of the public hearing, Council Members thanked the residents for their participation, stating that they recognize the time, emotion, and effort it takes to attend meetings and speak publicly, and that their comments are being noted and will be taken into consideration. Mayor Vincent emphasized that public input is not treated as a formality and that the Council takes resident concerns seriously, particularly when a proposal generates significant community interest and differing viewpoints. He also addressed concerns raised about whether the decision had already been made, stating that no final decision had been reached and that the purpose of the public hearing and discussion was to fully understand the impacts, concerns, and legal considerations before taking action. He explained that the City Council is required to weigh multiple factors, including the General Plan, zoning code, Planning Commission recommendations, state housing requirements, infrastructure considerations, and neighborhood compatibility.

Council Members will continue to review the request, including Planning Commission minutes, staff reports, public comments, and applicable ordinances, before making a final decision in a future meeting.

Mayor Vincent again thanked residents for maintaining civility during a difficult discussion and stated that regardless of the outcome, the Council remains committed to transparency and respectful engagement.

11. Consideration of Ordinance No. 09-16-2025A, Rezoning Property at 1383 N 4350 W from A-40 to R-1 – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to rezone .71 acres of property located at 1383 North 4350 West from A-40 (Agricultural) to R-1 (Single-Family Residential). The applicant is requesting a rezone to R-1 Residential to develop the two parcels into two buildable residential lots. According to the application, these two lots would tie in with the Pheasant Creek subdivision, which was originally developed by the applicant's father, Doug Hamblin. She explained that the request is consistent with the City's General Plan land-use designation for the area and would allow for a conventional single-family subdivision rather than continued agricultural zoning. Mrs.

MacDonald reviewed the location of the property, surrounding zoning classifications, and anticipated development standards under the R-1 zone.

Mrs. MacDonald stated that the request had been reviewed by the Planning Commission, which considered the rezone in relation to surrounding development patterns, infrastructure capacity, and consistency with the General Plan. There were no public comments during their public hearing and the Planning Commission recommend approval of the rezone. She reiterated that the proposed zoning would not authorize multifamily or high-density housing, but would allow two standard single-family residential lots consistent with other R-1 developments in the area.

Mrs. MacDonald also explained that this application is only for the rezone of the property, and that if approved, the applicants will then need to submit a subdivision application for the two lots. At that time, the plan will be reviewed for compliance with the size, width, and other code requirements.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

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

Council Member Chatterton motioned to approve Ordinance No. 09-02-2025A

Council Member Swenson seconded the motion

Roll Call:

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Lee – Aye

Council Member Swenson – Aye

Council Member Yarbrough – *Absent*

In Favor: All

Opposed: None

The Council unanimously agreed

12. Consideration of Approval to Place the Whitesides Place Subdivision on One-Year Warranty – Mr. Boyd Davis

Mr. Davis presented the request to place the Whitesides Place Subdivision on its one-year warranty period. He stated that the subdivision improvements had been completed and inspected and that Staff recommends that it be placed on warranty.

The Council had no further discussion.

Council Member Lee motioned to approve

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

13. Motion to Adjourn the General Session

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

APPROVED THIS 20 DAY OF January, 2026:

Brian Vincent
BRIAN VINCENT, MAYOR

Casey Arnold
CASEY ARNOLD, CITY RECORDER

