



**WEST POINT CITY  
PLANNING COMMISSION  
MEETING MINUTES**

**OCTOBER 9, 2025**

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**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 Nielsen 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. Troy 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. The discussion concluded without a final decision, with commissioners continuing to weigh density, trail alignment, and long-term community benefit.

*Time has 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. The commission agreed to move forward with scheduling, and Commissioner Roubinet stated the item would be placed on the agenda for October 23. 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.

**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.

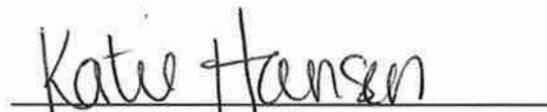
Commissioner Roubinet appreciated everyone for their questions, comments, and their dedication in attending the meeting. He stated he attended the conference as well and found it informative. He suggested possibly adopting a “yield plan” approach, requiring applicants to present both a standard plan 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



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Deputy City Recorder– Katie Hansen