



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 West. 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 Nielson 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  
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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.

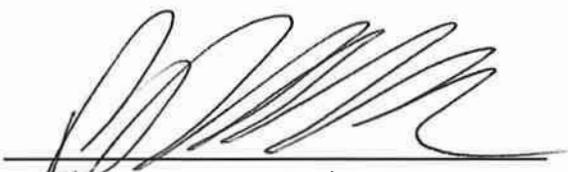
Commissioner Farnsworth thanked everyone and stated she is grateful for the time spent with Commissioner Turner and the knowledge he brought to each meeting.

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.

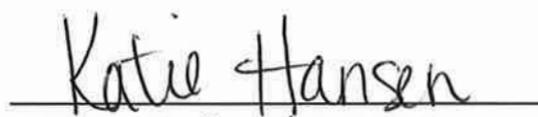
Commissioner Roubinet stated he has appreciated all the time he has spent with Commissioner Turner and all his comments. He has learned from him and is sad to see him go. He appreciated having him on the Planning Commission.

**10. Adjournment**

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



Chairperson – PJ Roubinet



Katie Hansen  
Deputy City Recorder – Katie Hansen