



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

FEBRUARY 12, 2026

WORK SESSION

6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, Commissioner Spencer Wade, Commissioner Ryan Hymas, and Commissioner Kyle Norton

Planning Commission Excused: None

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

Visitors: Tim Gooch, Jeff and Tami Yeoman, Rena Hunt, Trek Loveridge, Hunter Murray, Rick Scadden, Jennifer Struhs,

1. Discussion Regarding Impact Studies in Annexation Area – Boyd Davis, City Engineer

Boyd Davis presented the results of infrastructure studies conducted for the Ivy Meadows and Parker's Place subdivisions located in the newly annexed area of the city. He explained that the studies were initiated following a prior public hearing where significant concerns were raised about infrastructure adequacy. The analysis included not only the annexed areas but also adjacent unincorporated county land in order to plan comprehensively for future annexations. The study area encompassed Ivy Meadows in the central portion, Parker's Place to the west, and additional land anticipated for future development.

Regarding transportation, Boyd Davis stated that a traffic engineer evaluated all existing roads and projected traffic conditions through the year 2050 under a "no build" scenario, meaning no roadway improvements were assumed. The findings indicated that all roads within the annexation area would continue to function adequately, with sufficient capacity provided by standard two-lane roads. However, beyond capacity, the study also assessed pavement condition, width, and safety. Three key road segments were analyzed in detail. Each segment was found to have approximately 10 years of remaining service life but required maintenance within five years. More critically, the roads were determined to be too narrow at 20 feet wide and did not meet fire code or safety standards. The recommendation was to widen each road to 26 feet, include a three-foot shoulder, and apply a full asphalt overlay across the widened surface. Estimated widening costs were approximately \$226,000 for segment four, \$86,000 for segment five, and \$210,000 for segment eight.

Boyd Davis explained that the initial cost of road widening would be the responsibility of the developers, though impact fees collected by the city could be used to reimburse those costs over

time. He noted that the right-of-way for these roads already existed at 66 feet in width, so no additional land acquisition would be required. He also confirmed that if construction occurred in the future, developers would be responsible for actual costs at the time of construction, which could exceed current estimates due to inflation.

The discussion then shifted to storm drainage. Boyd Davis explained that a consultant conducted a comprehensive inventory of the existing storm drain system, including pipes and ditches, and determined that Ivy Meadows and Parker's Place drain in different directions—south and west, respectively—into natural drainage channels. The study found that under existing conditions, several storm drain pipes were already operating at full capacity, with no room to accommodate additional flow, though no flooding was currently occurring.

When future development from both subdivisions was added to the model, additional pipes became overcapacity and certain areas were identified as likely to experience flooding. Several solutions were analyzed. One option required replacing all pipes with significantly larger ones, up to 48 inches in diameter, which was considered impractical. Another option involved maximizing detention ponds to reduce pipe sizes, but this required excessively large ponds and was also deemed impractical. A balanced solution was identified that required detention ponds with a reduced release rate of 0.1 cubic feet per second per acre, lower than the city's standard. Under this approach, most existing pipes could remain, but certain segments would still need to be upsized to 36 inches in diameter.

Boyd Davis noted that the study primarily addressed main trunk lines and did not fully evaluate localized drainage issues, such as backyard flooding, which would need to be addressed by developers in their project-specific designs. He emphasized that each subdivision would be responsible for designing systems to connect to the main infrastructure and manage on-site drainage. Estimated costs for storm drain improvements were approximately \$835,000 for the Ivy Meadows (eastern) system and \$1.3 million for the Parker's Place (western) system, totaling around \$2.2 million.

In summary, Boyd Davis concluded that approximately \$550,000 in road widening and \$2.2 million in storm drain improvements would be necessary to support the proposed developments. He outlined next steps, including coordination with stakeholders such as the county and developers, refining cost-sharing arrangements, conducting an impact fee study, and preparing reimbursement agreements. He stated that, while final design work remained, staff believed sufficient information was available for the Planning Commission and City Council to consider the rezone request, with detailed cost responsibilities to be addressed through development agreements.

During discussion, it was clarified that the road widening would remain standard two-lane roads without additional turn lanes. It was also noted that residential density did not significantly impact downstream storm drain pipe sizing, though it could affect the size of required detention ponds. Boyd Davis further confirmed that alternative materials such as pervious pavement were not considered in the analysis.

2. Review of agenda items

Troy Moyes reviewed agenda item number 7, the Ivy Meadows rezone request. He explained that the item involved approximately 38 acres with three property owners. The request was to rezone the property from A-5, which allowed one unit per five acres, to R-1, which allowed up to 2.2 units per acre. He stated that the application had been submitted under the previous General Plan, which showed the property as R-1, even though the new General Plan adopted in August 2025 showed the property split between R-1 and the new A-20 zone. He clarified that the item had been tabled previously, so another public hearing was not required, and the Commission could now consider making a recommendation.

The Commission discussed whether the proposed detention pond would be sufficient for the subdivision. Boyd Davis stated that final calculations had not yet been completed and would typically be reviewed during final design, but staff was mainly concerned at this stage that a detention pond location had been identified. He said the pond could expand or contract during final design and that one pond was typical for a development of that size. The applicant added that lot 80 had been left larger in case additional detention area was needed.

Troy Moyes explained that the reason the item had been tabled was to allow the infrastructure study to be completed. He stated that staff believed the item could now be forwarded to the City Council for discussion, especially because the related Parker's Place rezone request was already before the Council. The Commission discussed the difference between the previous General Plan designation and the newly adopted General Plan, including that the east side was shown as R-1 and the west side was shown as A-20 under the new plan.

Commissioners asked whether staff could provide a calculation showing the difference in potential lots between the requested R-1 zoning and the split designation shown in the new General Plan. Troy Moyes said he could verify that information before the general meeting. The Commission also discussed whether there was flexibility to adjust density. The applicant stated that the proposed lots already averaged above the minimum size, with some lots close to or around one acre. He said the denser lots had been placed more toward the middle of the development, while larger lots were placed along the outside, including full-acre lots along 5000 West.

The applicant also explained that the east-west street through the development would have a full 60-foot right-of-way with curb and gutter, which he believed could help relieve some traffic pressure from 2425 N. He stated that he did not want to give up lots but was willing to continue the discussion.

The Commission also asked how the detention pond would be maintained. The applicant stated that it would be deeded to lot 50, and that the property owner would be responsible for maintenance. He explained that, based on his other developments in the city, he preferred not to create HOAs or common areas.

The applicant then mentioned that he was under contract to purchase an additional back half-acre near lot 56, which would add land to the subdivision and allow for a sewer connection as part of the agreement. Troy Moyes noted that if the Commission wanted to include that area in its recommendation, it may need to be addressed in the motion because the property was currently zoned A-5. After clarification that the property was only shown as R-1 on the General Plan but was

not currently zoned R-1, the applicant said they could leave that piece out and come back later.

The discussion concluded with clarification that lot 80 had been left larger in case additional detention area was needed. The applicant stated that lot 80 was a little over an acre and that he hoped it would not need to be reduced because it could make a large usable lot.

Troy Moyes presented the preliminary plat request for the Sky Meadows Subdivision, consisting of approximately 19.92 acres (agenda item number 8). He explained that the project had undergone multiple discussions during the rezone process and that staff had worked with the developer to resolve outstanding issues. He noted that minor adjustments had been made since the rezone, including slight shifts to property lines to accommodate the trail and some lot sizes being slightly under the previously discussed 10,000 square feet. He clarified that under the PRUD standards, minimum lot sizes were not required, but overall density remained unchanged. He stated that the landscape plan had been submitted and reviewed, including the required landscaping along 5000 W, and that the detention basin would be sodded. He added that remaining items were minor and would be addressed prior to final approval.

Boyd Davis confirmed that most utility issues had been resolved and that required agency approvals had been received. He stated that only minor details remained. Troy Moyes emphasized that the preliminary plat was an administrative decision and that the application met the applicable code requirements as outlined in the staff report.

The Commission discussed the detention basin located near the slough and raised concerns about safety and visibility. The applicant stated that the basin would be maintained by an HOA and would include perimeter fencing. Commissioners expressed concern about potential visibility issues for both pedestrians and drivers, particularly near a nearby corner where vehicles travel at higher speeds. Boyd Davis noted that fencing was recommended and indicated that he had anticipated a see-through fence to maintain visibility. Commissioners discussed whether fencing materials would need to comply with code requirements and how sight triangle standards would be addressed. Boyd Davis stated that those details would be resolved during the preliminary design phase.

The Commission also discussed the location of the subdivision access and its proximity to an existing road and intersection. Boyd Davis clarified that the access aligned with an existing road and that the roadway was a state highway. He stated that coordination with UDOT had occurred and that access points had been approved.

Discussion then turned to the lot sizes. It was noted that 18 lots were slightly under 10,000 square feet and were concentrated in the center of the development. The applicant explained that the reduction in some lot sizes was minimal and that the square footage had been redistributed to create four larger lots, approximately 12,000 square feet in size. The applicant also stated that adjustments to lot lines improved layout and continuity by reducing irregular backyard configurations.

Finally, the Commission discussed the trail alignment and whether the terrain was sufficiently flat. Staff indicated that adjustments had been made and that most of the trail met acceptable

standards, with only a few areas requiring minor modifications.

Troy Moyes introduced agenda item number 9 involving the Kawaguchi property on 700 S, noting that the public hearing had already been held and the item had returned for further discussion and a decision. He stated that the primary concern raised at the previous meeting involved the proposed roadway alignment and its proximity to an existing home.

Commissioner Farnsworth expressed concern that the proposed road could be located approximately nine feet from the resident's doorway and asked what could be done to help mitigate the impact. Boyd Davis explained that staff was aware of the issue and stated that the intent was to narrow the road in that area by eliminating the park strip and reducing asphalt width as necessary to create a more reasonable distance between the roadway and the home. He stated that UDOT's standard setback was 15 feet from a house and said staff would like to achieve at least that distance, if possible.

Commissioner Wade expressed concern about modifying the roadway too much because of the traffic associated with 700 S and the nearby school. Boyd Davis responded that staff had explored shifting the alignment onto adjacent property but determined the road needed to align with the existing roadway. He explained that a concept plan prepared by a previous developer several years earlier appeared workable and may be revisited. He reiterated that staff understood some narrowing measures would be necessary to provide additional space for the home.

Commissioner Norton supported the idea of eliminating the park strip and noted that narrowing the roadway could also function as a traffic-calming measure. Boyd Davis stated that removing the park strip alone would provide approximately nine additional feet of space, or roughly four and a half feet on each side of the road. When asked how far the narrowing would extend, Boyd Davis stated that staff had not finalized those details but anticipated it would continue at least beyond the home.

The discussion then shifted to emergency access and phasing. Commissioner Hymas asked about the requirement for a second access point and whether it would be constructed simultaneously with the development. The applicant's representative explained that the two developers involved were coordinating through the same engineering firm and were aligning a future connecting road between the two developments. Bryn MacDonald added that the adjacent property had recently been purchased by a developer and was expected to develop around the same time.

Commissioner Roubinet noted that only 30 homes could be constructed until a second access was available. Commissioner Hymas clarified that the proposal included 37 lots and asked whether the road connection would need to be built before full development. Troy Moyes stated that the project would most likely be phased, which the applicant's representative confirmed was already occurring to some extent. Bryn MacDonald further clarified that the lots facing 700 S would not count toward the 30-lot limit.

The Commission also discussed concerns regarding driveways accessing 700 S, which is classified as a collector road. Boyd Davis stated that the fire marshal had reviewed the proposal and determined

that access from 700 S was acceptable under fire code requirements. Commissioner Roubinet clarified that the concern involved allowing driveways onto a collector road, which would ultimately be a Planning Commission determination.

Commissioner Farnsworth asked whether additional buffering measures could be provided for the nearby home affected by the roadway alignment, such as landscaping or fencing, to soften the impact of the road's proximity. The applicant's representative stated that the developer, Rulon Gardner, had previously met with the homeowner and was willing to provide landscaping, fencing, or other buffering improvements that could help mitigate impacts while still maintaining reasonable access and visibility for the resident.

3. Other items

No other items were discussed as time had expired.



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FEBRUARY 12, 2026

GENERAL SESSION 7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, Commissioner Spencer Wade, Commissioner Ryan Hymas, and Commissioner Kyle Norton

Planning Commission Excused: None

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

Visitors: Rena Hunt, Jeff & Tami Yeoman, Jennifer Struhs, Jared Hancock, Mark & Mary Montgomery, Tash & Travis Montgomery, Jonathan Betts, Rick Scadden, Kellyn Johnston, Roger Graham, Tim Gooch, Brett Johnston

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Ryan Hymas
4. **Disclosures from Planning Commissioners**
Kyle Norton recused himself from item #10.

5. **Public Comments**

Rena Hunt, Hooper: Ms. Hunt stated she would like to discuss two issues, specifically water and density, and how they are related to Parker Place and Ivy Meadows. Regarding water, she stated that water was like gold and becoming in short supply. She explained that for agricultural irrigation, she had purchased irrigation water from the Parkers over 20 years ago and was only given one share of water to go with her three acres. She noted that one share of water equaled about 50 minutes, which was barely enough time to fill the ditch and overflow slightly into her three acres. She explained that with agricultural irrigation, they were limited to specific days and times for watering. She contrasted this with those on pressurized irrigation on the south side of her, noting they were on one-acre lots, had pressurized water, could water as often as they wanted on any day or time, and were not metered, so they were not limited on the amount of water they could use like she was on her three acres. She stated she was trying to water two acres of pasture for her three horses, which could be difficult. She added that to water her lawn, she had to use culinary water and had gone to great expense over the past couple of summers, noting she needed to learn how to cut that back so she was not using so much culinary water. She stated that both culinary and irrigation water were totally dependent on snowpack, which had been poor, especially that year,

noting there had only been one really good year in the past five years. She expressed that she would like density to have less of an impact on water usage, stating that with smaller density, less water would hopefully be used. She acknowledged that Hooper Water had agreed to supply water to both subdivisions but stated that "you can't get any water out of a stone," emphasizing that the area was a desert state and that consideration should be given to the governor's concern about the Great Salt Lake and the need to get as much water to the lake as possible. Regarding density, she stated that as mentioned in previous meetings she had attended, the area was agricultural, with most properties being one acre or more and very few less than one acre. She noted she was on three acres. She referenced West Point's vision board or marketing meeting, stating she had read that a phased approach for density was desired where areas were one acre or greater. She stated that, to her, a phased approach would be half-acre lots, particularly surrounding the area, and that half-acre lots would better maintain the agricultural feel that residents, including herself, had moved there for. She also asked two questions: How deep the detention ponds would need to be to avoid flooding issues in a good snow year when only the 0.1 CSF was being proposed, and how the size of the detention pond was determined?

Tami Yeoman, Hooper: Mrs. Yeoman stated she was a resident living near the proposed Ivy Meadows property and expressed appreciation for the Commission's service and for taking the time to hear public concerns. She respectfully requested that the Commission deny or table the proposed R-1 rezoning for the Ivy Meadows property. She referenced West Point City Code and policy, stating that zoning decisions must promote public health, safety, and welfare, ensure compatible development, and confirm that infrastructure and utility capacity support the proposed density. She indicated her primary concern was land use and density. She stated that the Land Use and Development Code provided procedures for land use amendments and allowed conditions to be added to new zoning to ensure compatibility with surrounding neighborhoods. Regarding compatibility, she noted that surrounding neighborhoods consisted predominantly of one-acre or larger parcels, with only two parcels in the area being less than half-acre, and stated that R-1 zoning would make the area significantly more dense. She suggested that A-20 zoning be adopted for the property. She referenced the August Master Plan change, stating she felt it was positive and helped promote compatibility from east to west, and expressed a desire to see Mr. Scadden incorporate that into his plan, stating it would be a better fit. She added that A-20 zoning would maintain the agricultural feel of the community and expressed concern that without that opportunity, it could negatively impact the surrounding area. She also expressed concerns regarding water and utilities. She stated she had contacted the Hooper Water Improvement District and noted that, in their master plan, the area was planned for half-acre lots and no denser. She acknowledged that the district was required by law to accommodate development if water was available but stated that doing so did not preserve resources for the future. She indicated that the district was attempting to preserve future water use through half-acre planning and felt that aligning with that approach would be more appropriate. She also expressed concern about infrastructure, specifically questioning whether roads would be completed prior to residents moving into the subdivision. Additionally, she raised concerns about fencing where the development would border agricultural property, stating that vinyl fencing was not conducive to animals and that chain link fencing would be more appropriate. She concluded by encouraging the Commission to consider West Point City Code, specifically Section 17, which emphasizes compatibility and continuity for both the region and individual neighborhoods, and urged consideration of the existing agricultural character of the area when making a decision on the Ivy Meadows property.

Jeff Yeoman, Hooper: Mr. Yeoman stated he was not opposed to development, acknowledging that growth was expected and that people needed places to live. He identified two primary concerns, the first being density. He noted that properties along 2425 N were currently a minimum of one acre, with existing zoning at five acres, and expressed concern about increased density in the area. His second concern related to stormwater and irrigation infrastructure. He indicated he had intended to ask City Engineer Boyd Davis whether the proposed repiping of 2425 N to accommodate stormwater runoff would include two separate pipes, one for irrigation and one for stormwater, or if both would be combined into a single pipe. He questioned that if a single pipe were used, what measures would be in place to capture oil, sediment, and other contaminants from roadways and properties to prevent them from entering irrigation water used on agricultural land. He specifically asked whether there would be a system to separate contaminants or if the systems would be entirely separate.

Jared Hancock, Hooper: Mr. Hancock, whose property is directly north and adjacent to the proposed Ivy Meadows development, stated he agreed with previous comments. He noted that in his professional experience working for a neighboring city, there was often significant pressure related to development rights, but he felt the rights of existing residents were sometimes overlooked. He stated that the role of the Commission was to find a balance that worked for both current residents and developers, as well as future residents. He expressed concern that the proposed density did not fit well within the area. He explained that historically, development in that area had consisted primarily of five-acre lots, with some two-acre lots, and that one-acre lots were currently the most dense existing development. He stated that introducing the proposed density in the middle of that block did not seem compatible. He also noted that adjacent areas across the city boundary included one-acre and half-acre zoning and encouraged the Commission to consider the surrounding context within both West Point and neighboring jurisdictions. He emphasized that existing residents had purchased large, often expensive lots to accommodate a certain lifestyle that may not align with higher-density development. While he acknowledged that infrastructure concerns could likely be addressed by City Engineer Boyd Davis, he encouraged the Commission to consider the broader planning opportunity presented by the annexation and potential future annexations. He suggested evaluating whether the City wanted uniform density throughout or if there was an opportunity to preserve areas with larger lots to accommodate those who preferred that type of development. He added that there was still market demand for larger lots, citing an example from his own city where a subdivision with three-quarter-acre lots had already secured reservations for half of its lots before construction had begun.

Mary Montgomery, West Point: Mrs. Montgomery stated she agreed with the previous comments and expressed concerns regarding water and sewer infrastructure. She questioned the capacity of the existing sewer system, noting that although there was a sewer line west of her home, she could already smell sewer odors and was concerned about the impact of additional development. She stated her belief that the sewer plant was not large enough to accommodate the proposed homes. She also raised concerns about the water situation and drainage. She noted that on 700 S there was currently no water and shared that she had previously experienced standing water approximately two feet deep in her front yard. She questioned where stormwater would go during a heavy winter and expressed concern that additional development could result in water accumulating in

basements of nearby homes, as well as on her property. She emphasized the need to consider these issues, particularly in relation to filling the drainage system located west of the area.

Jennifer Struhs, West Point: Ms. Struhs stated she felt compelled to speak and referenced information presented during the pre-meeting. She noted that while she intended to continue working with City Engineer Boyd Davis, she remained confused about aspects of the proposed design. She expressed concern that the layout created what she described as a “single point failure” and a funnel effect, particularly along 700 S, which she stated was a dead-end road. She questioned how connecting to 700 S in two locations would provide two functional exits, asserting that there was effectively only one way out via 4500 W near the Montgomery residence. She stated there were still several aspects she did not fully understand, including how the proposal satisfied fire code requirements, though she acknowledged City Engineer Boyd Davis had been assisting her in understanding feedback from the fire marshal. She reiterated that, in her view, regardless of the number of connections, all traffic would still be required to exit via the same route, raising safety concerns. She also expressed concerns regarding infrastructure and traffic congestion, particularly along 700 S near the school, where she stated traffic already experienced daily gridlock. She acknowledged that change was inevitable but emphasized that it should not negatively impact existing residents. She stated she had lived there since 1989 and had lived in Montgomery’s house, so she had been there a long time and had watched it. She stated she understood that West Point City maintained the road. She added that she had yet to see West Point City do anything on the road in her time of being there and stated she was looking forward to some road improvements. She expressed interest in seeing road improvements occur proactively before construction activity began, noting that construction traffic could create significant challenges. She concluded by reiterating her concern about emergency access and resident safety, urging the Planning Commission to fully understand and address whether the development would truly provide two points of exit and avoid placing residents at risk.

Boyd Davis, West Point: City Engineer Boyd Davis responded to questions regarding irrigation and stormwater infrastructure, stating that the design was still under consideration as to whether there would be one combined pipe or two separate pipes. He explained that consultants had accounted for irrigation needs and allowed sufficient capacity within the proposed piping; however, he noted that one option under consideration was to leave the existing irrigation pipe in place and install a parallel pipe dedicated to storm drainage. He indicated that both options were still being evaluated. He further explained that current subdivision requirements included the installation of an oil/water separator, typically located downstream of the detention pond. He described the detention pond as the first level of filtration, where sediment and other materials could settle. He stated that water would then flow to a separator structure designed to capture oils, floatable debris, and trash, which would be periodically maintained and cleaned by the City using vacuum equipment.

Commissioner Rochelle Farnsworth asked whether homeowners could convert from irrigation to sprinkler systems if piping changes occurred. Boyd Davis responded that this would likely depend on the Hooper Irrigation system, which provided pressurized secondary water in the area. He indicated that such a conversion might be feasible for smaller residential properties but would likely not be practical for larger agricultural parcels due to limited system capacity.

6. Approval of minutes from the October 23, 2025, Planning Commission meeting

Commissioner Taylor motioned to approve the minutes from the October 23, 2025 Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

7. Discussion and consideration of a preliminary plat for 45 single family lots known as Sky Meadows, located at 5000 W 1800 N; The Holland Group, applicant

The Holland Group has submitted a preliminary plat application for a subdivision known as Sky Meadows PRUD, located near 5000 W and 1800 N. The subdivision consists of approximately 19.92 acres and proposes 45 single-family residential lots. The property is zoned R-1 PRUD Residential, which was approved by the City Council on December 16, 2025. The preliminary plat is consistent with the approved zoning and the conceptual PRUD plan reviewed as part of the rezone process.

Troy Moyes noted that minor discussion had occurred regarding fencing, particularly ensuring clear visibility around the bend, and suggested that any related conditions be included in the motion since this would be the final Planning Commission review before the project moved to final plat, where only engineering refinements would occur. He confirmed that staff had reviewed the plans and found them compliant.

Standard – R-1 Residential PRUD Zone	Approved / Required	Proposed
Total lots (including PRUD bonus)	45 lots (approved)	45 lots
Overall density	Per approved PRUD plan	2.3 units/acre
Lot size*	PRUD ordinance	~9,800 min
Minimum frontage	85'	85'
A dedicated landscape strip required	Required	Provided
Perimeter fencing	Required	Shown on plans
Phasing	Required	4 phases

** Lot size is not regulated by a fixed minimum under the PRUD zoning. The conceptual plan illustrated approximate lot sizes; the preliminary plat refines those lot lines, resulting in some lots being slightly smaller to accommodate the future trail corridor. The approved number of lots and overall density remain unchanged.*

Commissioner Roubinet asked for clarification on fencing requirements, specifically whether the sight triangle would govern placement and emphasized the importance of ensuring the entire detention basin was fenced. Troy Moyes responded that the landscape plan identified fencing along rear property lines, along 5000 W as part of the eight-foot landscape buffer, and around the detention basin. He acknowledged that additional fencing to the south may be required and indicated that final determinations related to visibility around the bend would be made by City Engineer Boyd Davis based on sight triangle calculations.

Troy Moyes further explained that the development would be constructed in four phases, beginning in the northern portion of the site and progressing south. Commissioner Roubinet confirmed that the detention basin, shown in Phase 1, would be constructed early in the process. Troy Moyes affirmed that storm drainage infrastructure, including the basin, would be one of the first elements completed prior to vertical construction of the homes.

Commissioner Norton motioned to approve the preliminary plat for the Sky Meadows PRUD subdivision, subject to completion of engineering re-review, final plat approval, and compliance with applicable City standards and outside agency requirements. Commissioner Farnsworth seconded the motion. All voted aye.

8. Discussion and consideration for a rezone from A-5 to R-1 (Residential, 2.2 units per acre) for property located at approximately 2650 N 5500 W; Rick Scadden, applicant (Public hearing was held January 23, 2025)

Rick Scadden, representing Ivy Meadows LLC, Circle F Land & Livestock LLC, and Rulon K. and Kathleen P. Fowers, has submitted a request to rezone approximately 38 acres of property located at approximately 2650 N 5500 W from A-5 Agricultural to R-1 Residential. The request would allow the property to be developed with up to 84 single-family residential lots, consistent with the maximum density permitted in the R-1 zone.

The Planning Commission held a public hearing on this rezone request on January 23, 2025. At that time, the request was evaluated based on the zoning and General Plan designations in effect, which supported R-1 residential development in this area. During the public hearing, the Planning Commission received extensive public comments expressing concerns related to traffic, access, and the capacity of existing infrastructure in the surrounding area. At the applicant's request, the Planning Commission tabled the item to allow the City to complete an infrastructure study for this portion of the city.

Since that meeting, the City has completed the requested infrastructure study. In addition, the City adopted updates to the General Plan in August 2025, which included changes affecting this area. As part of those updates, the City Council discussed future growth patterns on the west side of the city and created a new A-20 Agricultural Residential zone, which generally reflects a half-acre lot development pattern for properties in this area.

The applicant submitted the rezone application prior to the adoption of the updated General Plan and is therefore vested under the regulations in effect at the time the application was filed. As a result, the applicant has continued to pursue the original R-1 Residential rezone request.

The applicant has now requested that the rezone be brought back before the Planning Commission for further consideration. This item is before the Planning Commission to review the completed infrastructure study and consider the rezone request within the context of the City's current planning framework.

Staff explained that the topic had been discussed at length during the work session, where a request was made to calculate density based on the current General Plan adopted in August 2025, which designated half of the property as A-20 and the other half as R-1. It was stated that under the current R-1 zoning, the proposal would yield 84 lots at a density of 2.2 units per acre. However, if the property were divided according to the General Plan designations, the total would be reduced to 74 lots, resulting in an overall density of 1.9 units per acre. Staff clarified that this represented a reduction of 10 lots compared to the full R-1 scenario.

Rick Scadden, representing the Ivy Meadows subdivision, acknowledged and respected the concerns raised by residents and stated he had experience with similar situations. He explained that approximately 85% of water in Utah was used for agricultural purposes, while residential use accounted for about 10%, much of which was outdoor irrigation. He noted the property included a significant number of water shares that would be transferred to the irrigation company and expressed his belief that the development would use less water than the existing flood-irrigated agricultural use. He stated that the stormwater system, including detention ponds and downstream oil/water separation, would filter sediment and pollutants, and that engineering studies indicated the system would adequately manage stormwater and irrigation tailwater. He emphasized that the project would improve infrastructure, including increased stormwater capacity, widened and improved roads, and an east-west connection between 5000 W and 5500 W to help with traffic flow.

Mr. Scadden explained that the layout placed smaller lots in the interior and larger lots along the perimeter, including one-acre or larger lots along 5000 W and near 5500 W, to create a less dense feel while remaining compliant with zoning. He stated the applicant was open to reducing some lots but indicated that removing approximately 10 lots, combined with \$1.2 to \$1.3 million in off-site improvements, would make the project less viable. He stated while growth could be difficult, he believed the project would be a responsible development that would improve the area, provide quality housing, and contribute positively to the community, and expressed a willingness to continue working with the City and residents.

Commissioner Farnsworth asked whether any adjacent properties had large animals, noting concerns about vinyl fencing. Mr. Scadden responded that only small animals, such as cats or dogs, were present.

Commissioner Taylor asked about the "JH Homestead Subdivision" shown on the map, and Jared Hancock clarified from the audience that it was a single property, not a subdivision.

Commissioner Wade reflected on the General Plan process, explaining the area had been designated R-1 following annexation before the Commission had fully determined an appropriate land use. He stated the subdivision layout was well designed but expressed a preference for lower density. Commissioner Hymas asked what led to the shift from R-1 to A-20. Commissioner Farnsworth explained there had been a misunderstanding that agricultural zoning was not allowed, which resulted in the initial R-1 designation. Once clarified, the City amended the plan, but applications had already been submitted. Bryn MacDonald added that a half-acre zone had been discussed but did not yet exist at the time, so the area remained R-1 with the intent to revisit it.

Discussion shifted to infrastructure costs, where Commissioner Farnsworth asked about reimbursement of the estimated \$1.2 to \$1.3 million in off-site improvements. City Engineer Boyd Davis explained reimbursement would occur over time through impact fees but could take decades and was dependent on future development. It was clarified that all improvements would be constructed upfront prior to building permits.

Commissioner Farnsworth expressed appreciation for the lot layout but agreed with Commissioner Wade that the western portion should better reflect a transition in density, noting the precedent it

would set. Mr. Scadden indicated a willingness to adjust the layout, including redistributing density, enlarging western lots, or modifying road alignments. Commissioner Wade stated he preferred a more uniform subdivision rather than a distinct split but supported compromise. Mr. Scadden reiterated his willingness to collaborate.

Commissioner Norton expressed appreciation for the applicant's flexibility and acknowledgment of water use differences. Commissioner Wade added that while a single subdivision would have minimal impact, cumulative development reduces irrigation water in ditches as it is converted to pressurized systems, noting this as an ongoing challenge tied to private property rights and growth.

Commissioner Norton asked whether adjacent agricultural activity could damage fencing, particularly vinyl fencing. City Engineer Boyd Davis explained that City code required developers to install fencing along agricultural boundaries, with a minimum of six-foot chain link, though vinyl fencing had been allowed as an upgrade. He noted that if agricultural operations posed a risk to vinyl fencing, chain link could be required. He further clarified that the developer-installed fence was intended to keep people out of agricultural areas, not to contain livestock, and that livestock owners were responsible for installing their own fencing. Commissioner Wade added from experience that neither chain link nor vinyl fencing was fully effective at containing large animals.

Commissioner King sought clarification on statements that City Council intended to grandfather existing applications under the previous R-1 General Plan designation. Bryn MacDonald explained that during prior discussions on a similar project, the Council had indicated an intent to honor the R-1 designation for pending applications once studies were complete. Commissioner King noted the precedent this could set and questioned whether the Commission's role was more focused on shaping the final layout rather than determining zoning, given that City Council would make the final decision. Bryn MacDonald confirmed that while Council would decide zoning, the Planning Commission needed to make recommendations on density at this stage, as later review would be administrative if code requirements were met. She explained that the Commission could recommend approval of R-1 with a reduced density, such as limiting the project to approximately 80 lots (2.1 units per acre). Commissioner Wade expressed interest in a compromise near that range. Mr. Scadden proposed a potential adjustment that would reduce the project to approximately 82 lots by redistributing density, enlarging lots on the west side, and potentially adding a half-acre lot on the east. Staff clarified that 82 lots would be slightly above 2.1 units per acre but still below the maximum 2.2 allowed in the R-1 zone.

Discussion addressed how the A-20 and R-1 boundary had originally been drawn. Commissioners and staff explained it was influenced by proximity to a planned commercial corner, annexation boundaries, and a sewer study area, rather than a definitive long-term vision for land use.

Several Commissioners weighed in on the significance of reducing a small number of lots. Commissioner Hymas stated that a difference of one or two lots would not meaningfully change the development and emphasized that the application had been submitted under the existing R-1 designation. Commissioner Roubinet noted that final lot configurations could still shift during engineering.

Commissioner Farnsworth expressed appreciation for Mr. Scadden's willingness to compromise and improve the layout, particularly with larger lots toward the west, but stated her preference remained closer to the updated A-20 vision. She concluded that the applicant had been patient and flexible, and that it was appropriate for the item to move forward to City Council for a final decision.

Commissioner Norton motioned to recommend approval of the rezone request of 38 acres of property located at approximately 2650 N 5500 W from A-5 Agricultural to R-1 Residential and forward this item to the City Council for consideration. Commissioner Hymas seconded the motion.

Commissioner King – Aye
Commissioner Wade – Aye
Commissioner Norton – Aye
Commissioner Taylor – Aye
Commissioner Hymas – Aye
Commissioner Farnsworth – Nay
Commissioner Roubinet – Aye

Motion passed as approval 6:1 as a recommendation to City Council.

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 (Public hearing was held January 22, 2026)*

The applicant, Rulon Gardner, representing Gardner Sunset Ridge, LLC, is requesting a rezone of 17.04 acres located at approximately 4750 W 700 S 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.

During the work session, it was noted that a portion of the property, approximately 10 lots, was already zoned R-1 and would not require a rezone, though it slightly overlapped into the project area. Staff stated the proposal was for the full R-1 density of 2.2 units per acre. Staff also clarified that the adjacent Carlisi property to the west was already zoned R-1 from a prior approval and would return only for preliminary plat review, not for zoning.

Commissioner Roubinet asked about a potential turnaround at the end of 700 S and whether it would impact nearby lots, as well as how the two required access points were being counted. Planner Troy Moyes explained that turnaround requirements would be addressed during preliminary plat review with the Fire Department. City Engineer Boyd Davis added that the Fire Marshal had reviewed the proposal and determined the subdivision could exceed 30 lots only if a second connection was made through the adjacent property to the east, with both access points connecting to 700 S. He clarified that the Fire Marshal ultimately evaluated access and could adjust requirements based on conditions, including future connectivity.

Commissioner King questioned how two access points to the same collector road addressed potential bottlenecks. Boyd Davis responded that the Fire Marshal likely considered future access

opportunities, including connections through adjacent properties to 4500 W and other planned stub roads, when making the determination.

Discussion then shifted to zoning context. Commissioner King asked about the current General Plan designation, and Bryn MacDonald explained that a small agricultural portion had previously been identified but the Commission had indicated support for treating the area as R-1. Troy Moyes added that the agricultural boundary had originally followed a FEMA flood line. Commissioners noted that final buildability would be confirmed during detailed review.

Commissioner Wade asked about roadway proximity standards, and Boyd Davis explained that while not a strict legal requirement, a 15-foot offset from homes was a UDOT standard that would be evaluated during preliminary plat review. Staff noted that road improvements could be triggered by either this project or adjacent developments, depending on timing.

Commissioner Farnsworth asked about detention and basement feasibility. Boyd Davis explained that detention ponds were not required on the far west side of the city due to lack of downstream impact, though water quality treatment would still be required. He noted that basement feasibility would depend on drainage conditions and further engineering analysis.

A public comment from Jennifer Struhs raised concerns about impacts to her existing sewer line and access to her pump system. Tim Gooch, representing the applicant, responded that the development would connect her property to the new sewer system, eliminating the need for a pump, and that improvements would be handled at the developer's expense. He also noted to the Commission that the project had been scaled down from a previously proposed higher-density R-2 concept to the current R-1 proposal, aligning more closely with the General Plan. Mr. Gooch added that the developer was aware of impacts to nearby properties, including the Montgomery's, and expressed willingness to mitigate impacts through measures such as landscaping. Commissioner Roubinet acknowledged constraints in adjusting infrastructure locations but appreciated the applicant's commitment to minimizing impacts where possible.

Commissioner Farnsworth motioned to recommend approval of the rezone request for approximately 17.04 acres of property located at approximately 4750 W 700 S from A-40 Agricultural to R-1 Residential and forward this item to the City Council for consideration. Commissioner Taylor seconded the motion.

Commissioner Wade – Aye
Commissioner Hymas – Aye
Commissioner Farnsworth – Aye
Commissioner Norton – Aye
Commissioner King – Aye
Commissioner Taylor – Aye
Commissioner Roubinet – Aye

The motion passed unanimously.

10. Discussion and consideration for a rezone of 1.11 acres located at approximately 3381 W 300 N from A-40 to R-2 (Residential, 2.7 units/acre); Kyle Norton, applicant

The applicant, Kyle Norton, is requesting a rezone of the back of the property located at 3381 W 300 N from A-40 Agricultural to R-2 Residential (2.7 units per acre). The front of the property is already zoned R-2. The purpose of the request is to allow for the future creation of a flag lot on the 1.11-acre subject property.

The West Point City General Plan designates the property within the Main Street Overlay District. At the work meeting held on January 22, 2026, the Planning Commission discussed the request and directed staff to schedule the item for a public hearing during the next meeting. 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.

Commissioner Roubinet asked for clarification on the relationship between the rezone request and a potential flag lot, noting that approving the rezone would not automatically approve a flag lot. Troy Moyes confirmed that flag lots required a separate administrative approval process and would return for review if pursued.

Commissioners discussed whether approving the rezone implied support for a specific development outcome. Staff clarified that while the intent was to allow additional residential use, the exact layout would be determined later and must still meet code requirements. Commissioners generally agreed the proposal did not conflict with the small area plan and could still align with its intent, even if individual properties developed independently.

Discussion also addressed access and driveway concerns along 300 N. City Engineer Boyd Davis noted that approving a flag lot would inherently allow an additional driveway, though similar conditions already existed along the road. Staff and Commissioners discussed potential mitigation options, including driveway placement, shared or circular driveways, and future adjustments if a road connection was constructed.

Staff emphasized that approval of the rezone would not guarantee approval of a flag lot or specific driveway configuration, as those elements would require separate review and could still be modified or denied based on code compliance and Planning Commission discretion.

a. Public hearing

There were no public comments.

Commissioner King motioned to close the public hearing

Commissioner Farnsworth seconded the motion

All voted aye.

b. Action

The applicant, Commissioner Norton, recused himself and left the room at this point in the meeting.

There were no additional questions from the Commissioners.

Commissioner Farnsworth motioned to recommend approval of the rezone request for the property located at 3381 W 300 N from A-40 Agricultural and R-2 Residential to R-2 Residential (2.7 units per acre), based on the Planning Commission's finding that the request is consistent with the West Point City General Plan and the intent of the Main Street Overlay District, based on the finding it is increasing density and will not impact any major road ways and will be able to mitigate those issues of it being on the corner of the plan and to forward this item to the City Council for consideration. Commissioner Wade seconded the motion.

Commissioner Farnsworth – Aye

Commissioner Wade – Aye

Commissioner King – Aye

Commissioner Norton – recused

Commissioner Hymas – Aye

Commissioner Taylor – Aye

Commissioner Roubinet – Aye

The motioned passed unanimously.

11. Staff Update

Bryn MacDonald provided an update on upcoming City Council items. She stated that Parker Place had not yet returned to Council due to ongoing discussions regarding infrastructure responsibilities and potential cost-sharing with the County, with the applicant waiting for more clarity before proceeding.

She noted that the Nielsen General Plan amendment, previously recommended for denial by the Planning Commission, along with the Trails Edge (Mike Hatch) project, were moving forward and scheduled for discussion at the next Council meeting. She added that all items recently approved by the Planning Commission would also be forwarded to Council for consideration at the upcoming meeting.

Bryn MacDonald then reviewed upcoming Planning Commission items. She stated that the Matt Leavitt project, now referred to as West View Park No. 4, was still under preliminary plat review and would likely appear on the next agenda. She noted that revisions included adding hammerhead turnarounds on dead-end streets.

She also discussed the Salt Grass townhomes project, explaining that the applicant was requesting an amendment to increase the unit count from 116 to 132 after wetlands on the site were no longer present. She stated the updated layout would be similar, with the addition of a proposed commercial corner. She further explained that plans to realign 4500 W had changed following coordination with UDOT, with the realignment now planned on the south side of the road within school district property, and confirmed that improvements would still be completed.

12. Planning Commission Comments

Commissioner Wade expressed appreciation for the input and noted it had been a productive discussion, particularly with newer Commissioners participating. He acknowledged that these decisions can be challenging, stating it was difficult to see areas like Pig Corner transition to residential development and remarked that changes such as a Costco in Syracuse felt unusual. He expressed gratitude for everyone's efforts and stated he believed all involved were working to make the City the best it could be.

Commissioner Hymas expressed appreciation to everyone for their participation and specifically thanked Boyd Davis for attending.

Commissioner Farnsworth noted that the recent projects had been informative and provided valuable learning opportunities. She suggested that, moving forward, it would be helpful to include visual comparisons in project materials such as illustrating what a proposal would look like if it did not meet code versus what is actually being proposed. She explained that this type of side-by-side visualization would help both the Commission and residents better understand differences in density and layout, and could reduce confusion and repetitive discussion. She expressed appreciation for the work being done and felt that additional visual tools would help improve clarity in future discussions.

Commissioner Norton expressed appreciation for staff and thanked the public and fellow Commissioners for their willingness to share honest opinions, even when they may go against the majority.

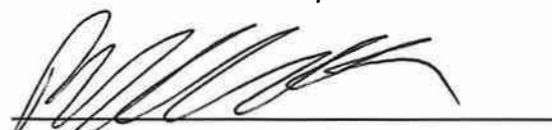
Commissioner Taylor expressed appreciation to staff for their work and thanked Boyd Davis for attending.

Commissioner King thanked everyone and inquired about an upcoming joint meeting between the Planning Commission and City Council. Bryn MacDonald stated that staff was working on scheduling that meeting.

Commissioner Roubinet expressed agreement with prior comments and reflected on the balance of allowing additional public questions during meetings while maintaining order and staying within procedural guidelines. He noted some hesitation in allowing follow-up questions but acknowledged that, in this case, the additional question regarding sewer was valuable. He also informed the Commission that he would be absent for the April 9, 2026 meeting due to travel for work.

13. Adjournment

Commissioner Wade motioned to adjourn the meeting at 9:15 pm. Commissioner King seconded the motion. All voted aye.



Chairperson – PJ Roubinet



Deputy City Recorder– Katie Hansen