



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

FEBRUARY 26, 2026

WORK SESSION

6:00 PM

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

Planning Commission Excused: Commissioner Spencer Wade

City Staff Present: Boyd Davis, City Engineer; Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Casey Arnold, City Recorder

Visitors: Dave Murdock, Doug Nielsen, Steve Nielsen, Dave Nielsen, Mike Nielsen, Matt Leavitt, Tyler Leavitt

1. Discussion of the preliminary plat for West View Park No. 4

Troy Moyes presented a preliminary plat request for West View Park No. 4, a 13.14-acre subdivision proposed by Matt Leavitt consisting of 46 single-family residential lots within the R-4 zone. He explained that the Planning Commission served as the land use authority for this administrative action and that the request would not be forwarded to the City Council. He noted that while the R-4 zone allows up to six units per acre and typically requires a minimum density of 3.7 units per acre, the approved development agreement permitted a reduced density of 3.5 units per acre. As a result, the applicant proposed significantly fewer lots than the maximum allowed, with lot sizes exceeding the minimum requirement. He also outlined key site features, including required vinyl fencing around the development due to adjacent agricultural land, and a five-foot pedestrian egress connection included per the City Council's development agreement, which had not previously been discussed with the Commission.

Additionally, he explained that the original plat included excess right-of-way on the south side of the road, which would have created an illegal holding strip and restricted future access to the adjacent Lee property. To resolve this issue, the excess right-of-way was relocated to the north side of the road within Parcel A, ensuring compliance with development standards and preserving access for neighboring properties.

Commissioner King inquired about driveway access for a set of twin homes and Troy Moyes clarified that driveway access for the twin homes would be from 300 N. Commissioners also inquired about the fire requirements for turnarounds at the ends of stub streets. Boyd Davis confirmed these turnarounds would be enforced with no-parking signage and monitored by the fire department. Further discussion focused on the long-term functionality of the fire turnarounds and potential future road connections. Staff explained that while the turnarounds were required under current

fire code, they could become unnecessary if adjacent properties developed and roads were extended. In that event, the City Council would need to formally vacate the right-of-way, after which the land would revert to adjacent property owners. The applicant acknowledged concerns about the turnarounds becoming obsolete but stated that the fire marshal was firm in requiring them due to uncertainty in development timing. Commissioners also discussed the physical dimensions of the turnarounds and how they might function in the future, including whether they could be incorporated into adjacent lots.

Discussion also addressed the sidewalk connection to 4000 W, which Boyd Davis confirmed would be constructed on the north side, with maintenance responsibility assigned to the developer to avoid burdening adjacent property owners. The excess right-of-way is located on the north side of the sidewalk.

The applicant also considered impacts to neighboring properties, particularly the Lee property, including potential opportunities for minor land adjustments. The applicant expressed a willingness to coordinate with adjacent landowner to provide additional frontage or access if mutually agreed upon, while staff clarified that any such adjustments would require landowner consent or a development agreement exception.

2. Review of agenda items

Troy Moyes presented a site plan and conditional use permit application for Nielsen's Frozen Custard, located north of Big-O Tires on 2000 W and Center Street within the CC commercial zone. Staff explained that both items were administrative in nature, requiring the Planning Commission to evaluate compliance with city standards related to building design, landscaping, parking, lighting, and potential operational impacts. The proposal met or exceeded all setback and parking requirements, and although the use of decorative CMU was not a standard listed material, staff supported its use as consistent with the applicant's branding and permissible under code discretion. Minor landscaping deviations were also identified but considered reasonable given similar past approvals. Staff noted that a preliminary plat and full signage package had not yet been submitted and would need to return for future review. For the conditional use permit, staff indicated no anticipated negative impacts related to traffic, safety, noise, or lighting.

Commissioners asked questions regarding site connectivity, lighting, and drive-through operations. It was clarified that a future connection to the adjacent lot was planned but would not be constructed until the property to the east developed. Lighting was shown to meet photometric standards, with concerns primarily deferred to future signage review. Additional discussion focused on traffic flow and stacking capacity for the drive-through. The applicant explained that the site was intentionally designed with expanded stacking lanes and pull-forward areas to accommodate high demand and prevent overflow onto surrounding streets, incorporating operational strategies developed during COVID to improve efficiency. The applicant also noted that decorative CMU would be used in combination with glass and tile elements to maintain an attractive design. Staff and the City Engineer confirmed that all review comments had been addressed aside from the outstanding plat and signage items, and the applicant stated that only minimal security lighting would remain on after hours.

3. Staff update

Boyd Davis stated that during the City Council's annual visioning session, a joint meeting with the Planning Commission was requested for March 24. The Planning Commission supported the opportunity for discussion and coordination with the Council.

Staff also provided updates on projects before the City Council, including the Nilson Homes General Plan Amendment and the Trails Edge/Mike Hatch property. There was a discussion on private drives where staff explained that older R-4 zoning allows private drives while newer standards do not, creating potential inconsistencies between developments in the area, but noted that these details could still be addressed during the legislative rezone stage. Also before the City Council is the Ivy Meadows subdivision as well as the Kyle Norton rezone.

Troy Moyes provided an update on upcoming Planning Commission items, including the Stoddard General Plan Amendment, the Carilsi preliminary plat adjacent to the Kawaguchi development, and a proposed amendment to the Salt Grass project. He explained that the Salt Grass amendment would return the project to its originally approved density of 132 units, after wetland constraints that previously reduced the preliminary plan to 116 units had been resolved. Troy Moyes noted that the overall layout would remain largely unchanged, with open space preserved in former wetland areas and additional units shifted closer to the roadway. He also indicated that updates to the sign code would be forthcoming.

Troy Moyes further shared a summary of current development activity, noting there were 1,268 available lots across 19 developments, with 457 permits issued and 811 lots remaining vacant. He outlined the distribution of lot sizes, highlighting that a significant portion were larger lots over 10,000 square feet, while approximately 26 percent were under 6,000 square feet, including both single-family and multifamily units.

4. Other items

Troy Moyes proposed shifting Planning Commission meeting presentations from staff to applicants, explaining that staff should avoid appearing as advocates and instead serve primarily as a resource for questions. Under the proposed approach, the chair would give a brief introduction before inviting the applicant to present, placing greater responsibility on applicants to explain their projects.

Commissioners supported the idea, noting that staff reports and work sessions already provide much of the necessary background. They discussed keeping presentations concise while still allowing applicants to respond to questions and public comments as appropriate. The Commission agreed to try the revised format, with staff continuing to provide clarification when needed and applicants being given advance notice of expectations.



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FEBRUARY 26, 2026

GENERAL SESSION 7:00 PM

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

Planning Commission Excused: Commissioner Spencer Wade

City Staff Present: Boyd Davis, City Engineer; Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Casey Arnold, City Recorder

Visitors: Dave Murdock, Doug Nielsen, Steve Nielsen, Mike Nielsen, Matt Leavitt, Tyler Leavitt

1. Call to Order

2. Pledge of Allegiance

3. Prayer – Commissioner Norton

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 January 22, 2026 Planning Commission meeting

Commissioner King motioned to approve the minutes from the January 22, 2026 Planning Commission meeting. Commissioner Farnsworth seconded the motion. All voted aye.

7. Discussion and consideration of a site plan for Nielsen's Frozen Custard located at 2000 W and Center Street; *David Murdock, applicant*

Commissioner Roubinet stated items seven and eight are a site plan and conditional use request for Nielsen's Frozen Custard located at 2000 W and Center Street. These are administrative items and will require two separate motions.

David Murdoch, representing the Nielsen family, introduced the owners of Nielsen's Frozen Custard and explained their proposal to bring a new location to the city. He stated that the project would serve as a prototype building designed to support future franchising efforts, incorporating elements of the original store design while reducing construction costs to make it more accessible for

franchisees. He noted that the goal was to create a more franchise-friendly model that could expand the brand while maintaining its identity. He also expressed confidence in the proposed West Point location, stating that after reviewing the community and its demographics, they believed it would be a successful site for the business.

Steve Nielsen explained that, unlike a typical franchise model, the proposed West Point location would be jointly owned by the Nielsen and Murdoch families, similar to several of their existing stores, which made the project more personal to them. He noted that the selected site was intentionally chosen for its proximity to Syracuse High School, with the goal of drawing activity and tax revenue into West Point. He expressed appreciation for the site selection and indicated his willingness to answer any questions.

There were no questions or comments from the Planning Commission.

Commissioner Taylor motioned to approve the site plan for Neilson's Frozen Custard located at approximately 2000 W and Center St and forward this item to the City Council for consideration. Commissioner Norton seconded the motion. All voted aye.

8. Discussion and consideration of a conditional use for a restaurant for Nielsen's Frozen Custard located at 2000 W and Center Street; *David Murdock, applicant*

This item was discussed in conjunction with item number 7. There were no questions or concerns from the Planning Commission.

Commissioner Hymas motioned to approve the conditional use permit for Nielsen's Frozen Custard, a restaurant with drive-thru, located at approximately 2000 W and Center St. Commissioner King seconded the motion. All voted aye.

9. Discussion and consideration of a preliminary plat for 46 single family lots known as West View Park No. 4 and located at approximately 3900 W 300 N; *Matt Leavitt, applicant*

Commissioner Roubinet stated this a preliminary plat application for West View Park No. 4, located at approximately 3900 W 300 N.

Matt Leavitt, applicant, stated that the preliminary plat was consistent with the zoning and development parameters previously reviewed by both the Planning Commission and City Council during the rezone process, as outlined in the staff report and development agreement. He noted that staff had recommended approval of the West View Park subdivision preliminary plat and respectfully requested the Planning Commission's approval.

Commissioner Roubinet indicated he had no concerns with the presentation and noted the item had been discussed in detail during the work session. He referenced a previous question regarding the holding strip, confirming that the Leavitt property would retain a five-foot strip to the north, and that future development would involve coordination with the City to contribute a proportional share toward road construction costs, which was confirmed by City Engineer Boyd Davis.

There were no more questions or comments from the Planning Commission.

Commissioner King motioned to approve the preliminary plat for the West View Park No. 4 Subdivision located at approximately 3900 W 300 N. Commissioner Norton seconded the motion. All voted aye.

10. Planning Commission Comments

Commissioner Norton stated he had no comments.

Commissioner Farnsworth stated she had no comments.

Commissioner Norton stated he had no comments.

Commissioner Taylor stated he had no comments.

Commissioner King stated he had no comments.

Commissioner Roubinet thanked the staff for a wonderful job and stated he enjoyed the new format of having the applicants present.

11. Adjournment

Commissioner King motioned to adjourn the meeting at 7:18 pm. Commissioner Farnsworth seconded the motion. All voted aye.



Chairperson – PJ Roubinet



Deputy City Recorder– Katie Hansen