



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

MARCH 12, 2026

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## WORK SESSION 6:30 PM

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

**Planning Commission Excused:** Commissioner Adam King

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

**Visitors:** None

### 1. Review of agenda items

Staff presented a combined preliminary plat and site plan amendment for the Salt Grass Townhomes located at approximately 4500 W 1800 N. The project had originally been approved in March 2023 with a development agreement allowing 132 units, but was later reduced to 116 units in 2024 due to unresolved wetland concerns. Those issues had since been addressed, and the applicant was now requesting to return to the originally approved 132 units, consistent with the allowed density of eight units per acre. The amendment also reflected changes to the internal road layout due to a planned realignment of 4500 W by UDOT and the City, shifting the road configuration and affecting how the property would dedicate right-of-way. The updated plan included a central roadway alignment, potential connectivity to the adjacent Trails Edge subdivision, and a phased development approach, with Phase 2 expanding west and north of the current construction and Phase 3 completing the remaining area, including a future connection to West Meadows.

Staff noted that the revised layout remained substantially similar to prior approvals, with minor adjustments to building placement, expanded open space areas, and a detention basin. The landscaping plan was expected to remain consistent with previous approvals. They confirmed the proposal met all current code requirements and recommended two actions: a recommendation to City Council for the site plan amendment and Planning Commission approval of the preliminary plat amendment. Commissioner Wade asked questions regarding shared driveways and parking availability. Staff clarified that shared driveways were part of the original design and had been widened to meet code, and that each unit would include a two-car garage and driveway, supplemented by 16 guest parking spaces. Additional discussion highlighted that the revised road alignment would improve spacing from nearby subdivisions and introduce a bend in the roadway, which could help reduce traffic speeds.

Staff presented a preliminary plat for the Horizon Junior High Subdivision. The purpose of the plat was to subdivide the property into two lots, separating the existing junior high school property, owned by the school district, from the adjacent field to the east, which would become city-owned. Although the City would ultimately own one of the parcels, the school district was the formal applicant and had proceeded through the required process. Staff noted that the proposal was a straightforward two-lot subdivision and complied with all applicable requirements.

Commissioners discussed the timing of construction occurring prior to subdivision, noting it was likely done to streamline the process by having a single contractor and property owner during construction. Staff explained that the school district completed the improvements first, after which the City would purchase the property as an improved lot, with the arrangement supported by an interlocal agreement for shared use of facilities.

## **2. Other items**

There were no other items discussed.

## **3. Staff update**

A joint meeting between the Planning Commission and City Council is scheduled for March 24, with planned discussions including a Moderate Income Housing Plan presentation by Bryn MacDonald, as well as conversation about the industrial zone, future industrial locations, and ideas related to the Inland Port.

At the City Council level, the Nilson General Plan amendment had been approved. The Trails Edge/Mike Hatch rezone, which is owned by Nilson Homes, was set for a public hearing at the next City Council meeting. The Parker Place project was still pending as discussions continued regarding responsibility for infrastructure costs. Additionally, Ivy Meadows and the Kyle Norton application were both scheduled for public hearings at the next meeting.

At the Planning Commissioner level, the Jones General Plan application for the Stoddard property, located on 800 N along the north side of the road adjacent to UDOT property, would be coming before the Planning Commission. The applicant had been coordinating with UDOT and was expected to return at a future date, with plans for an R-1 PRUD. It was also noted that the Carlisi preliminary plat would be coming forward, the Salt Grass amendment was on the agenda for that evening, the sign code was still being worked on, and legislative updates would be forthcoming.



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### GENERAL SESSION 7:00 PM

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

**Planning Commission Excused:** Commissioner Adam King

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

**Visitors:** Ryan Wilde

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Commissioner Farnsworth
4. **Disclosures from Planning Commissioners**  
There were no disclosures from the Planning Commissioners.

5. **Public Comments**  
There were no public comments.

6. **Discussion and consideration of a preliminary plat amendment for the Salt Grass Townhome Subdivision located at approximately 4500 W 1800 N**  
Commissioner Roubinet stated items six and seven relate to the Salt Grass Townhome Subdivision located at approximately 1800 N and 4500 W. These items were discussed earlier during the work session. The applicant, 317 West Point LLC, is requesting approval of a preliminary plat amendment and a site plan amendment for the development. Because these requests are related to the same project, they were considered together with two separate motions.

Ryan Wilde, the applicant, explained that the amendment primarily involved shifting the project's entrance along 4500 W. The original layout extended farther north due to a previously anticipated road connection and unresolved wetland constraints, which limited the number of units. With the wetlands issues resolved and UDOT no longer requiring the road, the entrance was relocated closer to 1800 N, allowing the project to align with the originally approved unit count under the development agreement. Commissioners discussed parking concerns, noting that similar developments can feel constrained. The applicant confirmed that each townhome was designed

with a two-car garage and a driveway capable of accommodating two full-sized vehicles, including trucks, along with 16 additional guest parking spaces.

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

Commissioner Wade motioned to approve the preliminary plat amendment for the Salt Grass Townhome Subdivision located at approximately 1800 N 4500 W. Commissioner Taylor seconded the motion. All voted aye.

**7. Discussion and consideration of a site plan amendment for the Salt Grass Townhome Subdivision located at approximately 4500 W 1800 N**

This item was discussed in conjunction with item number 6. There were no questions or concerns from the Planning Commission.

Commissioner Norton motioned to recommend approval of the site plan amendment for the Salt Grass Townhome Subdivision located at approximately 1800 N 4500 W and forward the recommendation to the City Council for their consideration. Commissioner Farnsworth seconded the motion. All voted aye.

**8. Discussion and consideration for a preliminary plat for a two-lot subdivision called Horizon Junior High School Subdivision located at approximately 920 S 4500 W**

Commissioner Roubinet stated this item is a request for a preliminary plat for the Horizon Junior High School Subdivision located near 4500 W and 920 S. This item was also discussed earlier during the work session.

The applicant is the Davis School District, but West Point City represented the applicant during the meeting. The proposed subdivision would create two lots to establish separate ownership for the existing Horizon Junior High School site and the adjacent city park.

During the work session, staff explained that the subdivision was procedural in nature, as development on the site had already been completed or was nearing completion, and no additional site changes were proposed beyond formalizing the plat.

Commissioner Wade clarified that this will be finished as a park and Bryn MacDonald stated it is completed with sod and sprinklers and will stay as a park.

Commissioner Hymas motioned to approve the preliminary plat for the Horizon Junior High School Subdivision, located near 4500 W and 920 S in West Point City. Commissioner Norton seconded the motion. All voted aye.

**9. Planning Commission Comments**

Commissioner Wade stated he had no comment.

Commissioner Hymas stated he had no comment.

Commissioner Farnsworth stated she had no comment.


Commissioner Norton stated he had no comment.

Commissioner Taylor stated that he had spent time at the junior high during Junior Jazz and remarked that it was a very impressive facility that would be a great asset to the city.

Commissioner Roubinet suggested organizing a float for the Fourth of July parade and noted that a \$500 budget was available, encouraging the group to begin discussion and planning sooner rather than later.

#### **10. Adjournment**

Commissioner Taylor motioned to adjourn the meeting at 7:17 pm. Commissioner Hymas seconded the motion. All voted aye.



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Chairperson – PJ Roubinet



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Deputy City Recorder– Katie Hansen