



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

APRIL 23, 2026

WORK SESSION 6:00 PM

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

Planning Commission Excused: Chairperson PJ Roubinet

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

City Staff Excused: Troy Moyes, City Planner

Visitors: Lacy Richards

1. Call to Order

Commissioner Farnsworth welcomed the other Planning Commissioners and excused Commissioner Roubinet.

2. Disclosures from Planning Commissioners

There were no disclosures from any Planning Commissioners.

3. Discussion of a preliminary plat for the Crystal Court Subdivision, located at 4250 W 800 N

Bryn MacDonald presented the Crystal Court preliminary plat, located near 4250 W 800 N. She explained that the City Council had previously approved the rezone of the property to R-2 zoning and that the subdivision proposal remained the same as what had previously been reviewed. She stated the development consisted of 13 single-family residential lots located near the new freeway corridor.

Bryn MacDonald explained that the applicant had submitted the preliminary plat consistent with the approved zoning and layout and that the project was currently undergoing engineering review. She stated that staff had provided comments to the applicant and was waiting for final revisions to be completed. She noted the item was being presented for discussion only so the Planning Commission could review the proposal and raise any concerns or questions before it returned for formal consideration, likely at the next meeting.

She stated there were no major changes or surprises with the proposal since it was the same layout previously reviewed during the rezone process. There were no comments or questions from the Planning Commission.

4. Discussion of a preliminary plat for the Ivy Meadows Subdivision, located at 2650 N 5500 W

Bryn MacDonald presented the Ivy Meadows preliminary plat, located near 2650 N and 5500 W in the newer annexation area. She explained that the project had previously undergone infrastructure studies and had since been approved by the City Council for a rezone from A-5 to R-1 along with a development agreement addressing required infrastructure improvements, timing, and costs. She stated the preliminary plat was substantially the same as the layout previously reviewed by the Planning Commission, with the only notable change being the addition of one extra lot after approximately one-half acre was added to the rear of the property. She explained the project was currently under engineering review.

Discussion focused primarily on a potential roadway stub connection to adjacent property south of the subdivision. Boyd Davis explained that the neighboring property owner had requested a road stub and that the developer believed he may be able to shift lots slightly to accommodate it. Boyd Davis stated that West Point City supported roadway connectivity between neighborhoods, even across city boundaries, although he noted the additional connection was not required. He explained that if the developer chose to provide the connection, it would be considered a generous accommodation and that the Planning Commission would ultimately decide whether it should be required.

Commission members discussed whether future subdivision of the adjacent property would even require the connection. Bryn MacDonald explained that subdivisions with more than 30 lots require two access points, but future development of the neighboring property would likely not meet that threshold and would also likely be required to develop with half-acre lots under the new General Plan. Commissioner Farnsworth stated she did not support reducing lot sizes within Ivy Meadows simply to provide access to adjacent property and felt the developer had already done a good job maintaining larger lots and transitions in density. Commissioner King agreed.

Additional discussion occurred regarding stormwater infrastructure and roadway layout. Boyd Davis explained that the central roadway alignment was necessary because of the location of the storm drain line. Commissioners also discussed existing nearby homes and noted that one proposed lot would face a different direction than neighboring homes due to access limitations. No further questions were raised.

5. Discussion of a rezone for property located at 2084 N 4500 W (Nilson Homes, applicant)

Bryn MacDonald introduced the rezone request and revised development concept for the Weaver property located near 2084 N 4500 W. She explained that the Planning Commission had previously recommended denial of the General Plan amendment, but the City Council ultimately approved the amendment to R-4 Residential. She stated the revised proposal differed from the earlier concept by eliminating private lanes and redesigning the subdivision so all homes directly faced public streets. She explained the proposal still consisted of detached single-family homes.

Commissioner King asked about the lot widths, and Bryn MacDonald explained the lots were approximately 50 feet wide. She stated that R-4 zoning did not have a minimum lot width requirement and that the lots were approximately 6,700 square feet, exceeding the 5,000-square-foot minimum lot size. Lacy Richards with Nilson Homes confirmed the homes were planned as patio homes. Bryn MacDonald explained the homes would remain detached single-family units, generally designed as single-level homes.

Ms. Richards described similar patio home products built by Nilson Homes in the Green Farm community in West Haven and stated they had been very popular. She explained the homes would primarily include two-car garages, with some options for bonus loft spaces above garages. She stated the product was intended for residents who no longer wanted large yards or stairs but still preferred detached homes rather than attached housing or apartments. Commissioner Norton stated he liked the proposed product.

Discussion followed regarding affordability and housing demographics. Commissioner Hymas asked whether the homes would meet the state's definition of affordable housing. Ms. Richards responded that the previous concept had been closer to that goal and acknowledged this proposal would be somewhat less affordable, though still intended to serve a different housing demographic. She explained the homes were designed for residents seeking smaller-maintenance living options while still maintaining detached ownership housing.

Ms. Richards also explained that Nilson Homes had agreed to lease part of the property back to the current owner, Mr. Weaver, so he could continue keeping his horses for several years. Bryn MacDonald stated the subdivision would not be built immediately because of that arrangement, although Lacey explained the roadway would likely be constructed sooner due to approved lots on the Clinton City side of the project. Ms. Richards stated Nilson Homes had worked with the property owner to allow him to remain in the home for several years and described the arrangement as important to the family.

Commission members discussed the relationship between the West Point and Clinton portions of the development. Commissioner Wade asked whether the Clinton lots were similar in size, and Ms. Richards explained the Clinton lots were slightly smaller and less deep but would also contain patio homes. Commissioner Taylor asked whether split jurisdiction roads created complications for public works operations. Bryn MacDonald and Boyd Davis explained that roads divided between cities were common and already existed in several locations.

Bryn MacDonald stated the proposal included 17 single-family lots at approximately 4.5 units per acre, which remained below the maximum R-4 density allowance of 6 units per acre. She reviewed the surrounding developments, including the recently approved Salt Grass plan and Humphreys West Meadows. Commissioner Norton asked whether a roadway connection near the Humphreys development would eventually extend through. Bryn MacDonald explained the adjacent property owner was not interested in selling or developing at this time, so the road would temporarily end in a stub connection for potential future access.

Bryn MacDonald explained the proposal would require a development agreement because of two requested exceptions. The first exception involved reducing side-yard setbacks from the standard 8

feet in the R-4 zone to 5 feet due to the narrower lot widths. The second exception involved allowing the roadway to use Clinton City's cross-section standard rather than West Point City's standard so the road widths and park strips would remain consistent throughout the shared subdivision. She stated the only difference was approximately one-half foot in the park strip width and noted Boyd Davis supported the request.

Bryn MacDonald also explained the development agreement included architectural standards and approved exterior materials. She stated a clause in the agreement that would allow subdivision plat approvals to remain valid for up to five years rather than expiring after one year due to the delayed construction timeline associated with the existing property owner remaining on-site.

Commissioner Hymas asked what would occur if the property owner still remained after five years. Ms. Richards explained that the owner would continue living in the home, but the east portion of the subdivision could still move forward without disturbing him because Nilson Homes had secured a separate three-year pasture lease arrangement. She stated the developer wanted to avoid obtaining approvals that could expire before construction could reasonably begin and emphasized that they were trying to work compassionately with the property owner's circumstances.

Commissioner King thanked Nilson Homes for accommodating the property owner and his horses. Ms. Richards responded that they wanted to treat the family the same way they would want their own family treated. At the conclusion of the discussion, Commissioner Farnsworth stated the revised proposal was an improvement over the prior concept. There were no other comments or questions from the Planning Commission.

6. Discussion of a development agreement for the Heritage Trails development, located at 4300 W 1800 N

Bryn MacDonald introduced the proposed development agreement amendment for the Mike Hatch property, now represented by Nilson Homes. She explained that the project had been in process for several years and had originally applied under the old General Plan and old R-4 zoning standards. She stated the Planning Commission had previously held a public hearing in 2022 and recommended approval of the R-4 rezone, but the item had remained at the City Council level while different plans and changes were discussed. She explained the City Council had not yet approved the rezone and wanted to consider the rezone and development agreement together. Because the development agreement included exceptions, the Planning Commission needed to hold a public hearing and make a recommendation on the development agreement.

Bryn MacDonald explained that the old R-4 zone allowed up to 8 units per acre and allowed townhomes, unlike the current R-4 zone, which allowed up to 6 units per acre and was limited to single-family residential. She stated the original plan reviewed by the Planning Commission included 72 townhomes, while the current revised plan included approximately 54 units with a mix of single-family homes and townhomes. She explained the revised plan reduced the overall density to approximately 5.6 to 5.7 units per acre.

Lacey Richards with Nilson Homes explained that the plan was still being refined after recent City Council feedback. She stated the Council wanted the project to meet the 30% open space

requirement, which would likely require changing one row of single-family homes into townhomes, but only gaining one additional unit with that change.

The Commission also discussed owner-occupancy. Bryn MacDonald explained that the current R-4 zone required 100% owner occupancy, but the old R-4 zone did not include that requirement. Ms. Richards stated Nilson Homes was proposing 30% owner occupancy for this project, while the nearby Weaver project would be 100% owner-occupied under the current R-4 standards. She explained that Nilson typically recorded deed restrictions on specific units to ensure owner occupancy and had used a 10-year restriction in other communities based on lender recommendations. Commissioner King supported mixing the owner-occupied units throughout the development rather than grouping them together, stating that would help avoid separation between renters and owners. Bryn MacDonald agreed that mixing the units would make sense.

The Commission discussed the trail system associated with the project. Ms. Richards stated the project would include a significant trail connection. Bryn MacDonald explained the trail would generally run along the canal and connect through the Clinton portion of the development and to future UDOT trail improvements. Commissioner King asked several questions about how the trail would connect to the overall trail system and whether it would provide access toward 4500 W. Bryn MacDonald and Boyd Davis explained that there were still challenges because some surrounding property was private, but the dedication would help provide future trail connectivity.

Bryn MacDonald stated the development agreement would include up to 54 units, architectural standards, townhome elevations, the 5-foot side-yard setback exception, and the Clinton road cross-section exception (the same exception needed with item number 5). She explained the project would still need to return through the subdivision review process if the rezone and development agreement were approved. She concluded by stating the item would return in a couple of weeks for a Planning Commission public hearing on the development agreement. There were no other comments or questions from the Planning Commission.

7. Other items

No other items were discussed.

8. Staff Update

Bryn MacDonald provided updates from recent City Council meetings. She stated the City Council had approved the Salt Grass amendment and, during their discussion, requested additional parking be added to the project. She explained the applicant added an additional row of parking containing approximately eight to ten parking spaces, which she noted would likely address concerns previously raised by the Planning Commission. She also updated the Commission on the Kawaguchi project located on 700 S behind the Montgomery property. She stated the City Council had held a public hearing on the project but had tabled the item multiple times as they continued discussing concerns related to the roadway and the number of lots proposed on the road. She explained the Council was also seeking additional information from the fire district before moving forward.

9. Planning Commission comments

Commissioner Wade commented on working on his father’s old tractor for possible use during the City’s Fourth of July parade.

Commissioner Taylor passed on his condolences to Troy Moyes and his family.

Commissioner King indicated he would be able to participate in the Fourth of July parade. He stated he believed the farmers would be happy to have tractors included in the parade.

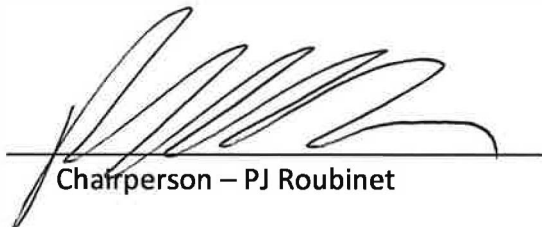
Commissioner Norton stated he would be participating in the parade activities this year and was looking forward to it.

Commissioner Hymas stated he had no comment.

Commissioner Farnsworth discussed the Planning Commission’s participation in the Fourth of July parade, including ideas for a simple agricultural-themed float that would reflect the city’s agricultural identity. She discussed decoration ideas, responsible use of city funds, and encouraged members to continue sharing ideas as plans moved forward.

10. Adjournment

Commissioner Wade motioned to adjourn the meeting at 7:15 pm. Commissioner Farnsworth seconded the motion.



Chairperson – PJ Roubinet



Deputy City Recorder– Katie Hansen