



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
February 17th, 2026**

Mayor:
Brian Vincent
City Council:
Trent Yarbrough, *Mayor Pro Tem*
Jerry Chatterton
Annette Judd
Michele Swenson
Jeremy Strong
City Manager:
Kyle Laws

Administrative Session
6:00 PM

Minutes for the West Point City Council Administrative Session held on February 17, 2026, at 6:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 8932 4553 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Annette Judd, Council Member Michele Swenson, Council Member Trent Yarbrough and Council Member Jeremy Strong

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Lacy Richards, Matt Meyer, and PJ Roubinet. No sign-in is required for those viewing online.

1. Discussion Regarding a Request to Amend the General Plan Zoning Designation of Property Located at Appx. 2084 N 4500 W (Nilson Homes, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to amend the General Plan designation for approximately 4.4 acres located near 2084 North 4500 West from R-1 (low density residential) to R-4 (medium density residential). She explained that the proposal is for small-lot, detached single-family homes on private lanes, similar in product type to other developments recently constructed in surrounding communities.

She reviewed the concept plan submitted by the applicant, noting that the lots would generally range between approximately 4,000 – 5,000 square feet, with homes oriented along private lanes rather than traditional public streets. She explained that while the homes are detached, the overall density is higher than traditional R-1 subdivisions due to reduced lot sizes and the use of private infrastructure.

Mrs. MacDonald also presented a conceptual layout of the adjacent “Archuleta” property to demonstrate that future development of that parcel would remain feasible and would not be landlocked by the proposed layout. She clarified multiple times that this was not a proposal from that property owner, but rather a conceptual exercise to show potential connectivity options.

Council Members asked several questions regarding access, connectivity, and how the proposed layout would interact with surrounding parcels. Discussion focused on whether the Archuleta property could still reasonably develop under existing R-1 standards and whether the proposed design would create limitations for future access. Staff acknowledged that development of that parcel under R-1 standards may be more difficult due to depth and frontage constraints, but reiterated that options would still exist.

Mr. Davis addressed infrastructure improvements along 4500 West, explaining that the developer would be responsible for installing utilities and roadway improvements adjacent to the project frontage. He noted that sidewalk improvements would be constructed along the project frontage but that a gap would remain along undeveloped neighboring properties until those parcels develop in the future.

The applicant then provided additional details regarding the proposed housing product, emphasizing that the homes would be detached single-family units intended to provide more attainable price points within the community. Estimated home sizes were discussed, generally ranging from approximately 1,400 to 1,800 square feet. The applicant indicated that pricing would likely fall in the upper \$400,000 range, depending on market conditions.

The Council inquired as to how this proposal contributes to meeting any of the City's Moderate-Income Housing Plan goals, which is required by the State of Utah. This led to a broader discussion among Council Members regarding housing affordability and moderate-income housing goals. Staff explained that average current home prices in West Point are approximately 640,000, which requires an income in range of around \$160,000 annually and moderate-income housing target defined by the State is approximately \$390,000. So while the proposal may not fully meet that moderate-income threshold, it definitely is a step towards providing more attainable housing options in West Point compared to a traditional R-1 development. Additionally, the R-4 zone would require that all the units remain owner-occupied, meaning that they cannot be leased or rented.

The Council also inquired as to the reasoning behind the Planning Commission's recommendation for denial. PJ Roubinet, Planning Commission Chair, explained that the Planning Commission's concerns centered on maintaining lower-density character, responding to public sentiment, and uncertainty regarding the long-term impact of private lane developments within the City. He noted that the main concern was in regards to increasing the density across multiple projects in this part of the City and how that may affect the overall character of the area.

Council Members also discussed traffic impacts, particularly along 1800 North and 4500 West. Concerns were raised regarding existing congestion and how additional development in the area, specifically nearby Clinton City projects, could compound those issues. Staff explained that UDOT is aware of growth in the corridor and is evaluating long-term improvements, including plans for the widening and realignment of key roadways.

Additional discussion focused on the broader planning question of housing diversity within the City. Several Council Members acknowledged that smaller-lot, detached housing is becoming increasingly common and may provide an important option for residents who cannot afford traditional lot sizes, while others expressed concern about continuing to increase density in areas already experiencing growth pressures.

Mrs. MacDonald confirmed that a public hearing is on the agenda in tonight's General Session, allowing for additional public input prior to the Council taking action to approve or deny the zoning designation amendment.

2. Discussion Regarding a Rezone Request for Property Located at Appx. 1800 N 4300 W (Foothill LLC, Applicant) – Mrs. Bryn MacDonald

Mrs. MacDonald introduced the rezone request for property located near 1800 North 4300 West, explaining that the application has been in process since 2022. The applicant, Foothill Ditch LLC, is now being represented by Nilson Homes. She noted that the request has evolved over time and that the current proposal reflects modifications made in response to prior feedback.

Mrs. MacDonald clarified that the project remains vested under the previous R-4 zoning standards, which allowed for higher density, no minimum lot sizes, and the use of private lanes. She reviewed the original concept plan, which included 72 townhome units at a density of approximately eight units per acre under the previous R-4 zoning designation. She then explained that the revised proposal reduces overall density to approximately six units per acre and introduces a mix of housing types, including 32 single-family homes and 24 townhomes. She emphasized that while the revised proposal aligns more closely with current R-4 density expectations, the applicant retains the right to develop under the previous code.

The applicant provided additional detail on the revised design, explaining that the mix of product types is intended to create a more balanced neighborhood and respond to market demand. They emphasized that private lanes are a key design element, allowing homes to face public streets while garages are accessed from the rear, resulting in a more aesthetically appealing streetscape.

Council Members asked detailed questions regarding the function and maintenance of private lanes. Staff explained that these lanes would be owned and maintained by an HOA, including snow removal, maintenance, and liability. Questions were also raised regarding garbage service, with Staff indicating that service would function similarly to other developments with private drives, though coordination with providers would be required.

Discussion then focused heavily on traffic and access concerns. Council Members again expressed concern about the concentration of traffic onto 4500 West and 1800 North, noting that these corridors are already experiencing increased traffic volumes. Questions were raised regarding potential additional access points or connectivity to surrounding roadways. The applicant explained that constraints like canals, existing development, and inclination of current property owners limit the ability to provide additional connections.

Mr. Davis addressed stormwater and utility infrastructure, explaining that the site drains toward the Howard Slough and that portions of the development would connect to both West Point and Clinton sewer systems. He noted that these infrastructure considerations significantly influence the layout and design of the project.

The Council also discussed development phasing and market absorption. The applicant acknowledged challenges experienced in prior townhome developments where too many units were constructed at once, leading to slower sales. They indicated that this project would be phased more carefully to align with market demand.

Council Member Swenson expressed concern about the overall complexity of the project, including the mix of housing types and reliance on private lanes, and indicated that she would like additional time to fully understand the layout and implications.

Council Member Yarbrough expressed support for providing first-time home buyers and others attainable housing opportunities but reiterated concerns regarding traffic congestion and infrastructure limitations in the area.

Mayor Vincent and other Council Members discussed the importance of balancing housing diversity with infrastructure capacity and long-term planning considerations. There was general acknowledgment that the proposal represents a reduction from the originally proposed density, but questions remain regarding how it fits within the broader development pattern of the area.

The Council agreed to schedule a public hearing regarding the rezone request for the next meeting on March 3rd to gather public input. Staff will work on drafting a development agreement to address infrastructure responsibilities and specific requirements for the property. Consideration to approve or deny both the development agreement and rezone request will be held in a subsequent meeting after more discussion.

3. Discussion Regarding a Rezone Request for Property Located at Appx. 4200 W 800 N (*George Wright, Applicant*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald introduced the rezone request for property located at approximately 4200 West 800 North, located at the base of the bluff on the south side of the road. She explained that the property is currently zoned R-1 and the applicant is requesting R-2 zoning, which is consistent with the General Plan. She noted that the property is adjacent to the future West Davis Corridor, with the freeway expected to run immediately nearby. The proposed development includes approximately 13 lots, all west-facing, with a single road serving the subdivision. The lots are significantly larger than typical R-2 lots, resulting in a density of approximately 1.7 units per acre. The request for R-2 zoning is primarily driven by frontage requirements, as R-1 zoning would require 100 feet of frontage compared to 90 feet in R-2.

Mrs. MacDonald stated that this item had been previously discussed but was delayed due to the lack of a storm drain outfall. She confirmed that the applicant has since worked with UDOT to secure an easement and establish a stormwater solution.

Council Member Yarbrough asked about stormwater drainage, and Staff explained that runoff would be conveyed through a pipe under the freeway and discharged to an existing canal system maintained by the City. Mr. Davis further explained that existing utilities, including sewer and water lines, dictate the alignment of the proposed roadway and limit design flexibility.

Mrs. MacDonald reported that the Planning Commission had held a public hearing on the item, receiving two public comments expressing concerns about the property being wet. She noted that the storm drain solution is intended to address those concerns. After the public hearing, the Planning Commission recommended approval of the rezone request.

The Council agreed to schedule a public hearing for the next meeting on March 3rd and consider for final action following the public hearing. However, they also wanted to put the item back on the agenda in the administrative session of that meeting for additional discussion.

4. Other Items

Council Member Chatterton asked whether the North Davis Sewer District had taken action regarding the request for reduction of building fees by Nielsen's Frozen Custard. Mayor Vincent states that the item had not yet been placed on the Sewer District agenda.

Council Member Swenson noted that March 17 is caucus night, which conflicts with the second regularly scheduled Council meeting in March. Mayor Vincent indicated that he is aware of the conflict and will address it at the next meeting.

Council Member Yarbrough requested that sidewalks be included as a discussion item at a future Administrative Session. Mayor Vincent stated that sidewalks were a topic of lengthy discussion at the recent visioning session, from which Council Member Yarbrough was absent. The Mayor promised to provide him with the information presented and what was discussed.

No other items were discussed.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES WEST POINT CITY HALL February 17th, 2026

Mayor:
Brian Vincent
City Council:
Trent Yarbrough, *Mayor Pro Tem*
Jerry Chatterton
Annette Judd
Michele Swenson
Jeremy Strong
City Manager:
Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on February 17, 2026, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 859 8932 4553 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Annette Judd, Council Member Michele Swenson, Council Member Trent Yarbrough and Council Member Jeremy Strong

EXCUSED: Council Member Chatterton (*excused after Item 7 for the remainder of the meeting*)

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: Lacy Richards, Matt Meyer, PJ Roubinet, Kathy Thomander, Dave Thomander, Kyle Norton, Elly Wright, Mark Adams, T. West, and Captain Mike Valencia. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** – Given by Council Member Swenson
4. **Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – None

Council Member Judd – None

Council Member Swenson – Reported on her first meeting in her new assignment with the Mosquito Abatement District, noting that much of the discussion centered on appreciation for the outgoing chair, introduction of new leadership, and potential plans for a new facility. She noted that mosquito activity is currently minimal due to the time of year.

Council Member Chatterton – None

Council Member Strong – None

Mayor Vincent – Reported that the North Davis Sewer District is currently without a district manager and that the position is being advertised, with recruitment efforts underway.

5. **Communications from Staff**
Mr. Laws stated that he had no communications to report at this time.

6. **Citizen Comment**

Mark Adams – Syracuse, UT: Mr. Adams addressed the Council regarding safety concerns at the intersection of 700 South and 4000 West. He explained that while he resides outside West Point City boundaries, the intersection impacts residents from multiple jurisdictions. Mr. Adams presented a diagram of the intersection and described significant increases in traffic due to nearby residential development, the opening of Highway 177, and the construction of Island View Elementary and Horizon Junior High. He stated that accident frequency has increased to more than one per year since 2022, including two recent accidents in December 2025 and January 2026. He described one incident in which a vehicle left the roadway, traveled through a yard, and struck a home. He further explained that the intersection currently includes stop signs for north-south traffic on 4000 West, with additional flashing lights recently installed, but no traffic control for east-west traffic on 700 South. He also noted that there is a crosswalk used by school children traveling east-west, but not a crosswalk for north-south, despite children regularly crossing in that direction. Mr. Adams expressed concern regarding increasing risk and accident severity and requested that both West Point and Syracuse City evaluate potential improvements, such as additional traffic control measures. He emphasized that he is not a traffic expert but is making this plea as a concerned parent and resident.

7. Update from the Davis County Sheriff's Office

Captain Mike Valencia introduced himself as the Captain over the Patrol Division and provided an overview of annual law enforcement statistics for West Point City.

He reviewed patrol hours, explaining that the average is approximately 900 hours per month. He noted that recent months appear lower due to implementation of a new GPS-based tracking system, which temporarily affects reported totals. He clarified that actual patrol presence is higher than reflected and that typically at least two deputies are assigned within the City at any given time. Council Member Strong asked whether school resource officer hours were included, and Captain Valencia clarified that those hours, as well as investigative hours, are tracked separately.

Captain Valencia reviewed crime statistics, noting that case numbers between 2024 and 2025 remain relatively consistent, with slight increases attributed to population growth. He then discussed dispatch calls and citation data, explaining that monthly citations generally range between approximately 100 and 210, and that totals do not include warnings or multiple violations issued under a single citation. Captain Valencia emphasized that deputies utilize both citations and warnings as enforcement tools and that warnings are often effective in deterring violations. Council Member Chatterton asked about seasonal spikes in citations, and Captain Valencia stated that winter parking enforcement likely contributed to increased citation activity during winter months.

He then reviewed investigation hours, noting that approximately 900 hours were spent on investigations. He addressed concerns related to child abuse and neglect reports, explaining that these cases often begin as allegations and do not necessarily result in formal charges. He noted that many reports are duplicates or fall outside City jurisdiction and that the reported numbers are within normal ranges compared to similar cities.

Council Member Chatterton raised concerns regarding speeding in a specific area near SR-93 and suggested targeted enforcement. Captain Valencia stated he would pass that information along and encouraged Council Members to also report specific concerns so that additional patrols could be assigned to those areas.

Captain Valencia expressed his appreciation for the partnership that exists between the DCSO and West Point, and specifically thanked Kyle Laws for being great to work with and for helping to create such a strong working relationship. Mayor Vincent and Council Members thanked Captain Valencia for the report and for the ongoing service the department provides to the City.

8. Consideration of Approval of Meeting Minutes:

a. October 21, 2025 City Council Meeting

b. December 16, City Council Meeting

Council Member Swenson motioned to approve the minutes for the listed meeting dates

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously approved

9. Consideration of Resolution No. 02-17-2026A, Granting a Reduction in Building Fees for Nielsen's Frozen Custard – Mr. Boyd Davis

Mr. Davis presented the request for a reduction in building fees associated with the Nielsen's Frozen Custard project located along 2000 West. He explained that the request applies only to one commercial pad and does not include fees assessed by external agencies such as the North Davis Sewer District or North Davis Fire District.

He reviewed the fee breakdown, noting that the City has control over approximately \$28,000 in fees and that the applicant is requesting a reduction of \$19,528, or approximately 70 percent. He explained that such requests are considered in cases of commercial development where anticipated sales tax revenue is expected to offset the reduction within a relatively short period, estimated at less than one year.

Council Member Swenson asked clarifying questions regarding access, noting that the project primarily accesses 2000 West. She also asked for confirmation that the request applies only to the Nielsen's site and not to the other commercial pads. Staff confirmed that the request was made solely on behalf of Nielsen's Frozen Custard and applies only to the building permit fees for this specific business on this specific commercial pad.

Council Member Strong asked how recovered tax revenue would be allocated. Mr. Laws explained that most of the affected fees would otherwise go to the General Fund and that tax revenue would similarly return to the General Fund, with no need for specific allocation.

Discussion also clarified that water, sewer, and stormwater fees would not be reduced, as those funds support enterprise systems.

Council Member Strong expressed support for the request, noting the likeliness of recouping costs quickly and that the city needs to be willing to work with businesses or risk losing them to other cities.

The Council had no questions or further comments.

Council Member Strong motioned to approve Resolution No. 02-17-2026A

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Ordinance No. 02-17-2026A, Amending the General Plan Zoning Designation for Property Located at Approximately 2084 N 4500 W from R-1 to R-4 – Mrs. Bryn MacDonald

Mrs. MacDonald presented the request to amend the General Plan zoning designation for approximately 4.4 acres located at 2084 North 4500 West from R-1 (low-density residential) to R-4 (medium-density residential).

She reviewed the current General Plan map, noting that the subject property is currently designated R-1, with surrounding zoning that includes R-1 immediately to the south, transitioning to R-4 and R-5 further south and at the corner within the Salt Grass development. She explained that the proposal is consistent with a broader pattern of mixed residential densities in the surrounding area, including development occurring in Clinton City to the north and west.

Mrs. MacDonald presented the applicant's concept plan, explaining that while this is a General Plan amendment and not a final development approval, the concept plan provides a representation of how the property may be developed. She noted that the plan proposes approximately six units per acre, consisting entirely of detached single-family homes on smaller lots, consistent with the R-4 zoning designation.

She emphasized that the homes would be smaller, single-family units and presented sample building elevations to illustrate the anticipated product type. She explained that these homes are intended to be more attainable than traditional large-lot homes in the City, though they would not fully meet moderate-income housing thresholds.

Mrs. MacDonald also provided a broader overview of the City's General Plan distribution, explaining that over 50 percent of the City is designated for larger-lot residential (R-1 through R-3), while R-4 and R-5 represent a much smaller percentage of the overall planned buildout. She noted that this proposal would incrementally increase the share of medium-density housing within the City.

She then addressed the City's moderate-income housing requirements, explaining that the State requires municipalities to plan for housing that is attainable for households earning approximately 80 percent of the area median income. She explained that this equates to an approximate home price of \$390,000, while the current average home price in West Point is approximately \$650,000. She indicated that the applicant anticipates home prices in the high \$400,000 range, which, while not meeting moderate-income thresholds, would still represent a more attainable option compared to the City's current housing stock.

Mrs. MacDonald explained that the Planning Commission held a public hearing on the request in October and received no public comments at that time. She stated that the Planning Commission ultimately recommended denial of the amendment, citing concerns that the proposal did not align with the surrounding area and did not provide sufficient public benefit.

Council Member Swenson asked clarifying questions regarding the layout of the development, specifically confirming that the homes are detached single-family units rather than townhomes, and inquired about the approximate lot sizes. Mrs. MacDonald explained that the lots would generally range from approximately 3,500 to 4,500 square feet.

Council Member Swenson also asked about anticipated home sizes and whether basements would be feasible given soil and water table conditions in the area. Staff indicated that basements may not be feasible and that homes are anticipated to range approximately from 1,200 to 1,700 square feet.

Additional discussion focused on garage orientation and design. Mrs. MacDonald explained that the garages would be accessed from private lanes located behind the homes, allowing the front of the homes to face the street and create a more traditional streetscape appearance.

Council Member Swenson further asked about proposed open space and amenities, noting Planning Commission's concern regarding lack of public benefit. Mrs. MacDonald explained that detailed amenities would be determined at the rezone stage but indicated that the concept includes open space areas and a trail connection that would extend through the development and connect to the broader trail system, including a planned connection to 4500 West.

Council Member Swenson also asked about constraints on the property, including the presence of a canal along the eastern boundary. Staff confirmed that the canal limits development options and influences the layout of the site.

Mayor Vincent asked if there were any additional questions from the Council or for the applicant. No further questions were raised.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Judd motioned to close the public hearing

Council Member Swenson seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Council Member Yarbrough motioned to approve Ordinance No. 02-17-2026A

Council Member Judd seconded the motion

Roll Call:

Council Member Yarbrough – Aye

Council Member Judd – Aye

Council Member Swenson – Aye

Council Member Strong – Nay

Council Member Chatterton – Absent

In Favor: Council Member Yarbrough, Council Member Judd, Council Member Swenson

Opposed: Council Member Strong

The motion to approve was passed by majority vote.

11. Motion to Adjourn the General Session

Council Member Yarbrough motioned to adjourn

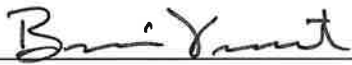
Council Member Strong seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS 7 DAY OF April, 2026:



BRIAN VINCENT, MAYOR


CASEY ARNOLD, CITY RECORDER

