



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JUNE 11, 2026

WORK SESSION 6:00 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: Boyd Davis, City Engineer; Bryn MacDonald, Community Development Director; Katie Hansen, Deputy City Recorder

City Staff Excused: Troy Moyes, City Planner

Visitors: Rick Scadden

1. Discussion of Party at the Point parade float

The Planning Commission discussed several ideas and options for creating a float for the City's 4th of July parade. Members considered various design concepts before agreeing on a final direction. It was determined that Commissioner Wade would provide and pull his 17-foot trailer with his recently repaired tractor for the parade.

2. Discussion of proposed updates to the Sign Code

Time expired in the session and this item was not discussed.

3. Review of agenda items

The Planning Commission reviewed the preliminary plat for the Ivy Meadows subdivision following the City Council's approval of the rezone. Bryn MacDonald explained that the plat was substantially the same as what had been presented throughout the zoning process, consisting of 84 lots with no changes to the overall layout other than the relocation of a street stub. Boyd Davis explained that the stub was moved because the planned irrigation line was eliminated, and Rick Scadden added that the change was made at the neighboring property owner's request without affecting lot sizes. Commissioner Roubinet noted that the revised street connection would provide additional future access.

Bryn MacDonald reminded the Commission that the project included a development agreement requiring all on-site and off-site infrastructure improvements. Mr. Scadden reported that the

developer was coordinating with UDOT to install left- and right-turn lanes along the east side of the project. Boyd Davis stated that will-serve letters had been received for secondary water, culinary water, and fire service. Discussion followed regarding Hooper Irrigation, with Boyd Davis explaining that service would be provided once the City finalized a contract and determined ownership of the required water shares.

Mr. Scadden stated that an 85th lot would eventually be created through a future subdivision after the purchase of additional property from the Tuttle family. He explained that the agreement included extending sewer service while allowing the family to retain their home. Bryn MacDonald confirmed that required landscape buffers had been added along the subdivision perimeter. Boyd Davis concluded that he had no concerns with the proposal, noting that the primary issue remained completion of the required off-site infrastructure improvements as outlined in the development agreement.

4. Other items

No other items were discussed.



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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; Katie Hansen, Deputy City Recorder

City Staff Excused: Troy Moyes, City Planner

Visitors: Rick Scadden

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Commissioner Hymas
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 May 14, 2026, Planning Commission meeting**

Commissioner Taylor motioned to approve the minutes from the May 14, 2026, Planning Commission meeting. Commissioner Wade seconded the motion. All voted aye.

7. **Discussion and consideration of a preliminary plat for 84 single family lots known as Ivy Meadows and located at 2650 N 550 W; Rick Scadden, applicant**

Commissioner Roubinet introduced the request for consideration of the preliminary plat for the Ivy Meadows subdivision, consisting of 84 single-family lots located at 2650 N 5500 W. Applicant Rick Scadden provided a brief overview of the project, stating that the proposal had undergone extensive review and revisions to address neighborhood concerns. He noted that the developer had worked with the City on significant off-site infrastructure improvements and expressed confidence that the development would integrate well with future growth in the area. Following the

presentation, Commissioner Roubinet noted that the Commission had already discussed the preliminary plat during the work session, and there were no additional questions or concerns from the Planning Commission.

Commissioner Norton motioned to approve the preliminary plat for the Ivy Meadows subdivision, located at approximately 2650 N 5500 W, subject to completion of any remaining staff and engineering review comments prior to final plat approval. Commissioner Hymas seconded the motion. All voted aye.

8. Staff Update

Bryn MacDonald reported that the City Council had approved the Parker rezone, the remaining Heritage Trails/Mike Hatch rezone, and the Weaver parcel rezone. She also informed the Planning Commission that the Crystal Court preliminary plat would be coming forward for review in the near future. Additionally, she stated that updates to the sign code and ADU code would be presented to address recent changes in state law.

Commissioner Wade asked for an update on the Inland Port Authority. Bryn MacDonald reported that the City Council was moving forward with identifying a project area before statutory requirements changed later in the year. She explained that the City planned to designate the existing industrial area at 1800 N near the interchange, which would allow the City to be grandfathered under the current statute while providing additional time to evaluate potential future expansion areas, including Pig Corner and property to the west. She stated that the City would continue working with the Inland Port Authority and discussing future possibilities.

9. Planning Commission Comments

Commissioner Taylor had no comment.

Commissioner Norton had no comment.

Commissioner Farnsworth had no comment.

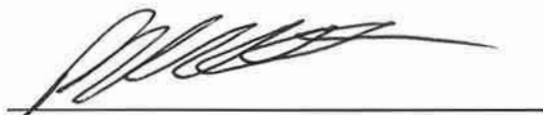
Commissioner Hymas had no comment.

Commissioner Wade had no comment.

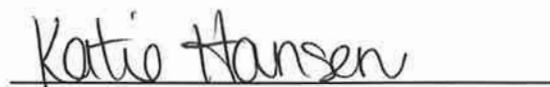
Chair PJ Roubinet expressed his excitement for the upcoming 4th of July celebration and thanked City staff for their hard work, including coordinating the float materials. He also thanked the Planning Commission for contributing ideas for the parade float and stated that he looked forward to seeing the finished project.

10. Adjournment

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



Chairperson – PJ Roubinet



Deputy City Recorder – Katie Hansen