



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

JULY 9, 2026

WORK SESSION 6:00 PM

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

Planning Commission Excused: Chairperson PJ Roubinet, Commissioner Spencer Wade, Commissioner Ryan Hymas

City Staff Present: Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

City Staff Excused: Bryn MacDonald, Community Development Director

Visitors: Brent Neel

1. Discussion of proposed rezone for property located at 3763 W 1800 N

The Planning Commission held a work session discussion regarding a request to rezone approximately 4.5 acres at 3763 W 1800 N from A-40 (Agricultural) to RC (Regional Commercial) for a proposed Holiday Oil development. Troy Moyes explained that the property is designated Regional Commercial on the Future Land Use Map and is located adjacent to the future West Davis Corridor interchange and planned UDOT park-and-ride. He noted that the discussion was informational only and that staff hoped to identify potential concerns before the application proceeded to a public hearing.

Brent Neel, representing Wagstaff Investments LLC, explained that the proposal was conceptually similar to the existing Holiday Oil in West Point but on a much larger site. He stated that the additional acreage could accommodate more fuel pumps, including RV or diesel fueling, a car wash, and potentially other commercial uses, although the final layout had not yet been determined. Commissioners discussed whether the remaining property could be developed with complementary commercial uses in the future, and Mr. Neel noted that the company had incorporated uses such as quick-service restaurants, automotive services, and flex commercial space on similar projects.

The Commission discussed several site design issues, including the high groundwater table, lighting, noise, buffering, traffic circulation, and access. Commissioner Farnsworth expressed concern about potential impacts on the future residential neighborhood, particularly noise from the car wash and lighting during nighttime hours, and questioned the ability to place fuel tanks in the ground due to the high water table. Mr. Neel explained that underground fuel tanks could be safely installed despite the high water table by using dewatering, ballast, and anchoring systems, and that lighting could be shielded and dimmed to minimize impacts on neighboring properties. Troy Moyes added

that a 10-foot landscaped buffer, solid fencing, and a photometric lighting plan would be required adjacent to residential development. Commissioner Norton commented that a solid precast wall would provide effective sound mitigation, and Mr. Neel stated that the car wash blowers could be oriented away from nearby homes to further reduce noise.

A significant portion of the discussion focused on access to the site and coordination with UDOT. Troy Moyes explained that the proximity of the future interchange would likely limit access from 1800 N and that access to the park-and-ride would be provided from the subdivision street rather than directly from the highway. Commissioners discussed how those access restrictions could affect traffic circulation, particularly for larger vehicles using the proposed diesel fueling area. Mr. Neel acknowledged that additional coordination with UDOT was needed and agreed to schedule a pre-application meeting to clarify access requirements and refine the concept plan before the proposal returned for formal review. Troy Moyes concluded that staff would continue working with the applicant to address the outstanding issues before scheduling a public hearing.

2. Discussion of proposed text changes regarding Accessory Dwelling Units

The Planning Commission discussed proposed updates to the City's accessory dwelling unit regulations. Troy Moyes explained that Senate Bill 284 required detached ADUs to be changed from a conditional use to a permitted use before September. He stated that this was the only portion of the City's ADU code that was not currently in compliance with state law. Staff also used the opportunity to review other ADU regulations that had generated concerns, particularly maximum size, minimum lot size, setbacks, distance from the road, and whether detached ADUs should be allowed above garages. He noted that although the City had received a substantial amount of inquiries about detached ADUs, only about five had been processed because many properties could not meet the existing requirements.

Troy Moyes explained that the current code limited detached ADUs to 650 or 800 square feet depending on lot size, prohibited them on lots smaller than 10,000 square feet, required them to remain within 150 feet of the road, and generally required a 10-foot setback from property lines. He stated that the 150-foot requirement had originally been based on Salt Lake City standards and fire access concerns, but the current fire chief did not believe the restriction was necessary as long as hydrant and fire access requirements were met. Commissioners also discussed inconsistencies between ADU regulations and requirements for primary homes and accessory buildings, including setbacks, building height, and size. Troy Moyes noted that accessory buildings could be as large as 1,500 square feet without Planning Commission approval and could reach two stories on some lots, while detached ADUs were currently limited to one story.

Much of the discussion focused on whether the maximum ADU size should be increased. Troy Moyes stated that 800 square feet was one of the smallest limits among surrounding cities and that 1,200 square feet, or 50 percent of the primary dwelling's living area, was a common maximum elsewhere. He also noted that accessory buildings could not exceed 10 percent of the lot area, which would continue to limit the size of an ADU on smaller properties. Commissioner Farnsworth recalled that the original size restrictions were intended to avoid creating what could effectively become two homes on each lot, but she also noted that previous applicants had indicated they would not have proceeded with ADUs smaller than approximately 1,100 square feet. Commissioners King and Norton supported considering larger ADUs, noting that 800 square feet could be difficult

for small families and that other factors such as lot size, setbacks, parking, the location of the primary residence, construction costs, and available space would naturally limit how many properties could accommodate them.

The Commission also discussed allowing ADUs above garages. Troy Moyes stated that the Planning Commission had previously recommended allowing them, but the City Council had not supported the proposal because of concerns about second-story living space near neighboring properties. Commissioners discussed whether greater setbacks, window restrictions, or similar standards could address privacy concerns. Commissioner King noted that allowing living space above a garage could make more efficient use of the property and preserve yard space. Commissioner Farnsworth stated that her perspective on attainable housing had changed since the regulations were originally considered and again expressed support for allowing ADUs above garages.

The Commission generally discussed making the regulations more flexible while retaining standards that accounted for individual lot conditions. Commissioner Farnsworth suggested allowing an ADU of up to 50 percent of the primary dwelling, with an overall maximum such as 1,200 square feet, while allowing existing setback, lot coverage, and other requirements to determine what could actually fit on each property. Commissioner King agreed that ADU setbacks should be more consistent with the underlying zoning requirements for other buildings. Troy Moyes emphasized that no decision needed to be made that evening and stated that staff would continue discussing possible revisions with the Commission before bringing forward proposed code changes.

3. Review of agenda items

No agenda items were reviewed as time had expired.

4. Other items

No other items were discussed as time had expired.



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JULY 9, 2026

GENERAL SESSION

7:00 PM

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

Planning Commission Excused: Chairperson PJ Roubinet, Commissioner Spencer Wade, Commissioner Ryan Hymas

City Staff Present: Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

City Staff Excused: Bryn MacDonald, Community Development Director

Visitors: Leif Harris

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer** – Commissioner Norton
4. **Disclosures from Planning Commissioners**

Commissioner Taylor disclosed that he was employed by the Church of Jesus Christ of Latter-day Saints but stated that he did not work in the same department as the applicant.

5. **Public Comments**

There were no public comments.

6. **Discussion and consideration of a conditional use for 1,800 square foot building on property located at 855 N 4000 W; BHD Architects representing LDS Church, applicant**

The Planning Commission reviewed a conditional use permit request for the construction of an approximately 1,800-square-foot open pavilion at the existing Church of Jesus Christ of Latter-day Saints meetinghouse located at 855 N 4000 W. Applicant representative Leif Harris of BHD Architects explained that the pavilion would replace approximately 20 to 30 parking stalls that were no longer needed due to changing demographics and would provide additional outdoor gathering space with picnic tables. He stated that water and electrical service would be extended to the pavilion from the existing building. Commissioner King asked about utility connections, and Commissioner Norton inquired about stormwater drainage and hours of operation. Mr. Harris explained that the site drained through existing storm drain basins and that pavilion lighting would be on timers, with lights turning off around 10:00 p.m. There were no further questions or comments.

Commissioner Norton motioned to approve the conditional use request for BHD Architects, representing the LDS Church to construct a 1,800-square-foot pavilion on their property located at 855 N 4000 W. Commissioner Taylor seconded the motion. All voted aye.

7. Staff Update

Troy Moyes reported that several developments had submitted final plans, including Sky Meadows, Craythorne Phases Six and Seven, and the first phase of the Matt Leavitt development. He noted that many projects were reaching the final plan review stage following recent rezonings and preliminary approvals, resulting in a busy review schedule. He also stated that the Matt Leavitt development was requesting a modification to remove the proposed twin homes while still meeting the required density. He also reported that staff will continue discussions with Holiday Oil and anticipates providing additional information when the project returns to the Planning Commission. He added that the Trails Edge preliminary plat was expected to come before the Commission within the next meeting or two. Finally, he explained that some developments had slowed because water shares had become difficult to obtain, causing projects to stall before final approval.

8. Planning Commission Comments

Commissioner Taylor expressed his appreciation to City staff for their efforts in organizing the Party at the Point celebration. He remarked that he had heard many positive comments from attendees who felt the event was an impressive celebration for a community the size of West Point. He also thanked City staff, including Katie Hansen, for their work on the Planning Commission's parade float and commented that it turned out very well.

Commissioner Norton humorously remarked that, according to his wife, the Planning Commission's parade float was the best and stated that he wanted that comment entered into the public record.

Commissioner King echoed his appreciation for the successful Party at the Point celebration, complimenting the parade and fireworks display. He thanked City staff for their efforts and expressed appreciation to Troy Moyes for preparing the meeting materials, noting that referencing projects by their location rather than development name was especially helpful during discussions.

Commissioner Rochelle Farnsworth thanked City staff for their work on the successful Party at the Point celebration and parade. She also expressed her appreciation to Katie Hansen and everyone involved for helping bring the Planning Commission's parade float vision to life.

9. Adjournment

Commissioner King motioned to adjourn the meeting at 7:14 pm. Commissioner Taylor seconded the motion. All voted aye.



Vice-Chair – Rochelle Farnsworth



Deputy City Recorder – Katie Hansen