3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY COUNCIL MEETING MINUTES

WEST POINT CITY HALL

June 2nd, 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 June 2, 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# 832 0316 9549 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 Trent Yarbrough, Council Member Michele Swenson (participating electronically), and Council Member Jeremy Strong

EXCUSED: None

CITY EMPLOYEES PRESENT: Boyd Davis, Assistant City Manager; Ryan Harvey, Administrative Services Director; Bryn MacDonald, Community Development Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder. Also present – Michael Sabin, Administrative Intern

EXCUSED: Kyle Laws, City Manager

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

1. **Quarterly Financial Report – *Mr. Ryan Harvey***

   Mr. Harvey presented the third-quarter financial report for FY2026, covering January through March. He reported that, with approximately 75% of the fiscal year complete, revenues were above 75% of budgeted amounts and expenditures remained below 75%, with the exception of the Capital Projects Fund, which receives certain funding later in the fiscal year. General Fund departments were also below 75% of their expenditure budgets. Mr. Harvey stated that revenues and expenditures were trending as expected and that the City's budget remained in a strong position, which had limited the need for significant budget amendments during the year.

   The Council had no questions or concerns regarding the quarterly financial report.

2. **Discussion Regarding the Proposed FY27 Tentative/Interim Budget – *Mr. Ryan Harvey***

   Mr. Harvey continued review of the proposed FY2027 budget and explained that, because of recent changes in State law related to the truth-in-taxation process, the budget to be adopted while the City proceeds through that process is now also referred to as an interim budget. Staff therefore proposed referring to the document as the FY2027 Interim/Tentative Budget, which the City will operate under until the Final Budget is approved in August.

   CDRA Fund

   Mr. Harvey reviewed the Community Development and Renewal Agency (CDRA) fund, focusing first on the Smith's project area. He explained that the original ten-year bond was paid off as of June 1. Because the CDRA collection period extends beyond the bond term, approximately seven years of tax-increment collection remain. Based on the current annual increment and existing fund balance, Staff anticipates approximately $2 million in additional CDRA revenue over the remaining period.

   Mr. Harvey reviewed the order established in the original CDRA agreements for use of the remaining tax increment. With the debt service now satisfied, the CDRA will first repay prior General Fund loans made to cover the first two years of bond payments, followed by reimbursement to the City for approximately $587,506 in impact and permit fees associated with the Smith's

development. He estimated that these reimbursements, together with other eligible impact-fee reimbursements, could return approximately $1 million to the City over the next several years. Staff anticipated that these funds would likely be transferred to the Capital Projects Fund for future capital improvements unless another eligible purpose is identified.

Additional CDRA budget changes include increasing the budgeted bond payment for the project area near the freeway interchange to $577,000; increasing property-tax increment revenue and the related transfer from $140,000 to $220,000; and adjusting the allocation between long-term debt and interest expense.

Fee Schedule

Mr. Harvey then reviewed proposed changes to the City fee schedule. The City's solid-waste contractor increased rates by approximately 2.7%. Staff presented two options: continue the City's recent practice of placing the full increase on the black garbage can while holding recycling and green-waste rates steady, or spread part of the increase among all container types by increasing recycling and green-waste cans by approximately $0.15 each and reducing the increase to the black can.

Council Members discussed the City's goal of encouraging recycling and green-waste use, the comparatively low cost of West Point's garbage service, and resident education. No final direction was given, and Mr. Harvey stated that both options would be prepared for consideration when the budget and fee schedule return for action.

Other proposed fee-schedule changes included a new $50 zoning-verification-letter fee; increasing the Appeal Authority hearing fee from $200 to $350; establishing a $150 residential re-roof permit fee; increasing the in-ground swimming-pool permit fee from $150 to $400; and changing the description of the final site-plan-review fee to site-plan review.

Mrs. MacDonald explained that the re-roof and pool fees better reflect the amount of plan-review and inspection time required, although the proposed fees would still not fully recover all costs. She also noted the recurring issue of pools being completed without required fencing and discussed the possibility of a future fence bond requirement.

Mr. Harvey reviewed the updated truth-in-taxation timeline. Staff has already provided the required June 1 notification to the County Auditor and State Tax Commission of the City's intent to potentially consider a property tax rate above the certified rate. He expects to receive the certified tax rate by June 13. He explained that, if the City proceeds with considering a property tax increase, the final budget and property tax hearing would be held in August and that recent statutory changes impose additional requirements on that hearing, including availability for both in-person and virtual participation. Staff noted that the precise restrictions on conducting any other City business that same meeting would be confirmed before the hearing is scheduled.

Mr. Harvey concluded by explaining that the City historically adopts a tentative budget in June and works from that budget until final adoption (which is usually in August, as they Council has adopted the practice of going through the truth-in-taxation process each year). Under the updated statutory terminology, it will now be adopted as the Interim/Tentative Budget and will remain in effect during the truth-in-taxation process.

The Council had no further questions or comments at this time and will continue budget discussions over the course of the next several meetings.

3. **Discussion Regarding City Hall Landscaping – *Mr. Kenny England***

Mr. England reviewed a proposed refresh of the landscaping around City Hall. He explained that Staff has been working with a landscape architect for approximately a year on several City projects, including replacement of aging plants and shrubs around City Hall. The architect's current estimate was approximately $31,335, which includes new plant material, drip irrigation, and installation, while City Staff would perform removal of the existing landscaping.

Because the estimated cost exceeds the purchasing-policy threshold, Mr. England requested confirmation that the Council wanted Staff to continue with the project and obtain competitive bids. The Council discussed the concept and timing and expressed support for Staff obtaining bids. Mr. England stated that demolition would not begin before the Independence Day celebration so that the City Hall grounds remain presentable for the event.

Council Members also raised concerns regarding the appearance and irrigation of City Hall lawn during the current drought. Mr. England stated that watering at City Hall has already been reduced and that the lawn's appearance is partly attributable to fertilizer. He acknowledged that sprinklers should not be operating during rainfall and stated that the irrigation controller should account for weather conditions. He also explained that the Cemetery, Loy Blake Park, and splash-pad area have experienced lower irrigation pressure because of secondary-water system conditions, while City Hall has generally maintained better pressure.

The Council directed Staff to proceed with obtaining bids and return with the results before moving forward with the landscaping work.

4. Other Items

Splash Pad – Mayor Vincent reviewed the prior decision to keep the City splash pad closed for the season because of drought conditions and water-supply concerns. He explained that the splash pad does not recirculate water and used approximately 23,800 to 24,000 gallons per day during June and July of the prior year, for approximately 2.3 million gallons over the season. Council Members discussed resident feedback, the splash pad's role as a community gathering place, the possibility of limited operating days or hours, and whether a recirculation system could be evaluated in the future. Mr. England explained that a recirculating system actually uses substantially more water than might be assumed, as it has to cycle through and fully flush the system periodically throughout the day and night. As such, it expends water a lot of water even when not being actually used. Additionally, these systems require substantial ongoing testing and staffing requirements.

After discussion, the Council generally agreed to maintain the closure for the current season because of the severity of the drought and to reevaluate the splash pad annually. Council Members expressed interest in reviewing limited hours or other water-saving options in a future year, depending on conditions.

Party at The Point Parade – Mayor Vincent asked Council Members to begin considering a concept for the City Council float for the upcoming parade, noting that the celebration will recognize the 250th anniversary of the United States. Council Members discussed available trailers and the possibility of involving the Youth Council in helping prepare the float. Ms. Arnold noted that the Youth Council is already charged with decorating the Veterans Float, as well as their own, and so will likely not be able to assist.

Parker Farms Rezone – Mayor Vincent revisited the Parker Farms rezone scheduled for consideration during the General Session. He reminded the Council that the decision whether the requested zoning and density are appropriate is a policy decision for the Council, while Staff is responsible for determining how approved development can meet infrastructure and technical requirements.

The Council discussed the relationship between the requested rezone and the General Plan, the history of the Parker Farms application and annexation process, the completed infrastructure studies, and the role of the Planning Commission and Staff in subsequent subdivision review. Council Member Chatterton stated that the applicant had worked through the process and completed the studies requested by the City, while Council Member Strong expressed concern that the proposal did not align with the City's more recently updated General Plan. Mayor Vincent clarified that infrastructure constraints, including secondary-water availability, would still have to be resolved before development could proceed and that an approved development agreement would remain attached to the property. The Council agreed that additional discussion would continue when the item was called for action during the General Session.

No other items were discussed.

The Administrative Session adjourned.

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General Session

7:00 PM

Minutes for the West Point City Council General Session held on June 2, 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# 832 0316 9549 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 Trent Yarbrough, Council Member Michele Swenson (participating electronically), and Council Member Jeremy Strong

EXCUSED: None

CITY EMPLOYEES PRESENT: Boyd Davis, Assistant City Manager; Ryan Harvey, Administrative Services Director; Bryn MacDonald, Community Development Director; Kenny England, Public Works Director; and Casey Arnold, City Recorder. Also present – Michael Sabin, Administrative Intern

EXCUSED: Kyle Laws, City Manager

VISITORS PRESENT: Lacy Richards, Rena Hunt, Matt Meyer, PJ Roubinet, Beverly Parker Bailey, Scott Carlson, Alan Parker, Tami & Jeff Yeoman, and Nate Wycherley. No sign-in is required for those viewing online.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought**

   In lieu of a prayer or inspirational thought, Mayor Vincent addressed the recent tragedy that had affected the West Point community. He expressed condolences to the victim's wife, children, family, friends, and all who were mourning the loss, and thanked the Davis County Sheriff's Office and North Davis Fire District for their continued professionalism and service. He emphasized that the events did not define West Point or its residents and reaffirmed the community values of compassion, respect, kindness, and concern for neighbors. Mayor Vincent then invited those present to observe a moment of silence in support of the grieving family.

4. **Communications and Disclosures from City Council and Mayor**

   Council Member Yarbrough – None

   Council Member Judd – Echoed Mayor Vincent's comments regarding the difficult weekend and expressed appreciation for North Davis Fire District and the first responders who serve West Point, noting the particularly demanding circumstances they had faced.

   Council Member Swenson – Reported that the Mosquito Abatement District has a new director and spraying efforts have began. She encouraged coordination with the District before large outdoor events and expressed hope for a season without West Nile virus.

   Council Member Chatterton – None

   Council Member Strong – None

   Mayor Vincent – None

5. **Communications from Staff**

Mr. Davis reviewed upcoming City events and dates. Party at the Point will be held July 4, and the City newsletter and flyer containing information about the flyer has been mailed out with the utility bills and also posted online and on social media.

Movies in the Park and the Farmers Market are also beginning for the summer, with the first Movie scheduled for June 12. The Miss West Point Pageant will be held June 13 at Horizon Jr. High. The Senior Lunches for the summer will be held outdoors at Loy Blake Park on the second Tuesday of each month, starting

Mr. Davis also noted that City Hall will be closed June 19 for Juneteenth, the Primary Election will be held June 23, and Code Enforcement Officer Bruce Dopp will be retiring. A retirement celebration will be held June 24 at City Hall. Mayor Vincent and Mr. Davis expressed appreciation for Mr. Dopp's service and noted that he will be difficult to replace.

6. **Citizen Comment**

Kendalyn Harris – Bountiful: Introduced herself as a candidate for Davis County Commissioner. She noted her prior service as Bountiful Mayor, City Council Member, and Planning Commissioner and thanked the West Point City Council for its public service. She commented positively on the Council's camaraderie and good-faith work and invited Council Members to share concerns or ideas with her.

Jeff Yeoman – Hooper: Addressed the Parker Farms rezone. He stated that development is inevitable and that he is not opposed to development, but believed the proposed density did not fit the agricultural character and larger-lot lifestyle of the surrounding area. He supported lots closer to one-half acre and asked the Council to consider matching the adjacent Hooper-area zoning and existing land-use pattern.

Rena Hunt – Hooper: Reiterated concerns regarding drainage and detention associated with Parker Farms. She described an existing ditch behind her property that receives irrigation runoff and land-drain water and asked how that drainage would be accommodated and what protections would exist if detention facilities were not properly maintained. She emphasized that nearby residents have not opposed development itself, but have consistently raised concerns with density and the effect of additional traffic on an active agricultural area. She asked the Council to consider larger lots and suggested 5500 West as a logical transition to lower-density development.

Tami Yeoman – Unincorporated Davis County: Again requested that the Council deny the proposed Parker Farms rezone or require a lower density. She stated that most proposed lots would not match or complement surrounding properties and asked Council Members to consider the character of the existing neighborhood and the recently adopted A-20 General Plan designation. She thanked Mr. Davis for meeting with nearby residents to review infrastructure concerns and reiterated that she supports appropriate development, but not the density proposed.

Nate Wycherley – Unincorporated Davis County: Asked the Council to take into consideration the concerns and comments that nearby residents had raised throughout the review process.

Dixie Bunot – Hooper: Thanked Mr. Davis for meeting with residents and reviewing drainage and irrigation issues in the area. She discussed the existing combined ditch system, concerns regarding the effect of additional subdivision runoff, and questions about how proposed storm-drain piping would connect to existing facilities. She stated that several details would still need to be worked out during the development process and hoped those concerns would be appropriately addressed.

7. **Youth Council Update**

No Youth Council representative was present, and the item was skipped.

8. **Consideration of Approval of West Point City Council Meeting Minutes:**
   a. **March 3, 2026**
   b. **April 7, 2026**

Council Member Chatterton motioned to approve the minutes from the listed meeting dates
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed

9. **Consideration of Resolution No. 06-02-2026A, Approving a Development Agreement for Property at Appx. 2084 N 4500 W (*Nilson Land, Applicant*) – *Mrs. Bryn MacDonald***
Mrs. MacDonald clarified that the property is located at approximately 2084 North 4500 West, correcting the 5000 West address shown on the posted agenda.

Mrs. MacDonald reviewed the approximately 4.5-acre property, which is currently zoned agricultural and is designated R-4 on the General Plan. The proposed concept includes 17 single-family lots at approximately 3.85 units per acre, with lots generally around 6,700 square feet and single-level patio-home style housing.

Mrs. MacDonald explained that the development agreement includes two requested exceptions: reducing the side-yard setback from six feet to five feet and using the Clinton City road cross-section because a substantial portion of the larger development is located in Clinton. The plan also includes required street trees, a landscape buffer along 4500 West, and preservation of a trail corridor along the south side of the property to connect with the larger Heritage Trails development.

The Planning Commission had recommended approval of both the rezone and development agreement. Mrs. MacDonald confirmed that the current R-4 zone requires 100% owner occupancy and has a minimum density of approximately 3.7 units per acre. Council Members discussed the five-foot setback and its purpose in accommodating a wider single-story home footprint without changing the lot width.

Mayor Vincent opened the public hearing regarding the development agreement.

a. **Public Hearing**
No comments received.

Council Member Yarbrough motioned to close the public hearing
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed

b. **Action**

The Council had no further discussion.

Council Member Yarbrough motioned to approve Resolution No. 06-02-2026A, reiterating the correct address of 4500 W
Council Member Judd seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed

9.1 **Consideration of Ordinance No. 06-02-2026A, Approving a Rezone of Property at Appx. 2084 N 4500 W from A-40 to R-1**
Mrs. MacDonald presented the rezone together with the development agreement under the previous item.

Mayor Vincent opened the public hearing regarding the proposed rezone.

a. **Public Hearing**

No comments received.

Council Member Chatterton motioned to close the public hearing
Council Member Strong seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed

b. Action

Council Member Chatterton motioned to approve Ordinance No. 06-02-2026A
Council Member Yarbough seconded the motion
Roll Call:
Council Member Judd – Aye
Council Member Yarbrough – Aye
Council Member Chatterton – Aye
Council Member Strong – Aye
Council Member Swenson – Aye
In Favor: All
Opposed: None
The Council unanimously agreed

10. Consideration of Resolution No. 06-02-2026B, Approving a Development Agreement for Property at Appx. 5750 W 2425 N (*Parker Farms, Applicant*) – *Mrs. Bryn MacDonald*

Mrs. MacDonald reviewed the approximately 35-acre Parker Farms property and the history of the application. She explained that the vested General Plan designation in effect when the application was submitted identified the property for R-1 residential development. The proposed concept plan contains a maximum of 76 lots at approximately 2.2 units per acre. The R-1 zone requires a minimum lot size of 12,000 square feet, and the average proposed lot size is approximately 15,000 square feet. The development agreement contains no zoning exceptions, establishes architectural standards, attaches the concept and infrastructure plans, and places responsibility for required off-site infrastructure improvements on the developer, subject to any eligible reimbursements.

The Planning Commission had recommended denial more than a year earlier, citing concerns with density, agricultural safety, surrounding property rights, and infrastructure; however, at that time the regional infrastructure studies initiated by the City had not yet been completed and the Council desired to have that information before considering projects in the area. Those studies were subsequently completed and presented to the Council in February. Public hearings were held on both the development agreement and rezone at the May 19, 2026 City Council meeting, during which several comments were received regarding the density, lack of water and infrastructure, and character of the area. Action on both items was tabled to this meeting.

Mr. Davis explained that Staff had made a minor revision to the development agreement in response to concerns raised during the public hearing. The storm-water language now specifies that the ditch will be enlarged to meet master plan requirements and that irrigation water and storm water will be conveyed separately.

Scott Carlson, representing the applicant, summarized the project history and stated that the applicant had waited for the regional infrastructure studies and had incorporated the resulting road and storm-drain improvements into the development agreement. He stated that culinary water would be provided by Hooper Water Improvement District, pressure irrigation by Hooper Irrigation, storm-water detention would be included in final design, existing irrigation delivery would be maintained, and roadway improvements would account for agricultural users and equipment. He emphasized that the applicant was not requesting exceptions from the R-1 standards and was requesting the zoning identified on the vested General Plan.

The Council discussed the proposed density and compatibility with surrounding properties. Council Member Strong stated that, while R-1 may be appropriate east of 5500 West near Ivy Meadows, the larger lots and rural character west of that road supported a transition to the newer A-20 designation. Council Member Chatterton emphasized the lengthy review process, the applicant's compliance with the requirements and studies requested by the City, and the distinction between approving zoning and the later

detailed subdivision-design review. Council Member Swenson stated that her primary concern had been infrastructure and that the requested transportation and utility studies had addressed those concerns. She expressed confidence that Staff and the Planning Commission would continue to ensure that final design meets engineering requirements and protects both new and existing residents. Council Member Judd discussed the need to periodically revisit the General Plan as conditions change, while also recognizing the applicant's adherence to the process. She noted that the proposed homes would still provide larger residential lots than many other subdivisions and could offer an additional housing option within the City.

Mayor Vincent stated that some engineering and design issues cannot be fully resolved until the subdivision-design phase and that those items would continue to be reviewed as the project proceeds. He also acknowledged concerns regarding compatibility with the existing agricultural area, while noting that residential development in former farm areas has occurred elsewhere in West Point and that the City also adopted the A-20 designation to preserve opportunities for larger-lot development in appropriate locations.

After calling for final questions or comments, Mayor Vincent invited a motion to be made.

Council Member Chatterton motioned to approve Resolution No. 06-02-2026B
Council Member Judd seconded the motion
In Favor: Council Member Judd, Council Member Chatterton, Council Member Swenson
Opposed: Council Member Strong, Council Member Yarbrough
The motion passed by majority vote.

10.1 Consideration of Ordinance No. 06-02-2026B, Approving a Rezone of Property at Appx. 5750 W 2425 N from A-5 to R-1

The Council's discussion regarding the Parker Farms rezone was included with the development agreement under Item 10.

Council Member Judd motioned to approve Ordinance No. 06-02-2026B
Council Member Chatterton seconded the motion
Roll Call:
Council Member Swenson – Aye
Council Member Yarbrough – Nay
Council Member Judd– Aye
Council Member Chatterton – Aye
Council Member Strong – Nay
In Favor: Council Member Judd, Council Member Chatterton, Council Member Swenson
Opposed: Council Member Strong, Council Member Yarbrough
The motion passed by majority vote

11. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn
Council Member Yarbrough seconded the motion
In Favor: All
Opposed: None
The Council unanimously agreed.

APPROVED THIS 15 **DAY OF** September **, 2026:**

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER