

**West Point City
Planning Commission
3200 West 300 North
February 28, 2013**

Present: Rawlee Wilson, John Detamore, Brad Lee, Curtis Seeds, Jeremy Strong, Korey Kap, Brian Vincent, Kyle Laws – Interim City Manager, Boyd Davis – City Engineer, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

Visitors: Mike Schultz, Kyle Hamblin

WORK SESSION

1. Discuss Heslop property rezone

Jeff Oyler stated that the City has received a request for a rezone of the Heslop property. This is located at approximately 2000 West and 800 North. The entire property on the corner is approximately 20 acres. They are proposing to rezone a portion of that property for residential development. It is currently zoned R-2 and A-40. They are proposing to rezone it to R-3, which is a minimum of 9,000 square foot lots. The Planning Commission needs to discuss this and then make a recommendation to the City Council. The City Council will hold a public hearing and make a final decision on the rezone.

Staff has discussed this and has also met with the developers to discuss it. Currently, that 20 acre parcel is shown on the General Plan as future commercial property. This property was discussed a short time ago, and the commission discussed whether it would be good to have residential and commercial zones on the property or if it should stay strictly commercial. Staff feels that the highest and best uses for commercial property within the city are along 2000 West. They feel that there could be some residential property along the eastern part of this particular property, but in discussing this from a Staff level, they feel that it is best to follow the General Plan and leave the entire piece for commercial use. Therefore, Staff recommends that the rezone request be denied and that the commercial property is preserved.

Korey Kap said he understands why the City wants to keep the land along 2000 West for commercial but he asked why they want to keep the entire piece for commercial use. Jeff Oyler responded that he feels that everyone would agree that if it develops commercially, certainly the property along 2000 West would be the portion that would develop first. Jeff stated, "That is the discussion we need to have. Is 20 acres of commercial, right here, viable commercial area?" John Detamore said he feels that a mixed use zone would be appropriate in this area. Residential and commercial could both easily fit together in this area. Rawlee Wilson asked Kyle Hamblin to share the feelings he has heard from residents that are adjacent to this piece of property. Mr. Hamblin stated, "There's a number of residents that live in that subdivision that would connect to the property on the West Point side, and the other night, six or seven of them said that they are all for the residential in their back yard. 'We don't want commercial there, so let us know when

city meetings are. We will be more than happy to come in and voice our opinion.” Those people have even volunteered to get a petition going around. Mr. Hamblin continued saying that the consensus up there is that they are all for the residential and not the commercial.

Jeremy Strong asked if Staff has found out what is planned for the area to the north of this property which is in Clinton City. Jeff Oyler responded that they have a combination of residential and commercial planned for that area. Discussion took place regarding Clinton City’s preserved area. They have also preserved an area back from 2000 West for commercial property. Jeff Oyler stated that Staff has discussed the matter regarding if a big box were to be located on that property, would they be more likely to orient the store to 2000 West or 800 North. There is more frontage on 800 North but 2000 West has more traffic. Staff feels that they would orient to 2000 West most likely. A big box retail store would require about five acres with parking included. Mike Schultz stated, “From a developer’s standpoint, having done both commercial and residential, you won’t get a big box on that piece. You’re big boxes will be over on 300 North, maybe 2300, and if you do get a big box, it will be similar to the WinCo on 6000, as far as it will struggle if a big box did come into that area. It’s just that 800 doesn’t have a whole lot of traffic on it. Everybody pretty much goes up 300 or goes over to 1800 or over to Antelope Drive. So to see a big box come in there... You could get like a Les Schwab or something along those lines, but you won’t get a big box coming into that location.” Brad Lee said it seems that every developer that comes in says that we don’t have the roof tops to support a big development. He feels that we won’t get a big box store to come to that area. He doesn’t think they would orient their store to 800 North. He just can’t see a big commercial development going on that parcel. He envisions something a little smaller, like a mix of things, but not a big box store. Brad feels that the property on 2000 West 300 North will be where the big commercial development will take place. He feels that this property will be used for smaller businesses. Rawlee Wilson reiterated a point brought out in the Staff Report which is that the most viable portion that needs to be preserved is along 2000 West. Also it states that Staff feels that there is a place for some residential along the east side of the property. Rawlee continued saying that Staff and City Council have a strong desire to preserve our potential commercial properties.

Korey Kap asked Staff what they would like to see in that area as far as commercial businesses. Jeff Oyler responded that Staff has discussed that but they haven’t gone to that level to state exactly what type of commercial they would like to see. Staff feels that their job is to preserve the General Plan and stand by it. If the Planning Commission, or another body or group of people, say that this doesn’t make sense and they would like to make some changes to the General Plan, it will need to be looked at and determined if it makes sense to change it. Staff feels that they need to follow the General Plan.

2. Discuss 5 sided lot ordinance

Jeff Oyler displayed some maps with different lot sizes being shown. It becomes difficult to fit homes on these lots when you start taking the setbacks out. Staff has been discussing this problem and has come up with a proposal that they feel would resolve

some of the issues regarding these lots. Staff has discussed allowing a corner of the house to project into the rear yard space to alleviate some of the problem. The proposed additional verbiage to the ordinance reads, "On cul-de-sac or five (5) sided lots, the required minimum rear yard depth may be reduced to fifteen (15) feet measured from any point of a building foundation to the nearest point of a lot line. Only one corner of a home may project into a required rear yard space."

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Korey Kap
4. **Approval of Minutes from January 24, 2013**

Brad Lee made a motion to approve the minutes from January 24, 2013, as written. John Detamore seconded the motion. All voted aye.

5. **Public Comments**

Mike Schultz – Northern Wasatch Home Builders Association, Castle Creek Homes – Mike wanted to give some insights and recommendations to the commission regarding the 40% rule that they have been discussing in recent meetings. "The current ordinance you have is fairly expensive and doesn't accomplish a whole lot as far as the buyer is concerned as far as the value that the buyer perceives. I think there are a couple of different ways that you can change that and still gain the good quality materials that are used on the exterior of the house. I think that today there are some really good products out there that would fit into a masonry type of material. I think you ought to take some of those into consideration. Something that we worked out with Syracuse, they had a similar ordinance to what you guys currently have, basically they allowed stucco and fiber cement board to come into that masonry mix." Mike then commented about the qualities of stucco and fiber cement board. He continued saying, "If you add those to your mix, I think it will really help the city and still maintain the quality that you are looking for. And a quick suggestion, we all want to keep some actual brick/stone on the houses, I would recommend an option to think about would be, say, 30% brick or rock on the front of the house and then make the rest of the house have masonry product, as well as the sides of the house, have a full masonry product. Then on the back they could do what they want. That would actually be an improvement because right now you can have siding on the fronts and on the sides. I think it would really help you. We bought that Bison Pointe Subdivision, further east of here. Great spot, great location. That is the biggest hindrance to that subdivision, is that requirement, because there's not a whole lot of people that perceive that value. They would rather take that money and put it into something else. All of the products that I just described to you equals out to be about the same cost as putting three or four feet of brick on the sides of the house but you get the

whole front and the whole sides in one of those products. Obviously, the back of the home, you don't really see it, you could leave that off. Just something to think about and consider. In future meetings when you're talking about it, I'm happy to come and give some input." Mike concluded by stating, "Everyone's ultimate goal is to have the home buyers have a good quality product on the exterior of their homes. I think by adding fiber cement board and stucco to that mix helps achieve that, and it gives the people the perceived value. Right now the option that you are requiring is about the same price as the options that I have just mentioned to you. Actually what I am proposing, in some cases will actually cost us more money. But again, it goes back to what the home buyer is perceiving as value. It actually won't save any money but helps to bring a good product mix into it and create diversity inside the subdivision."

6. Approve/Deny rezoning 10.05 acres from R-2 and A-40 to R-3

Jeff Oyler stated that what is before the commission is a proposal to rezone 10 acres from A-40 and R-2 to R-3 for the purpose of residential development. That property sits right off from 800 North and 2000 West. It is an L-shaped piece of property. The plan shown is a concept plan and roughly shows 27 building lots and how they would fit on the property. Staff discussed with the commission that the General Plan calls for that property to be commercial so this would be a change from the General Plan. Staff recommends, at the present time, to deny the rezone and stay with the General Plan which is 20 acres of commercial set aside on the whole corner, until the time the city feels that it makes sense to modify the General Plan and do something different than planned.

Korey Kap made a motion to approve the rezone of 10.05 acres from R-2 and A-40 to R-3. Jeremy Strong seconded the motion. All voted aye.

7. Approve/Deny ordinance 17.10.020, Definitions, "Rear yard depth"

Jeff Oyler stated that this proposal is being made in an effort to make it a little easier to site homes in cul-de-sacs, which are typically more difficult to site homes on and meet the setback requirements because they are not rectangular or square. Staff is recommending modifying the setback requirements to allow a corner of the home to project into that rear yard setback, one corner, and they could come to within 15 feet of the rear property line. This would apply to cul-de-sac lots or any other five sided lot. This is the definition section of the zoning ordinance. It falls under Rear yard depth. The new proposed verbiage states, "On cul-de-sac or five (5) sided lots, the required minimum rear yard depth may be reduced to fifteen (15) feet measured from any point of a building foundation to the nearest point of a lot line. Only one corner of a home may project into a required rear yard space."

John Detamore made a motion to approve the new verbiage added to ordinance 17.10.020, Definitions, "Rear yard depth" as proposed. Brad Lee seconded the motion. All voted aye.

8. Planning Commission Comments

Korey Kap had no comments

Brad Lee thanked Staff for all of their hard work.

John Detamore thanked Staff.

Jeremy Strong commented on the approval to send the rezone to the City Council. He stated that he feels that the commercial zones are very important, but he thinks there is a fine line that we need to be able to mix in residential and combine them together.

Curtis Seeds had no comments.

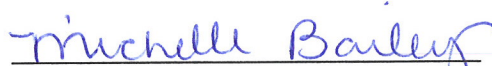
Brian Vincent thanked Staff.

Rawlee Wilson thanked the public that was present at the meeting.

9. Adjournment

Brad Lee made a motion to adjourn at 7:27 p.m. Curtis Seeds seconded the motion. All voted aye.


Chairperson – Rowland S. Wilson


Secretary – Michelle Bailey

