

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

**Present:** Rawlee Wilson, John Detamore, Brad Lee, Curtis Seeds, Jeremy Strong, Korey Kap, Brian Vincent, Boyd Davis – City Engineer, Jeff Oyler – City Planner, Kent Henderson – City Council Representative, Michelle Bailey – Planning Commission Secretary

**WORK SESSION**

**1. Discuss 40% rule**

Jeff Oyler reviewed the current ordinance. It essentially says that you must have 40% brick, rock or stone on the exterior wall construction of all single family homes. It may be placed wherever as long as the overall total meets at least 40%. Also, any façade that faces a public street must meet 40% on that side. It does not allow any vinyl siding on any façade that faces a public street. This has been in effect since about 2006.

At the last meeting, several ideas were discussed. What it boils down to is, does the City want to require brick on houses, how much brick, and where. Based on discussions in the last meeting, Staff tried to narrow it down to some ideas for consideration. They could leave the current 40% rule in place. They could leave the current rule in place but decrease the percentage to somewhere between 25% and 40%. Essentially they could just leave the other rules in place and just decrease the percentage. They could drop the ordinance entirely and have no rule. In doing that, the market would dictate what materials are used, or individual subdivision CC&Rs would dictate it. The wainscot rule would require brick on the sides of homes. It was suggested that they could just have brick on the front of homes and not require anything on the sides. They discussed implementing a 100% hardie board rule as an exception to brick. It was discussed to only allow vinyl siding on the rear of homes only except where the rear of the home faces a public street. A combination of these suggestions may be appropriate.

Rawlee Wilson commented that in the last meeting it was discussed as to whether hardie board was a substitute for brick. Rawlee went with some staff members to look at homes. They realized that you would almost have to have 100% hardie board or use it more as a substitute for stucco rather than for brick. They felt that a house with an exterior of hardie board and stucco would look strange.

John Detamore said that personally he likes balance. He likes the rule at 40% and he is ok with wainscoting and with vinyl on the back of the home. Jeremy Strong said that he likes the rule set at 30% and if that gives the home a wainscot on the sides that is fine. He feels there needs to be an exclusion in the ordinance if 100% hardie board is allowed, that is that there may not be stucco added to the hardie. It would have to be 100% hardie. Brian Vincent asked what the end goal is in changing the rule. Rawlee Wilson said he feels like the end goal is to adapt to changing styles. Brian asked if we will also include

rules on color if 100% hardie board is allowed. How far do we want to regulate? No one felt that we need to regulate to that extent. Rawlee also stated that he thinks that by allowing 100% hardie board that helps alleviate exclusion problems. Rawlee asked if anyone is against the 100% hardie board rule. No one is against it. Rawlee said he would like the ordinance to be at 30 - 35%, Brian likes 30%, Korey likes 30%, Brad likes 30% and Curtis likes 25%.

Jeff Oyler tried to recap the discussion. He said it sounds like they are looking at a 30% brick rule overall. There may be a 100% hardie board exception to brick or stone. Vinyl siding, stucco or hardie board would all be allowed on the sides or rear of the home. Boyd Davis tried to clarify some discussion regarding the 100% hardie board regulation. He said "What you're trying to say is 'If you have 100% hardie, you're also ok with any amount of brick in combination with that hardie, even if it is one brick.'" Basically, you don't have to meet the 30% brick, rock or stone rule if your primary building material is hardie board. John Detamore asked, "If you have hardie board, do you have to meet the 30% rule if you are going to put brick or stone on the home?" Jeff Oyler summarized what the commission discussed by saying, "The 100% hardie board exception means that you have no stucco and no siding. It is fine to do brick or rock, however." Kent Henderson pointed out that there are two things we are trying to protect in our city; the tax base of the city as well as the aesthetics of the city. Over the years our tax base will go down if we don't have quality products used on the homes. Suggestions were given to Staff on ideas for the new verbiage in the ordinance.

## **REGULAR MEETING**

### **1. Call to Order**

### **2. Pledge of Allegiance**

### **3. Prayer:** given by Rawlee Wilson

### **4. Approval of Minutes from March 14, 2013**

Brad Lee made a motion to approve the minutes from March 14, 2013, as written. John Detamore seconded the motion. All voted aye.

### **5. Public Comments:** None given

### **6. Discuss 40% rule**

Rawlee Wilson asked Staff to briefly summarize the discussion that took place in the work session. Jeff Oyler stated, "We've talked about 30% brick overall. Vinyl is ok on the sides and the rear of homes except where a side of a home faces a public street. Vinyl would not be allowed there. We will have an exception to the rule of 100% hardie board.

Brick and rock would be allowed on that hardie board home. It doesn't have to be 100% hardie board only."

#### **7. Planning Commission Comments**

Korey Kap had no comments.

Brad Lee had no comments.

John Detamore had no comments

Jeremy Strong had no comments.

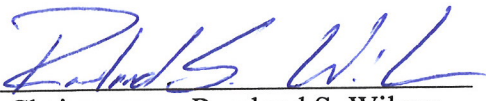
Curtis Seeds had no comments.

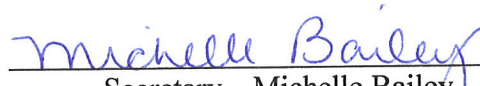
Brian Vincent had no comments.

Rawlee Wilson said he is grateful for the work that Staff has put into this.

#### **9. Adjournment**

Brad Lee made a motion to adjourn at 7:23 p.m. John Detamore seconded the motion. All voted aye.

  
Chairperson – Rowland S. Wilson

  
Secretary – Michelle Bailey

