

**West Point City
Planning Commission
3200 West 300 North
April 11, 2013**

Present: Rawlee Wilson, John Detamore, Brad Lee, Curtis Seeds, Brian Vincent, Boyd Davis – City Engineer, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

Excused: Jeremy Strong, Korey Kap

WORK SESSION

1. Discuss 40% rule

Jeff Oyler said that he tried to compile everything that has been discussed in past meetings into the ordinance to be discussed today. He read the proposed ordinance to the commission. Discussion took place regarding the final sentence in the first paragraph which reads, "Vinyl siding is only allowed on the sides or rear elevation of any structure, except where the side of a structure faces a public street." Staff feels that that point is already stated earlier in the paragraph and questions if that sentence is necessary. Discussion took place and the commission decided it is better to be very clear and specific. Rawlee Wilson felt that the wording could be interpreted differently than intended. It was suggested to change the last sentence in the paragraph to read, "Vinyl siding is allowed on the sides and rear elevation of any structure. Vinyl siding is not allowed on the side of a structure facing a public street." Jeff Oyler stated that recently, Staff defined clearly in the ordinance what the front, rear, and side of a home is so there can be no confusion.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Brad Lee

4. Approval of Minutes from March 28, 2013

Curtis Seeds made a motion to approve the minutes from March 28, 2013, as written. Brad Lee seconded the motion. All voted aye.

5. Public Comments: None given

6. Approve/Deny changes to Section 15.15.130, Residential Standards

Jeff Oyler stated that this item has been discussed in several meetings. Staff is confident that they have included all of the items that the Planning Commission has discussed in past meetings. Those changes are as follows:

1. Decreasing the brick requirement from 40% to 30% of the exterior wall construction for all homes.
2. Providing an allowance for vinyl siding on the sides and the rear of homes except where the side of a home faces a public street, such as a corner lot.
3. Incorporating that homes constructed primarily of fiber cement board do not have to meet that 30% brick requirement, but they can have a combination of brick or stone in any amount. Those homes are not allowed to have vinyl siding or stucco.

There were no further questions. The wording that was presented in the work session has been changed slightly. Jeff Oyler read the newly proposed verbiage. "Vinyl siding is allowed on the sides and rear elevation of any structure. Vinyl siding is not allowed on the side of a structure facing a public street."

John Detamore made a motion to approve the changes to Section 15.15.130, Residential Standards, as discussed in the work session. Curtis Seeds seconded the motion. All voted aye.

7. Planning Commission Comments

Brian Vincent thanked Staff and the commission for all the work put into this ordinance. He feels they have come up with something that is acceptable, that everyone likes and is happy with.

Curtis Seeds thanked Staff for all that they do. They do a great job!

John Detamore concurred with the previously stated comments.

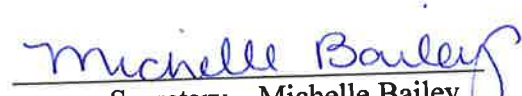
Brad Lee said he appreciates Staff and the work that they do.

Rawlee Wilson requested that a final copy of the edited Residential Standards, showing the new verbiage be included in the minutes.

8. Adjournment

Brad Lee made a motion to adjourn at 7:13 p.m. Curtis Seeds seconded the motion. All voted aye.


Chairperson – Rowland S. Wilson


Secretary – Michelle Bailey

