

**West Point City
Planning Commission
3200 West 300 North
May 9, 2013**

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

WORK SESSION

1. Discuss changes to the Land Use Table

Jeff Oyler gave some background information. He brought up the Heslop rezone that was discussed recently. The Planning Commission forwarded a recommendation to the City Council in favor of the rezone. The City Council denied the rezone request. They directed the Staff and Planning Commission to go back through the list of land uses in our zoning, specifically dealing with commercial property and commercial uses, and try and remove the things that don't make sense in there and keep things in there that should be there. They would like it reviewed to make sure it is up to date. Upon review, Staff decided it is time to revamp the land use regulations, zones and so forth. That will be a large project that will be addressed next year. As an interim project, they have gone through the existing table and made some recommendations. Also, the City Council has placed a moratorium on any commercial applications. Korey Kap asked why the City Council denied the rezone for the Heslop property, and why they put a moratorium in place. Boyd Davis responded that the City Council denied the rezone because they wanted to adhere to the General Plan. It is likely that there will be a revision to the General Plan in the near future. The moratorium was put in place because the property owner stated that he has a commercial offer on the table but wouldn't say what that offer was. Their fear was that it would be something that they didn't feel would be a desirable use in that area; maybe storage sheds. Staff has been tasked with making sure there are appropriate commercial uses in the appropriate zones.

The Planning Commission reviewed the Land Use Table and made the following recommendations.

1. They would like some definitions in place for things that don't currently have specific definitions.
2. They suggested leaving Fraternal/Benevolent Societies as a Conditional Use in the Commercial zones.
3. The Commission feels that storage yards belong in an industrial park or an industrial situation.

4. Mini storage units were conditional uses in the C-C zone, which is the main zone, and the R-C zone. Discussion took place of where the commission feels would be an appropriate place to have storage units in the city. Rawlee Wilson stated that if we have high density housing we will need storage units close to that. The commission does not feel that they are appropriate in the C-C zone, however, there is a place for them within the city. Staff feels that they should never be allowed in residential zones, but it would be very appropriate to have them in an industrial zone. The commission unanimously agreed that it would be appropriate in an industrial zone.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Korey Kap

4. Approval of Minutes from April 11, 2013

Brad Lee made a motion to approve the minutes from April 11, 2013, as written. John Detamore seconded the motion. All voted aye.

5. Public Comments: None given

6. Discuss changes to commercial uses

Jeff Oyler stated that currently the city has six commercial-related zones.

1. Neighborhood Commercial (N-C) - these were designated in areas that are related to where they thought the future Legacy Highway would be and interchanges involved with that. This is supposed to be a less intensive use than other things.

2. Community Commercial (C-C) – this is our main commercial district.

3. Professional Office (P-O) – this is for office related businesses, not retail businesses.

4. Mixed Use– this can be some commercial businesses with high density development mixed in with it.

5. Industrial (R-I/P) – this is for manufacturing businesses and heavier uses that might be noisier and more intense than you want in high traffic commercial areas.

6. Regional Commercial (R-C) – this is meant for large regional commercial uses. This would be even larger than big box stores. This would be a high intensity use.

Jeff Oyler stated that he feels like we should have a Community Commercial zone, which is our primary zone and our focus, which would be where we want the best uses. Then we could have a Research/Industrial Park zone set aside for heavier commercial uses. Then we could have the Neighborhood Commercial for really light uses. He isn't sure that the Regional Commercial is something that they want to have within the city. These are all topics for future discussions.

Rawlee Wilson asked what needed to be accomplished to have the moratorium lifted. Jeff Oyler responded that the land-use table needs to be reviewed. The commission needs to be sure they are comfortable that they have appropriate uses in the appropriate zones as stated. Jeff asked the commissioners to go through the land use table and make notes with any comments or ideas they would like to discuss.

7. Planning Commission Comments

Brian Vincent had no comment.

Curtis Seeds had no comment.

John Detamore had no comment.

Brad Lee had no comment.

Jeremy Strong had no comment.

Korey Kap had no comment.

Rawlee Wilson thanked Staff for the work that they do.

8. Adjournment

John Detamore made a motion to adjourn at 7:26 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Rowland S. Wilson

Secretary – Michelle Bailey

