

**West Point City  
Planning Commission  
3200 West 300 North  
May 23, 2013**

**Present:** John Detamore, Brad Lee, Jeremy Strong, Brian Vincent, Kyle Laws – City Manager, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

**Excused:** Rawlee Wilson, Curtis Seeds, Korey Kap

**WORK SESSION**

**1. Discuss changes to the Land Use Table**

Jeff Oyler stated that this was discussed during the last meeting. The commission focused in on a couple of areas. The suggestions made have been implemented. There was a lot of discussion on mini storage units. The commission felt that it was appropriate to have those in an industrial zone but not other locations. Those have now been listed as a Conditional Use in the industrial zone. They also liked the idea of being able to have Fraternal/Benevolent Societies so that was left in as a Conditional Use in the commercial zones. John Detamore asked how Staff feels about having foster homes. Jeff Oyler responded that the State of Utah passed a law basically stating that they would not regulate foster homes, but the Federal Regulations must be followed. It is something that cannot be outlawed, but you can regulate where it can go. Most foster homes are a residential situation, where a particular family will take on a foster child. Staff is not interested in trying to regulate that. They can go through the process and be licensed. Staff just doesn't want to create a halfway house or that type of business. This will be taken off the land use table for now and then revisited in the future if needs be.

Staff would like to get this table updated to what makes sense. Next year, they will re-write that portion of the Code and update the whole thing. They want to get it down to what really applies to West Point City. This is an interim step for the time being. Staff would like to simplify the Land Use Table so it is easier to find what you are looking for.

Brad Lee asked what the difference is between a commercial school and a private/quasi-public school. Jeff Oyler answered that a commercial school is a private school and an example of a quasi-public school would be a charter school because they are privately owned but they are publically funded and mandated.

Staff's goal is to simplify the table so it is more user-friendly.

Following the scheduled agenda item, there was a brief discussion on the recent announcement of the West Davis Corridor Alignment.

## REGULAR MEETING

### 1. Call to Order

### 2. Pledge of Allegiance

### 3. Prayer: given by Jeremy Strong

### 4. Approval of Minutes from May 9, 2013

John Detamore made a motion to approve the minutes from May 9, 2013, as written. Brian Vincent seconded the motion. All voted aye.

### 5. Public Comments: None given

### 6. Discuss changes to land use table

Jeff Oyler stated that he had just realized that he had failed to discuss the new definition created for the Accessory Farm Building. He has defined that, but it was not included in the packet. That can be discussed at a later date. He didn't feel it would be appropriate for the commission to approve something they have not reviewed.

John Detamore made a motion to approve and send forward to City Council 17.25.070 Table of Land Use Regulations as submitted noting that a definition for the Accessory Farm Building will be discussed and added at a later date. Brian Vincent seconded the motion. All voted aye.

### 7. Planning Commission Comments

John Detamore thanked Staff for their hard work.


Jeremy Strong had no comment.

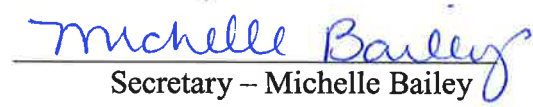
Brian Vincent thanked Staff.

Brad Lee commended Jeff Oyler on the work done on the Land Use Table. Also, mentioned the recent tragedy in our city. He expressed a desire for the community to rally around this family during their time of sorrow.

## 8. Adjournment

John Detamore made a motion to adjourn at 7:10 p.m. Jeremy Strong seconded the motion. All voted aye.

  
Chairperson – Rowland S. Wilson

  
Secretary – Michelle Bailey

