

**West Point City
Planning Commission
3200 West 300 North
August 22, 2013**

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

Visitors: Kyle Hamblin, Jonathan Arrington

There was no work session held.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Korey Kap

4. Approval of Minutes from August 8, 2013

John Detamore made a motion to approve the minutes from August 8, 2013, as written. Curtis Seeds seconded the motion. All voted aye.

5. Public Comments: None given

6. Discuss/Approve final approval for Arrington one lot subdivision

Jonathan Arrington was present to answer questions. Jeff Oyler stated that this is for a one lot subdivision. The home will face 4000 West. It is located on the corner of 1300 North 4000 West. All of the utilities will be stubbed off of 4000 West. The property is zoned R-2. It is a .5 acre lot. It meets all of the requirements for that zone. There is an open ditch that runs along the north side of the property. Staff decided that Mr. Arrington will not be required to pipe that ditch. It is no longer being used. He is, however, required to install a fence between the ditch and his home. On 4000 West, the only improvement he will be required to make is curb and gutter. He does not need to install sidewalk at this time because there is no sidewalk on that street. There will be no curb, gutter or sidewalk on 1300 North. The curb and gutter will match with the two lots that are next to it. He will also be doing asphalt to match the road to the curb. Mr. Arrington will be required to buy water shares. He will be buying secondary water shares from Davis/Weber Canal and culinary water shares from West Point City. He will be required to bring in power, gas and phone. Mr. Arrington said he has discussed the fence with Staff and is aware that he is required to drop the fence down to four feet where it meets the 40-foot clear vision triangle.

Korey Kap made a motion to grant final approval for the Arrington single lot subdivision contingent upon meeting the requirements outlined in the Staff Report dated August 19, 2013, requiring water shares being transferred to West Point City, curb and gutter being installed along 4000 West, the fence being installed between the open ditch and the home. The owner is also responsible for all of the private utilities. Also, the home owner must meet the requirements stated in the memorandum from Boyd Davis, City Engineer, dated August 20, 2013. John Detamore seconded the motion. All voted aye.

7. Discuss general plan revisions for commercial property

Jeff Oyler stated that the commission had discussed a rezone for the Heslop property earlier in the year. They discussed the fact that it was Master Planned as commercial property. They wanted to rezone approximately 10 acres of that and rezone it to residential. At the time, the Planning Commission made a recommendation that a portion of that property, approximately eight acres, should be rezoned residential. The rezone then went before the City Council. The City Council turned down the rezone. At this time, the City Council has requested that the Planning Commission review the General Plan, with regards to commercial and residential viability of the property and make another recommendation regarding whether or not there should be a change made to the General Plan regarding this area. From this discussion, if it is determined that the commission would like to amend the General Plan, a public hearing will need to be held.

Jeff Oyler displayed a map of the area. This rezone would be approximately 7.25 acres of the total property. The property is not zoned C-C but it is master planned as commercial property. Another idea would be to cut the rezone area down to 5 acres and leave two stub streets. The advantage to this option would be that it leaves a little more commercial property.

Staff has done some research into what could be done with the vacant property in terms of commercial development. If some of the property is allowed to be zoned residential, is there still enough ground there to be viable? In the Staff Report, Jeff included a list of sizes of other commercial properties to give the commissioners an idea of what could fit on the roughly 13 - 15 acres that would be left for commercial use. Jeff Oyler said he feels you could do a retail project on that amount of property up to a mid-size grocery store and still have the required parking. There are a few things that need to be considered:

- 1- Is there enough commercial property set aside to the City?
- 2 – How valuable is this corner to West Point City’s overall plan?
- 3 – Is there room to allow some of the property to go residential that might otherwise be commercial down the road?

Jeff Oyler also mentioned the homes that are already on the property. A little of the property will be lost when 2000 West is widened.

Korey Kap asked why option 2 is still being considered if the City Council rejected it in the past. Jeff Oyler responded that the City Council rejected a rezone of the property in its entirety. Now the discussion is regarding a change to the General Plan. The City

Council didn't favor or deny any plan, they denied the rezone completely because it didn't meet the General Plan. Now they have come back and asked the Planning Commission to look at the property and make a recommendation on whether you think it makes sense to amend the General Plan and allow some of the Master Planned commercial ground to be rezoned to residential. Rawlee Wilson stated that the commission had made a unanimous recommendation because they felt that they needed to protect some of the commercial property along 2000 West, about 400 – 420 feet deep. Other than that, they felt that the proposed residential property would fit there. Korey Kap asked Kent Henderson if the City Council feels that residential isn't such a bad idea there now? Kent Henderson responded that the original vote on the rezone was 3 – 2. It wasn't unanimous. Kent can't speak for the entire Council, but his personal opinion is that we can meet the requirement for some additional homes there, as well as save enough commercial area that will benefit the city. Rawlee Wilson asked the commission if they had discussed a change to the General Plan, rather than a rezone, would they have been in favor of changing the General Plan. They all agreed that they would have supported changing the General Plan. Rawlee Wilson said he feels it makes sense to match up with Clinton City's plan which is directly across the street to the north. Staff's initial analysis is that 2000 West is the important corridor to preserve. Brad Lee said he feels that Option 3 makes no sense at all. He is completely against the two stub streets.

Jeff Oyler asked if there are any other elements of analysis that they would like to see in order to make a recommendation. Rawlee Wilson said he feels they didn't consider the neighboring property owner when this was discussed previously. They didn't consider if any of his property would change on the General Plan. Staff's understanding is that Mr. Barber is not planning to do anything with his property at this time.

Jeff Oyler stated that the next step is to schedule a public hearing to allow people to make comments. Staff would like to have a recommendation going into that public hearing on the amount of property the commission thinks should be considered to be changed on the General Plan, if any at all. Rawlee Wilson asked each commissioner to give his opinion. Brian Vincent is in favor of changing the General Plan and he likes Option 2, which is 7.25 acres. Curtis Seeds is in favor of changing the General Plan and he likes Option 2. Jeremy Strong is in favor of changing the General Plan and he likes Option 2. Rawlee Wilson is in favor of changing the General Plan and he likes Option 2. John Detamore is in favor of changing the General Plan and he likes Option 2. Brad Lee is in favor of changing the General Plan and he likes Option 2. Korey Kap is in favor of changing the General Plan and he likes Option 2. Rawlee Wilson said this is very similar to the recommendation the commission previously made.

Jeff Oyler stated that they would schedule a public hearing. That will eventually lead to a recommendation to the City Council.

8. Planning Commission Comments

Brian Vincent had no comments

Curtis Seeds had no comments.

Jeremy Strong had no comments.

Rawlee Wilson had no comments.

John Detamore had no comments.

Korey Kap had no comments.

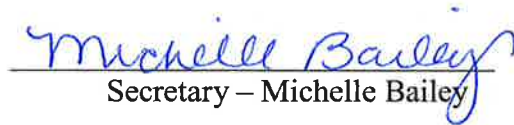
Brad Lee had no comments.

9. Adjournment

Brian Vincent made a motion to adjourn at 6:58 p.m. John Detamore seconded the motion. All voted aye.



Vice-Chairperson – Brad Lee



Secretary – Michelle Bailey