

**West Point City
Planning Commission
3200 West 300 North
October 10, 2013**

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

Excused: Korey Kap

Visitors: Charles Wright

WORK SESSION

1. Discuss changes to General Plan

Jeff Oyler told the Commission that they need to pick one of the options and alternatives and make a recommendation to the City Council. Jeff reviewed the options. Option 1 shows 10 acres being zoned residential. Option 2 shows 15 acres being zoned residential. Option 3 shows 8 acres being zoned residential. We have held a public hearing on this. Brad Lee recapped what had been discussed previously. Option 1 was the option that shows what the developer was asking for. Alternative A gives two ways in and out of the subdivision where the other alternative only has one way in and out. The general feeling of the Commission was Option 1 was a good idea since they weren't asking for any more than 10 acres so why would they propose to allow 15 acres to go residential when they only asked for 10. This would be a recommendation to City Council to amend the General Plan to allow a portion of the property that was originally Master Planned for commercial property to go residential. Brad Lee commented that this still preserves the 2000 West right-of-way that is viewed as the most viable for commercial use.

2. Discuss conditional use for Jonathan Arrington garage

If Staff gets a building permit application for an accessory building that is over 1,500 square feet, it must be approved as a conditional use by the Planning Commission. Conditional use applications are approved by the Planning Commission; they do not go to City Council. Jonathan Arrington is building a new home at the corner of 4000 West and 1300 North. Jeff Oyler showed the site plan and where the accessory building will be located on the lot. This is a corner lot so he must have a 20 foot sideyard setback on the street side. It is a wood frame building with hardy board siding. There will be two 14-foot doors. It will be 1,750 square feet and 29 feet tall to the peak of the roof. This will be the same exterior material as the house. This meets all of the setback requirements. Boyd Davis stated that Mr. Arrington has started construction on the accessory building. This is a little behind in receiving approval. It should have been approved when he got his subdivision plat approved. It was missed on that approval. Staff doesn't see any reason this should be denied though. The house and the garage front 4000 West.

Jeff Oyler said it is worth mentioning, that it has been discussed previously that the ordinance doesn't specifically spell out any conditions that should be looked for and discussed before granting approval on these large buildings. Staff feels that they need to either put some conditions in the Code as to what they should look for or what they want in a big building, or they should just do away with the conditional use permit for these buildings.

3. Discuss conditional use for Charles Wright garage

Jeff Oyler stated that this building will be 40 feet by 60 feet; so 2,400 square feet. It will be pole barn construction with metal siding. There will be a concrete floor and no electrical or plumbing in the building. It will have one 14 foot door. The building will be 23 feet tall. Jeff showed an aerial shot of the neighborhood so the commission could see the neighborhood. There is another accessory building on a nearby property that is essentially the same size as the building Mr. Wright is asking to build. Mr. Wright owns a one-story home that is 1,800 square feet. The accessory building is 2,400 square feet and 23 feet tall so it is more than twice the height of the home. Residents are not required to get permission from their neighbors to build a large accessory building, but we ask them to contact their neighbors. Three of the four neighbors signed the application saying they are not opposed to him building the accessory building. One neighbor refused to sign the application. Jeff Oyler said that Mr. Wright has purchased a large bus that he is going to convert into an RV. The bus is 40 feet long so he needs a big place to store it. Jeff Oyler showed several pictures of similar buildings so the commission would be able to picture what that size of building will look like. Boyd Davis asked if any of the commissioners were uncomfortable with the look or the size of the building. None of them expressed any negative comments regarding this being constructed. Brian Vincent asked what percentage of his property this accessory building covers and is it within the requirements of the Code. Jeff Oyler said the Code says you may not fill up more than 20% of your lot with outbuildings. This building covers 17% of the lot so he meets the Code regulations.

Brad Lee suggested that accessory buildings, in general, be something that the commission discusses to come up with conditions that need to be met if conditions are even needed. Jeff Oyler said that if there aren't any other conditions required, these are things that Staff can approve themselves without bringing them to the commission for approval. Curtis Seeds asked what the process would be if the conditional use was not required. Jeff Oyler responded that the applicant would submit a building permit, engineered drawings, and a site plan. Staff would review the site plan to ensure that the setback requirements are met, that the 20% lot requirement is met. Staff would also review the engineered drawing for structural requirements.

4. Discuss driveway widths

Jeff Oyler said that currently, the City allows residents to cut 40 feet for their driveway approach. There haven't been complaints about driveways being too wide, but people have called to ask what they can do. Staff went out through the city to look at driveways.

They feel you can accommodate almost any 3-car garage and a side RV pad with a 30 – 40 foot driveway approach. Staff is wondering if this is something that needs to be changed or something that can be left as it currently reads. Brian Vincent suggested that it could be changed to a percentage of the lot frontage. Jeff Oyler said that currently the Code is a little confusing because it says that you may have two driveways for each 70 feet of frontage and each driveway cannot be over 20 feet in width. That basically says you can have two 20-foot driveways, or 40 feet. Jeff would like to change it so it clearly states that you may have a maximum curb approach of 40 feet. It doesn't matter if it is broken into two parts.

Curtis Seeds commented that he deals with this frequently in his line of work. He said you will find that there are some people that will build a house and have their whole frontage as a drive approach and concrete. Curtis went on to say that it has been explained to him that in a low flow water situation the water just runs down. But what happens when there is high flow water; a bigger storm event? As the water flows down that curb, whenever it gets to a drive approach, it opens up, slowing things down. From an engineering standpoint, too much curb cut slows the water down from draining out. The commission looked at pictures of driveways throughout the city to give them an idea of how different driveway widths appear. Staff feels that it is important to have a standard to follow.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Jeff Macfarlane

4. Approval of Minutes from September 12, 2013

Brian Vincent made a motion to approve the minutes from September 12, 2013, as written. Curtis Seeds seconded the motion. All voted aye.

5. Public Comments: None given

6. Approve/Deny amendments to the General Plan

Jeff Oyler stated that this has been discussed for a couple of months. The proposal before the Commission is to look at the General Plan map and determine if there is reason to take some of the Master Planned commercial property and reallocate that as residential property. There are three proposed options. Option 1 comprises approximately 10 acres of property to be zoned as residential. Option 2 comprises approximately 15 acres of property to be zoned as residential. Option 3 comprises approximately 8 acres of property to be zoned as residential. The Planning Commission has discussed these options over the past couple of months.

John Detamore made a recommendation to accept Option 1 which comprises approximately 10 acres of property to be zoned as residential. Jeremy Strong seconded the motion. All voted aye.

7. Approve/Deny conditional use for Jonathan Arrington garage

Jeff Oyler stated that this property is located at the corner of 1300 North 4000 West. It is a new home with an accessory building being built at the same time. The accessory building is 1,750 square feet, 29 feet to the roof peak, two 14-foot garage doors, wood-frame building with hardy board siding. It meets all of the requirements for an accessory building.

Curtis Seeds made a motion to approve the Conditional Use Permit for an accessory building for Jonathan Arrington. Brian Vincent seconded the motion. All voted aye.

8. Approve/Deny conditional use for Charles Wright garage

Charles Wright was present to answer any questions. Mr. Wright said he has purchased a 45 foot RV bus and he needs a place to store it. Jeff Oyler stated that it is a 40 x 60 foot garage; 2,400 square feet, pole barn construction, concrete floor, metal siding, no electrical or plumbing in the building, and one 14 foot overhead door. The site plan meets all of the City requirements for an accessory building. Mr. Wright said that he has changed his mind and will run 120 amps of power to the building.

John Detamore made a motion to approve the Conditional Use Permit for an accessory building for Charles Wright. Curtis Seeds seconded the motion. All voted aye.

9. Planning Commission Comments

Jeff Macfarlane had no comments.

John Detamore had no comments.

Brian Vincent welcomed Jeff Macfarlane to the commission. Also, thanks to the Staff for the work they have done on the General Plan.

Curtis Seeds concurred with Brian and said he really appreciates the fine job done by the Staff.

Jeremy Strong had no comments.

Brad Lee thanked Staff for the great job that they do.

10. Adjournment

Curtis Seeds made a motion to adjourn at 7:18 p.m. Brian Vincent seconded the motion. All voted aye.


Chairperson – Brad Lee


Secretary – Michelle Bailey

