

**West Point City  
Planning Commission  
3200 West 300 North  
February 13, 2014**

**Present:** Brad Lee, Curtis Seeds, John Detamore, Jeremy Strong, Korey Kap, Brian Vincent, Jeff Macfarlane, Erik Craythorne – Mayor, Kyle Laws – City Manager, Michelle Bailey – Planning Commission Secretary

**Visitors:** Spencer King

**WORK SESSION**

**1. Review Conditional Use Permit for an accessory building**

Kyle Laws presented the information on the application for a conditional use permit for an accessory building. He showed an aerial photo of the property. There is no home on the lot. The owner of the lot lives across the street from the vacant lot and also owns the property to the west of the vacant lot. He would like to construct a 50' x 50' metal building on the back of the lot. The property is one acre. The front half of the property is zoned residential and the back half is zone agricultural. City Code does not allow accessory buildings on vacant lots unless the property is zoned agricultural. That is the reason the building will be constructed on the back portion of the property. It will be a metal shed that is being disassembled from another location and then he will re-assemble it on this lot. The Code requirements are as follows. It must be 15' from any dwelling structure. It must not occupy more than 20% of the lot area. Accessory buildings over 1,500 square feet require a conditional use permit. They are limited to one story. They are not allowed on vacant lots, except in agricultural zones. They must be set back a minimum of 1' from the property line. There is no living space allowed in an accessory building. Staff recommends approval of the conditional use permit. The applicant is planning to put water and gas lines which will run back to the shed. The application meets all of the requirements. John Detamore asked what the building will be used for. Curtis Seeds responded that he spoke with the applicant and it will be used for basic storage needs.

**2. Planning Vision for West Point City – Mayor Erik Craythorne**

Mayor Craythorne shared with the commissioners a presentation regarding his long-term vision for the City.

1. West Point City – Can we afford to be a bedroom community?
2. Police protection/Sheriff contract
3. Needs – parks, trails, cemetery, aging infrastructure
4. Patience

**1. West Point City – Can we afford to be a bedroom community?** There are residents that frequently state that they moved here for a particular reason and it wasn't to have commercial business close by. Many wonder why we can't keep the city the way it is and not have any commercial activity. There are a few reasons why we can't continue on this path. West Point has very few areas along 2000 West, in that small corridor as we go through our community, with areas that would be conducive to commercial activity. Planning Commission and City Council have discussed the commercial areas for years trying to determine if we have too much or not enough set aside for future commercial use. There was a brief discussion regarding commercial lifecycles, where commercial areas are built up, and are extremely popular. Then new areas are built up and the old areas are eventually sold and used for other uses. Buffering options were discussed to preserve future commercial business space as well as to protect the residential areas. Development agreements were discussed. The Mayor recommends that anytime we are going to buffer and there is a piece of ground that is "L" shaped, we rezone the area that is going to be rezoned for residential and at the same time, rezone the area that is going to be commercial. That way it is done and future City Council and Planning Commission members will know what the intent was. A similar thing was done when they rezoned for the Yalecrest Towns subdivision.

**2. Police protection/Sheriff contract** – We currently have a great contract with the Sheriff's department. If we were required to absorb any type of increase in the amount we pay for their services, of significant amount, we would not be able to continue on in the course we are taking currently. We would have to raise property taxes, or cut man hours provided by the Sheriff's department. If you consider West Point City, just as West Point City and not the Fire District, we are the third lowest in the county with property taxes. If you add the component of the Fire District into it, we are the third highest. There is not a lot of headroom in what we can continue to tax the residents moving forward. Kyle Laws stated, "It's important to note that there are cities in Davis County that are not happy with the services we get through the County Sheriff's department." There is a feeling within the county that the County subsidizes West Point City. There is one component that many don't understand. The Davis County Sheriff provides paramedic service for the north part of Davis County. Those patrolling officers are almost double duty as they are patrolling in West Point. Our contract with the Davis County Sheriff's department has recently been renegotiated and it is good until 2020.

**3. Needs – parks, trails, cemetery, aging infrastructure** – Some of our parks need some serious updates. Other needs in the city are to get Blair Dahl Park going. That will be paid off next year. A large portion of our General Fund revenue comes from sales tax. Jeff Macfarlane asked where we are getting sales tax from. Mayor explained that fifty percent of the sales tax you spend at a store stays at the city of the point of sale. The other fifty percent goes into a state pool and that is redistributed to all of the cities based on population. So for example, for this year we will probably receive close to \$900,000.00 in sales tax for our city. We will probably receive about \$300,000.00 for property tax. The only thing we can do to get money, if we don't have a tax base, is to raise property taxes. The thought of West Point City surviving as a bedroom community, without any more businesses, is short-lived without having to raise taxes as our population increases. Right

now everything is fine with just under 10,000 residents. But as we start to grow, and they project us to grow 27 – 28% in the next six or seven years, we will really start to feel the pinch.

**4. Patience** – A lot of this will be market driven. As our population goes from 9,900 to possibly tripling that number in 20 years, businesses will come and they will need a place to be.

## REGULAR MEETING

### 1. Call to Order

### 2. Pledge of Allegiance

### 3. Prayer: given by Brian Vincent

### 4. Approval of Minutes from January 30, 2014

John Detamore made a motion to approve the minutes from January 30, 2014, as written. Curtis Seeds seconded the motion. All voted aye.

### 5. Public Comments: None given

### 6. Conditional Use Permit for an accessory building located at 4420 West 800 North, Spencer King, applicant.

Spencer King 4403 West 800 North, was present to answer questions. Spencer stated that the application is for 4420 West 800 North. Kyle Laws stated that Mr. King has a vacant lot across the street from the property being discussed. He also owns the property to the west of this lot. Kyle Laws continued stating that the front portion of the lot is zoned residential and the back portion is zoned agricultural. The City Code states that accessory buildings may not be built on a vacant lot except in Agricultural zones. That is the reason the shed will be constructed on the back portion of the lot. Kyle reviewed the requirements for accessory buildings. It must be 15' from any dwelling structure. It must not occupy more than 20% of the lot area. Accessory buildings over 1,500 square feet require a conditional use permit. They are limited to one story. They are not allowed on vacant lots, except in agricultural zones. They must be set back a minimum of 1' from the property line. There is no living space allowed in an accessory building. This accessory building meets all of those requirements. Staff recommends approval of the application. John Detamore asked the size of the building and Mr. King stated that it is 50' x 50'. John also asked what he plans to use the building for. Mr. King said it would be used for storage purposes.

Curtis Seeds made a motion to approve the conditional use permit for an accessory building located at 4420 West 800 North, Spencer King, applicant. John Detamore seconded the motion. All voted aye.

## 7. Planning Commission Comments

Jeff Macfarlane thanked Mayor Craythorne for the update he gave in the work session.

John Detamore also said how much he appreciated the update and felt it was very helpful.

Korey Kap thanked the mayor and also thanked Kyle for filling in for Boyd Davis at the meeting.

Brian Vincent expressed appreciation for the mayor's presentation stating that it helped him get a more clear vision of where things are going and what the Planning Commission's role is in that.

Curtis Seeds also thanked the mayor. He feels that in order to work together as the planning commission and city council, it's nice to all be on the same page. He feels that was a very effective tool to help them all remain on the same page.


Jeremy Strong echoed the thoughts already expressed.

Brad Lee stated that he feels opportunities like this are few and far between but he feels like it is good to unite and make sure everyone is still maintaining the same focus. Brad also mentioned that he had a meeting yesterday with some of the City Staff regarding the upcoming 4<sup>th</sup> of July celebration. He encouraged his fellow commissioners to volunteer to help carry out some of the activities if they have time in their schedules. They are always in need of extra hands to pull off such a big event.

Mayor Craythorne expressed his appreciation to the commission for the time they spend away from their families for the benefit of the city. Mayor continued saying, "There was a time, not so long ago, that our meetings were busy. We've had a lull the last few years, but I'm telling you, things are changing. Don't get used to these short meetings because things are going to start to move here in West Point, and we are going to start to see more and more things happen."

## 8. Adjournment

Brian Vincent made a motion to adjourn at 7:16 p.m. Jeff Macfarlane seconded the motion. All voted aye.

  
Chairperson – Brad Lee

  
Secretary – Michelle Bailey