

**West Point City  
Planning Commission  
3200 West 300 North  
June 26, 2014**

**Present:** Brad Lee, Jeremy Strong, Korey Kap, John Detamore, Curtis Seeds, Jeff Macfarlane, Boyd Davis – City Engineer, Evan Nelson – City Finance Director, Michelle Bailey – Planning Commission Secretary

**Excused:** Brian Vincent

**WORK SESSION**

**1. Discussion and review of Rocky Mountain Power substation located at approximately 200 South 4300 West.**

Boyd Davis stated that the Planning Commission will hold a Public Hearing on July 10, 2014, to hear input from the surrounding residents. Boyd displayed a map showing the location where the substation will be built. He also displayed a picture of what Rocky Mountain Power is proposing the substation will look like. They submitted detailed plans of the project showing the exact location and size of the substation. The two entrances into it are proposed to be gravel. The entire inside is proposed to be gravel as well. There will be two different types of gravel. One is more compacted so they can drive on it. There will be looser gravel where the power equipment will be located. They are proposing to let drainage off the site just soak into the ground or run into the roadside ditch like it has been doing for years. Staff doesn't see a problem with that because they aren't putting any pavement down. They have submitted a detailed plan of the wall and the gate. They did not show the colors on the plan though. Jeremy Strong asked what they will do with the property behind it; all the other property they had to buy. Boyd Davis responded that Rocky Mountain Power has not decided that yet. Staff originally asked Rocky Mountain Power if they wanted to subdivide off a piece. They say that eventually they are going to sell it, but they don't want to do it right now. They will just hang on to that piece for now. The landscaping plan mostly shows shrubs. They did not include any trees in the plan. Staff made some comments regarding the landscaping because their plan does not show any sprinklers. Their notes say they will just come water it by hand with buckets until things get established. Staff would like to ask them if that has been successful in other areas. There is secondary water available there; they would just need to put in a connection and pay for it.

They plan to do one transformer now. They may add another one later. They have room on the side to pull in a portable transformer if needed. There is room to expand in the future when needed.

The next steps in the process will be to hold the public hearing on July 10, 2014. The Commission may vote on it that night or table it if they need time for more discussion. If

it is approved, it needs to be contingent upon being constructed according to the plans submitted. Jeremy Strong asked if they would need to widen the road going to the substation. Boyd Davis replied, "Normally they would, but there is no reason to because there is no road out there now. We've recommended they do a postponement agreement with the City; which means if/when that road is developed, they have to pay for their portion of it." Flo Abrams has been made aware of the substation which will be going in near her. There were no other concerns at this time.

## **2. Discussion and review of Point West Estates preliminary plan.**

Boyd Davis stated that this is located at 1200 South 4500 West. It is proposed to be a 31 lot subdivision. This is land that has been annexed into West Point. The developer must get approvals from all of the outside agencies. Staff doesn't normally require all of the items to be completed before preliminary approval is granted, but there are so many items here that need to be done, it may be wise to require some of them be completed before granting preliminary approval. The developer is waiting for letters of approval from UDOT, Hooper Water, North Davis Fire District, North Davis Sewer District, Davis Weber Canal, and Davis County Flood Control. Boyd Davis stated that he knows the developer has submitted applications to Davis County and UDOT but nothing has been approved. The Commission feels that the developer needs to get approval from most of these entities before they should proceed with approving the preliminary plan.

## **REGULAR MEETING**

### **1. Call to Order**

### **2. Pledge of Allegiance**

**3. Prayer:** given by Jeff Macfarlane

### **4. Approval of Minutes from May 15, 2014**

Jeremy Strong made a motion to approve the minutes for May 15, 2014, as written. Curtis Seeds seconded the motion. All voted aye.

**5. Public Comments:** None given

### **6. Discussion of proposed Mixed Use Zone**

Evan Nelson showed a General Plan map. He indicated the area on the map that is designated as a Mixed Use Zone. The actual zoning of the property is agriculture right now. Currently, the text of our Code does not include regulation or allowance for mixed use zones. Evan was asked to do some research on the subject and see what other cities have in their Code that relates to mixed use zones. Based on the discussions from

previous planning commission meetings, these are the priorities that came out. We want to give the highest priority to commercial development, limited priority to high density residential, and limited priority to research/industrial. There is also an allowance for office space in the zone. The purpose of this is to allow flexibility to the developer in the arrangement of uses. We want this area to be more market driven and not strictly dictated in the zoning map.

In researching other cities' codes, most of them have a more traditional mixed use zone. Traditional mixed use fits really well in downtown areas that are highly concentrated or areas that are close to mass transit hubs. Many cities have regular zoning, like we have in our Codes, then they would have sub-zones that were like additional regulations and divisions below the regular zones. It gets to be quite complex. Vertical stacking of zones is quite common right now where you have commercial uses on the ground level with residential above that. Staff doesn't feel like that fits in West Point at the present time. Looking at mixed use, a few thoughts came from that. They wondered about changing the terms from Mixed Use Zone to Flexible Use Area. In this case, it would be a flexible use area that would require a rezone application as part of the development process.

Evan reminded the Commission that these are just thoughts and ideas that are up for comment, review and discussion. The Flexible Use Area would show up on the General Plan Map in place of the Mixed Use Zone that is there now. The development of that area would require that the developer apply for a zone change. The approval of that zone change would be subject to some standards. Staff has some sample standards that can be adjusted based on what would be appropriate. In this area, Staff proposed that the following zones be allowed in that area: R4 and R5 – medium and high density residential; all of the commercial zones would be allowed because that is the emphasis; professional office and research/industrial park. Jeremy Strong stated that he feels that we should leave the stacked zones as an option. Korey Kap said he agrees and feels that we should leave our options open. He gave examples of Station Park, the Gateway, and some developments located in Ogden that have that option. That is going on all around us so we should keep our options open. Boyd Davis commented that this concept is not included in the proposal. Staff would need to write a new code for that type of use, which they can do, but it is not included in the current proposal. Commission would like them to look into that option. Boyd Davis suggested that maybe they could do a combination where they allow the flexible area and one of the zones they could choose within the flexible area would be vertical mixed use. The Commission liked that suggestion.

Staff suggested that they limit areas so they can keep their priorities going in the direction they desire. Staff suggested 15% for residential use, but upon discussing that, it may need to be increased. Evan brought up another item Staff has discussed. What if a developer comes in wanting to develop five acres as residential; how would that work and what does that mean for the next developer that comes along? Staff feels that the percentages, whatever they are, would apply to the Mixed Use Area as a whole. If the residential area fills up first, then that would be the end of the residential and the rest would be preserved for the other uses. Staff also wondered what to do if someone came in and wanted to develop a small amount, like one acre. After some discussion, they thought if it is a

development of three acres or less, then they would just follow the standard rezone process outlined in the Code. If the development is larger than three acres, they would be required to submit a proposed land-use map of the entire Flexible Use Area, even if they don't own the whole area. Staff would like them to demonstrate that what they are proposing would still work in that area and all of the requirements could still be met.

Evan Nelson stated that the plan now is to develop verbiage for the Code and bring it back for discussion and eventual approval.

#### **7. Planning Commission Comments:**

Curtis Seeds had no comments.

Jeremy Strong had no comments.

Jeff Macfarlane thanked Evan Nelson and Boyd Davis for their presentation.

Korey Kap had no comments.

John Detamore thanked Staff for the time they have spent on this.

Brad Lee encouraged the commissioners to bring their families to participate in the 4<sup>th</sup> of July celebration activities. Also, to mingle with the public since they are the people the commission represents.

#### **8. Adjournment**

John Detamore made a motion to adjourn at 7:40 p.m. Korey Kap seconded the motion. All voted aye.

  
Chairperson – Brad Lee

  
Secretary – Michelle Bailey