

**West Point City  
Planning Commission  
3200 West 300 North  
March 24, 2016**

**Present:** Brad Lee, Jeff Macfarlane, Jeremy Strong, Korey Kap, Curtis Seeds, Brian Vincent, Troy Moyes – City Planner, Kent Henderson – City Council Representative, Michelle Bailey – Planning Commission Secretary

**Excused:** John Detamore

**Visitors:** Justin Gort, Neil Armstrong, Rob Ortega

**WORK SESSION**

**1. Discussion regarding churches as an allowed use in certain zones.**

Troy Moyes said the City Council discussed this in their last meeting. Kent Henderson said none of the council members were opposed to this being discussed. Staff looked at the situation and couldn't find any significant impacts to the area. They don't feel like there will be a lot of other churches wanting to occupy commercial space because of the cost. Staff feels that this will basically control itself due to costs.

Usually churches are found in agriculture and residential zones. In the commercial zones, it is not permitted. Staff asked if the commission would like to look at changing it for all zones or just one zone right now. They could be permitted or permitted with a conditional use permit only. The commission felt like it would be best to list it as conditional in the C-C zone. They aren't comfortable allowing it in every zone at this time.

**2. General Plan discussion**

Troy Moyes provided transportation maps to each of the commissioners and asked them to take some time doing a brainstorming session and start adding things to the map. He asked them to think outside the box and put anything on the map that they would like to see in the City.

Brad Lee said they are anticipating 100 South coming in and being a thoroughfare to 2550 West and tying into Highway 193. They carried all of the commercial over to Highway 193 and then moved the R-3 zone up further to the east and shrunk the Research Zone. They weren't sure how much should be designated Industrial Park. They feel so much of this will be market dictated. Korey Kap mentioned that because we know the general area that the corridor will be, it makes more sense to push all that truck traffic down there and have industrial areas there. That will keep the big trucks from going through the residential areas. Korey also mentioned the NC zones on 300 North and wondered how well that will work since there are houses there. Brian Vincent said he drew things on the map that he would like to see in the city such as: a water park, theaters, parking, stores, a splash pad, and restaurants; basically a community area in the middle of the church property. He took out the mixed-use area and the industrial park

area and put those things there. Troy Moyes said that's what he was looking for; some out of the box thinking. We can make Code fit anything. We want people to know they are in West Point. Curtis Seeds asked what zone that would all fit under. Troy said he would suggest they get rid of the mixed-use zone and go with an overlay zone on top of an area. He would have the commercial zone and then an overlay zone on top of it that has certain requirements. That would then allow a mixed use type of element inside the commercial zone. We don't want to be so specific that a developer can't come in and use their imagination. An overlay zone gives them more flexibility but they must still follow guidelines and standards that have been previously developed by the City. The commission really liked the idea of an overlay zone. More discussion will follow in future meetings.

## **REGULAR MEETING**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by John Detamore
- 4. Approval of Minutes from March 10, 2016**

Curtis Seeds made a motion to approve the minutes from March 10, 2016, as written. Jeff Macfarlane seconded the motion. All voted aye.

- 5. Public Comments:** None given
- 6. Public Hearing regarding an amendment to Title 17 of the West Point City Code to consider allowing churches in certain zones.**

Brian Vincent made a motion to open the public hearing. Curtis Seeds seconded the motion.

**Justin Gort, 1719 North 2850 West, Clinton** – Mr. Gort stated that he is in favor of this change and thanked the Commission for discussing this matter.

- 7. Consideration regarding an amendment to Title 17 of the West Point City Code to consider allowing churches in certain zones.**

Troy Moyes commented that the public hearing was published in accordance with the LUDMA rules and State Code. The Commission and Staff discussed the possibility of having churches allowed in other zones. Currently they are allowed in all residential zones. They are considering allowing it by condition in the C-C zone. Staff recommends approval.

Korey Kap made a motion to amend Title 17 of the West Point City Code to allow churches in the C-C zones with a Conditional Use Permit. Jeff Macfarlane seconded the motion. All voted aye.

**8. Planning Commission Comments**

Brian Vincent said he is looking forward to working on the General Plan.

Curtis Seeds agreed with that and thanked Staff for getting that going.

Jeff Macfarlane said he is excited to get to do some planning for the future of the City.

Korey Kap thanked Staff for the work they do for the Commission.

Brad Lee echoed the comments made. He thanked Staff for the work they do behind the scenes to help the Commission.

**9. Adjournment**

Curtis Seeds made a motion to adjourn at 7:16 p.m. Brad Lee seconded the motion. All voted aye.

  
Chairperson – Brad Lee

  
Secretary – Michelle Bailey

