

**West Point City
Planning Commission
3200 West 300 North
March 14, 2013**

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

WORK SESSION

1. Discuss animal control regulations

Jeff Oyler stated that the City has run into an interesting situation with Davis County Animal Control, which provides all of our animal control services in West Point. Animal Control wouldn't enforce our Farm Animal Regulations regarding animals such as horses, cows, goats, and pigs because they said that our ordinance didn't refer to it in the proper place and the proper location. This is adding some language to the Code which refers to the definition of dog kennels and the farm animal regulations. This is what they need to be able to enforce our farm animal regulations. The added verbiage in 2.65.030.F states: "Sections 17.10 and 17.40, which include a definition of a dog kennel and sets forth the quantity of animals allowed on certain properties within the City respectively, are incorporated herein and shall be included as part of the animal care and control ordinances of the City."

2. Discuss 40% rule

This was discussed a few months back. After those discussions, Staff felt that it would be better to just leave the ordinance as it was currently written. After more discussions, the Commission asked Staff to take the item to the City Council for a discussion and get their opinion on the matter. Since that time, there have been more discussions about it. Council has come up with three guiding principles that they feel are important regarding this issue. Those principles are:

- 1 – The majority of the brick should be on the front of the house.
- 2 – The sides of the house should have some brick.
- 3 – Vinyl siding should be limited to the back of the house.

With these principles in mind, the Council discussed the following options:

1 – 75% brick on the front, or 30% on the front with the remainder in hardie board. No brick requirement for the sides or back, except on corner lots. Vinyl siding is only allowed on the rear of the house.

2 – 40% brick front with the remainder in stucco, or 30% on the front with hardie board above. He believes this works better for the "craftsman" style. On the sides he

Jeff Oyler presented several pictures showing different ratios of masonry products on homes. Rawlee Wilson said he feels the 40% rule is antiquated. Discussion took place regarding the pictures and the different wainscot ratios.

Boyd Davis suggested that a straw poll be taken regarding the three principles discussed earlier which are listed in the Staff Report. Curtis Seeds said he is ok with #1, he disagrees with #2 because the brick on the sides gets covered up by the fence and costs the home owner more money, he is ok with #3. Curtis also feels that the percentage could be changed to 25% - 30%. Brian Vincent likes #1 and #3, he feels that in order to make this less restrictive the percentage could be dropped from 40% overall, to 30% overall. Even if you bricked the entire front of the house, you'd still need brick somewhere else so that would force some brick to be on the sides. Korey Kap said he would be fine to change the percentage to 30%. He likes #1, #2 and #3. Brad Lee agrees with Brian's idea. He is ok with dropping the percentage to 30% and he likes all three of the principles. Jeremy Strong would like it changed to 25% overall. He feels like the majority of the home should be one product. John Detamore feels that the percentage should be 30% – 40%. He likes all three principles. Rawlee Wilson feels that the percentage should be 25% - 30% overall but should include a minimum percentage on the front of the home as well. He feels that they could incorporate into the rule that part of the credit can be given for a masonry product like hardie board, but they would still have to meet the minimum of 25% - 30% brick and rock.

Jeff Oyler summarized the discussion stating, "You are comfortable with the whole house being somewhere in the neighborhood of 25 – 30% of the house should be in brick or rock and there needs to be some brick on the sides. The vinyl, you can take it or leave it, but it's fine if it's on the back of the house." Jeff asked if anyone likes Staff's suggestion regarding having 40% on any side that faces the street. That number could drop to 30%. Boyd Davis said, "The way the Code is written now, you must have 40% on the front of the house and the side that faces the street also has to have 40%." Staff is in favor of keeping the required percentage the same on the front of the house as well as on any side that faces the street. Most agreed with that. Jeremy Strong said he would like hardie board to be included into that percentage. He would like brick, rock and hardie board to be interchangeable. The Commission discussed that hardie board is probably a fad, but times change. Rawlee Wilson said he feels the 40% requirement was a fad as well, but that time has passed.

Strong said he votes for 25% with a hardy board inclusion in that. Curtis Seeds is undecided. Brian Vincent voted for 30%. He likes that so it will force some masonry down the sides of the home.

John Detamore made a motion to table the changes to Chapter 15.15.130, Residential Standards until more information can be gathered on the topic. Jeremy Strong seconded the motion. All voted aye.

8. Planning Commission Comments

Brian Vincent thanked Staff for the work that they have done and will do regarding this topic.

Curtis Seeds had no comments.

Jeremy Strong thanked Staff and expressed appreciation for all that they do.

John Detamore thanked Staff for all the work they do for the residents of West Point.

Brad Lee agreed and said he feels that Staff and the City Officials are exceptional at what they do. He also stated, "I think it says a lot about this group when we realize that what we want to do in this body is protect the interest of the City. If we aren't comfortable with moving something forward, we table it until we can educate ourselves and get the right information so we can make a quality decision that will benefit the citizens whom we serve."

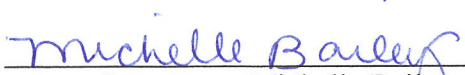
Korey Kap thanked Staff and the Planning Commission.

Rawlee Wilson said he feels that what everyone is trying to vocalize is that sometimes it's tough to do a lot of work and then come to this meeting and then have to go back to the drawing board and change things. He expressed appreciation to Staff for the way they present material to them that allows them to do their job well and are flexible when they have a difference of opinion.

9. Adjournment

John Detamore made a motion to adjourn at 7:21 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Rowland S. Wilson


Secretary – Michelle Bailey