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West Point City Planning Commission Agenda

Notice of the Regular Scheduled Meeting of the
Planning Commission of West Point, Utah
August 23, 2018

Public notice is hereby given that the Planning Commission of West Point, Utah, will hold their regularly scheduled meeting at the West Point City Building at 3200 West 300 North on Thursday, August 23, 2018. This meeting will begin at 7:00 pm.

Work Session

The Planning Commission will hold a work session beginning at 6:00 p.m.

1. Discussion regarding the rezone of property from A-40 Agricultural to R-1 Residential, located at 4600 West 700 South, Barry Carlisi, applicant.
2. Discussion of West Point City Code regarding residential brick standards.
3. Discussion regarding amendments to West Point City's General Plan.

Commission Meeting

1. Call to Order.
2. Pledge of Allegiance.
3. Prayer (Please contact the Commission Clerk to request meeting participation by offering a prayer or inspirational thought).
4. Approval of Minutes from August 9, 2018.
5. Public Comments
6. Public Hearing regarding the rezone of property from A-40 Agricultural to R-1 Residential, located at 4600 West 700 South, Barry Carlisi, applicant.
 - A. Public Hearing
7. Planning Commission Comments
8. Staff Update
9. Adjournment


Boyd Davis
Community Development Director

****Public Hearing and Public Comment:** If you wish to make comment to the Commission, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 ½ minutes. Please do not repeat positions already stated. This is a time for Planning Commission to receive new information and perspectives.

****If you attend the regularly scheduled meeting and, due to a disability, need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance.**

Planning Commission Staff Report

Subject: Public Hearing – Rezone 4600 West 700 South
Author: Troy Moyes
Department: Community Development
Date: August 23, 2018



Background

Barry Carlisi is seeking to rezone his property for a future residential development located at approximately 4600 West 700 South from A-40 Agricultural to R-1 Single Family Residential that consists of 8 acres of land divided between 2 parcels. The current zoning on this particular property is split with 4 acres designated as R-1 and the remaining property to the north as A-40. Mr. Carlisi would like to follow the recommendation of the West Point City General Plan and rezone the remaining A-40 zoned land to R-1 Residential.

Note: Noticing for the is application was not in accordance to City code which requires a 14-days noticing prior to the public meeting. Staff sincerely apologies to the applicant and the commission for this oversight. However, notices were sent out and staff recommends that the public hearing be held and that a new hearing should be re-notified and held in accordance with the City code for the next Planning Commission meeting.

Analysis

The West Point City General Plan has this particular property master planned as R-1 residential as with most of the property to the west. There are some issues with 700 South being a public road vs a private drive. Any future development might have an access issue to overcome.



Recommendation

None – Public Hearing only

Significant Impacts

None

Attachments

Application

Planning Commission Staff Report

Subject: Discussion – Brick Standards
Author: Troy Moyes
Department: Community Development
Date: August 23, 2018



Background

The Mayor has asked the Planning Commission and staff look into the current façade “brick” standards for residential construction as addressed in 15.15.130(c) of the West Point City code and whether or not to allow fiber cement boards to be used as a masonry product in the “brick” calculation. The current code reads:

“A minimum of 40 percent of the front exterior wall construction for all single-family, duplex, and townhomes shall be constructed of brick, rock, or stone. The 40 percent requirement shall be calculated by measuring the front facade of the structure from the foundation to the top plate line of the uppermost level, excluding openings for windows, doors, and trim, and by multiplying that figure by 40 percent. The builder of the structure shall be authorized to satisfy the 40 percent requirement by the lacing of brick, rock, or stone. On a corner lot, the facade that faces the public street or private road that services the structure shall have a minimum of 40 percent of that facade covered with brick, rock, or stone. No vinyl siding shall be allowed on any facade that faces a street unless it is a rear facade. In addition to the 40 percent requirement on the front of the structure, the sides of the structure shall have a minimum of a three-foot-high wainscot of brick, rock, or stone along the entire length of the wall on each side of the structure.”

Analysis

A couple of questions to consider:

1. Should fiber cement “Hardie” boards be allowed in the 40% calculation?
2. If fiber cement boards are allowed as an element within the calculation what are some possible, negative outcomes of this option?
3. What are the Commission’s thoughts on the 40% requirement for corner lots? Should we continue this required standard or is a 3’ wainscot of brick, rock or stone on side building requirement acceptable on corner lots?



There is an argument that the has been made that fiber cement boards should be considered as a masonry product while others suggest that they appear too much like vinyl siding and should

not be allowed as a masonry product by definition. Shown above are a few example of mostly fiber cement board homes. The question then becomes is this type of building product acceptable to be combined with the current standard of brick, rock or stone on the front and sides of residential homes or have its own standalone standards?

Recommendation

Staff would like to get the Commission's feedback on any considered changes to this code.

Significant Impacts

None

Attachments

None

Planning Commission Staff Report

Subject: Discussion – General Plan
Author: Troy Moyes
Department: Community Development
Date: August 23, 2018



Background

In April 2017 the City Council, with a recommendation from the Planning Commission, adopted the most current version of the West Point City's General Plan. That adopted plan made some significant changes to the East side of the city by adding a variety of zones, creating a new R-5 multi-family zone, eliminating the town center overlay zone, extending park space and master planning the previously mixed-use zone on the north-west corner of 2000 West and HWY 193. Since that time many changes have been discussed and recommended to the Council regarding density, overlay options and the desire to meet the current and future needs of West Point City. Although minor changes were made to the west side of the city, the City Council and Planning Commission agreed during a joint work session on April 17, 2018, that west side of the city needs to be looked at more closely.

Analysis

The dynamics of the city are always changing. What was planned 20 years ago is not necessarily the plan for today. With new transportation needs, utility demands, building costs and topography challenges West Point City will always need to address land use and where those uses best fit within the city. In addressing those needs it is recommended the Planning Commission help answer a few questions to direct staff as they put together a working map and document to discuss these particular areas further.

- What types of uses are desired on the west side of the city?
- Are there some natural barriers that helps buffer those uses?
- Does the density of neighboring cities affect the current land uses?
- Are there properties in the city that have challenges due to access or water table issues?
- Does the master planned density around future schools on the west side need to be addressed?

The purpose and intent of this discussion is to gather general information, thoughts and insights from the Planning Commission as they start to put together a foundation for future planning discussions.

Recommendation

None – Discussion Only

Significant Impacts

None

Attachments

None