

**West Point City
Planning Commission
3200 West 300 North
November 17, 2016**

Present: Brad Lee, Jeremy Strong, John Detamore, Curtis Seeds, Korey Kap, Jeff Macfarlane, Boyd Davis – City Engineer, Kent Henderson – City Council Representative, Michelle Bailey - Planning Commission Secretary

Excused: Brian Vincent

WORK SESSION

1. Discussion regarding Temporary Land Use Regulations

Troy Moyes reviewed a power point presentation put together to help the public better understand the proposed changes to West Point City Code, Chapter 17, regarding Land Use. Staff received feedback from Felshaw King, the City Attorney. He suggested one minor change for clarification purposes. Other than that, he gave Staff the green light to proceed forward. Staff is proposing changing the density requirements in the R-1, R-2 and R-3 zones. They will increase the minimum size of a single family home from 1,200 square feet to 1,400 square feet. They will replace the entire Planned Unit Development (PUD) Zone mostly because it has been difficult to manage and didn't have flexibility for developers. Also, they are proposing adding a new overlay zone called the Planned Variety and Flexibility Development Zone (PVFD). Troy reviewed the proposed PVFD zone. It can be used in combination with an existing single family residential zone; meaning R-1, R-2 and R-3. The PVFD zone will not affect the permitted uses in the underlying zone; they will be inherited from the underlying zone. The purpose of this zone is to provide a greater degree of flexibility to a larger scale single family development; increase the density and modify regulatory design standards; and create a cohesive or unified in nature development. The underlying zone will still have its own set of requirements. The overlay zone on top will allow for greater flexibility in developing the subdivision. Troy went over the standards and guidelines for the PVFD zone as discussed in depth during the last meeting.

Korey Kap questioned why we are doing this. Brad Lee commented that the intent of this is to find ways to get a better quality development. Troy Moyes added that occasionally we have developers that want to only meet the minimum standards, and they aren't concerned with creating a quality development. We want to encourage them to do a nicer project. The overlay zone is not required; a developer can opt to just follow the requirements and standards of the existing zone.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Korey Kap

4. Approval of Minutes from November 10, 2016

Curtis Seeds made a motion to approve the minutes from the meeting held on November 10, 2016, as written. Jeremy Strong seconded the motion. All voted aye.

5. Public Comments: None given

6. Public Hearing regarding amendments to the West Point City Code, Chapter 17, regarding Land Use.

Jeff Macfarlane made a motion to open the Public Hearing. Korey Kap seconded the motion. There were no comments given.

7. Planning Commission Comments

Curtis Seeds had no comments

Jeremy Strong thanked Staff for all that they did to put all of this together.

Jeff Macfarlane echoed Jeremy's comments regarding Staff.

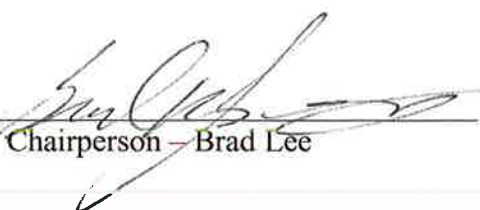
Korey Kap had no comments.

John Detamore concurred with comments given.

Brad Lee encouraged the commissioners to attend the field trip planned for November 29, 2016, to see an apartment complex similar to the one being proposed here. Brad also thanked Staff for what they do. He wished everyone a Happy Thanksgiving.

8. Adjournment

John Detamore made a motion to adjourn at 7:09 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Brad Lee


Secretary – Michelle Bailey