

**West Point City
Planning Commission
3200 West 300 North
December 14, 2017**

Present: Brian Vincent, Rob Ortega, Jeff Macfarlane, Korey Kap, Jake Shepherd, Boyd Davis – Community Development Director, Troy Moyes – City Planner, Michelle Bailey - Planning Commission Secretary

Excused: Brad Lee, Jeremy Strong

WORK SESSION

1. 2018 Calendar of Planning Commission meetings.

There were no changes suggested.

2. Discussion on proposed changes to West Point City Code regarding Driveway Width regulations.

Troy Moyes reviewed the Staff Report dated December 14, 2017. During the work session held on November 9, 2017, the Planning Commission discussed the need to update the Code regarding driveway widths. The current Code states, "Access for residential uses shall be by a maximum of two driveways for each 70 feet of frontage on a public street, such driveways to be not over 20 feet in width, or less than 10 feet in width." This outdated Code, if enforced, would make most new homes out of compliance. Staff presented a proposed change that would not allow approaches to exceed 50% of the lot's width. There was some concern about how this would relate to cul-de-sacs and would greatly limit the size of the driveway. Staff has looked at changing the percentage into actual feet. Staff is proposing a 50 foot maximum. The proposed verbiage to be added to the Codes reads: "2. Residential driveways shall not exceed a maximum width of fifty feet (50'). Where multiple driveways exist on the same lot, the combined width of all driveways shall not exceed fifty feet (50'). An additional twenty feet (20') shall be granted to corner lots." Also, access driveways shall not be closer to each other than 12 feet. Korey Kap asked how they came up with 50 feet for the maximum. Troy Moyes responded that they looked at a lot of different driveway scenarios throughout the city and felt that was a solid number for a street cut. Jake Shepherd asked about what would be acceptable for a lot that is possibly 200 feet wide. Brian Vincent asked what the detriment would be of going to 60, 70 or 80 foot wide curb cuts? Discussion took place regarding how the size would affect the use of an RV pad on the side of the house. Jake Shepherd said his opinion is that 50 feet is wide enough, but what if they want a second curb cut? Troy Moyes said that Staff doesn't receive calls asking them to increase the size of the allowed curb cut; they just want some direction as far as what is allowed. Fifty foot curb cuts are much bigger than what most cities will allow.

Jake Shepherd pointed out that driveway width is very different from curb cut so that needs to be adjusted in the Code. Troy Moyes suggest that the verbiage could be changed

to read, "Residential driveway approaches shall not exceed a maximum of 50 feet." It was suggested that in all three places where it says 'driveways' it should be changed to say 'driveway approaches'. Jake Shepherd said, "So if 20 feet is granted to corner lots, are you saying it could be 50 feet on one approach and 20 feet on the other approach?" The second access would be off from the opposing street. Brian Vincent asked what our intent is; are we saying they can have curb cuts on both sides? Troy Moyes said we could use verbiage that says something to the effect of lot widths that are greater than 150 feet could have an additional 20 feet. Which is saying that if your lot has 150 feet or greater of frontage, you could have up to 70 feet of curb cut. This would still be a maximum of 50 feet for a curb cut, but would give an optional second access on the opposite road. Rob Ortega commented that he feels if we are going to limit it then it should be limited to any driveway being a maximum of 50 feet wide and then if you're having the extra, it should be on a separate driveway. Brian Vincent asked the Commissioners, "If we strike 'corner lots' and put 120 feet, do you have qualms with that?" Korey Kap said he feels more comfortable having it separated. Rob Ortega said he doesn't feel like it matters if you meet all of the other requirements; the corner lots will have more frontage. If you have a minimum frontage number it solves the problem. Jeff Macfarlane feels that we should just have a 50 foot maximum of one approach and another approach could be 20 feet. Jake Shepherd said, "In the event that it's a corner lot, it could have 20 feet extra on the adjacent street; if the frontage is over 120 feet, they can have another 20 feet of approach, but they can't have more than 50 feet of continuous approach. If you have a 120 foot lot, and you have 50 feet of driveway approach on one side, you still have 70 feet of street." Wrapping up the discussion, Jake Shepherd summarized his thoughts as "No more than 50 feet wide on all frontages; a continuous 50 feet of any approach. In the event that there is 120 feet of continuous frontage, an additional 20 feet may be granted but it must be separate from the 50 foot approach. Corner lots are granted their additional 20 feet off from the adjacent street." Korey Kap expressed concern with the aesthetics of the whole thing.

3. Discussion on proposed changes to West Point City Code regarding Home Occupations.

Troy Moyes said the City Council has requested that the Planning Commission discuss this. A resident is requesting to allow her daughter to operate her business out of her home. The Council would like the Planning Commission to offer a recommendation on whether or not having immediate family members (the business owner) operate a business out of an immediate family member's home, who is a resident of West Point, City would be appropriate. There was not time to discuss this item so it will be discussed at a later time/date.

4. Discussion regarding Preliminary and Final Plat Approval for Womsquom Subdivision, a single lot subdivision, located at approximately 1095 North 4000 West, Craythorne Development, applicant.

This item was not discussed.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Brian Vincent
4. **Approval of Minutes from November 9, 2017.**

Jeff Macfarlane made a motion to approve the minutes from the meeting held on November 9, 2017, as written. Rob Ortega seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Public Hearing on proposed changes to West Point City Code regarding Driveway Widths.**

Troy Moyes stated that this was discussed at length in the work session, and it has been discussed in other work session meetings as well. The new verbiage being proposed reads: "Residential driveways shall not exceed a maximum continuous width of fifty feet (50'). Where multiple driveway approaches exist on the same lot, the combined width of all driveway approaches shall not exceed fifty feet (50'). An additional twenty feet (20') shall be granted to corner lots and all lots that have a continuous frontage of 140 feet." Brian Vincent also mentioned that the Code states that access driveways shall not be closer to each other than 12 feet. Also a reiteration that no residential driveway shall be closer than 20 feet measured along the property lines to the point of intersection of two property lines at any corner. Jake asked for clarification on a point. He said the way it is written it still allows someone with a corner lot to have two approaches on the same road. Brian Vincent proposed that the verbiage say, "An additional twenty feet shall be granted to any lot that has a continuous frontage of 140 feet, or corner lots if the access is on the adjacent street." More discussion took place trying to create the verbiage desired for the Code.

- a. **Public Hearing**

Brian Vincent made a motion to open the Public Hearing. There were no comments given. Jeff Macfarlane made a motion to close the Public Hearing. Jake Shepherd seconded the motion.

- b. **Action**

Jeff Macfarlane made a motion to table this item for further discussion. Korey Kap seconded the motion. All voted aye.

7. Preliminary and Final Plat Approval for Womsquom Subdivision, a single lot subdivision, located at approximately 1095 North 4000 West, Craythorne Development, applicant.

Brian Vincent said all of the approval letters have not been submitted so this item will be tabled.

8. 2018 Calendar of Planning Commission meetings.

Brian Vincent made a motion to accept the schedule as submitted. Jake Shepherd seconded the motion. All voted aye.

9. Planning Commission Comments

Rob Ortega thanked Troy Moyes for all that he does on these ordinance changes.

Jeff Macfarlane echoed Rob's comments.

Korey Kap wished everyone a Merry Christmas.

Jake Shepherd echoed the comments made.

Brian Vincent had no comments.

10. Adjournment

Korey Kap made a motion to adjourn at 7:26 p.m. Rob Ortega seconded the motion. All voted aye.


Chairperson – Brian Vincent


Secretary – Michelle Bailey