

**West Point City  
Planning Commission  
3200 West 300 North  
December 8, 2016**

**Present:** Brad Lee, Jeremy Strong, John Detamore, Curtis Seeds, Brian Vincent, Jeff Macfarlane, Troy Moyes – City Planner, Boyd Davis – City Engineer, Michelle Bailey - Planning Commission Secretary

**Excused:** Korey Kap

**WORK SESSION**

**1. Discussion regarding an amendment to the Final Plat for the KenneVic Subdivision located at approximately 3520 West 550 North, Jerry Chatterton, applicant.**

Troy Moyes said the Commission granted final plat approval in August for this subdivision. Jerry Chatterton, the developer, is seeking an amendment to the plat. The plat has not been recorded yet, so the process does not need to start over. He is seeking an amendment to add an additional lot to the west of what used to be Lot 5. This is being done at the request of the property owner. The only issue at this time that Staff is aware of is they still need an approval letter from the Davis/Weber Canal Company. The original lot sizes did not change; they are just adding an additional lot. Staff recommends approval.

**2. Discussion regarding Temporary Land Use Regulations**

Troy Moyes stated that there are a few areas in the Code that need to be changed. In Chapter 17.25.080 Zone Regulations chart, the lot sizes need to be changed. In the R-1 zone from 12,000 to 18,000 square feet. In the R-2 zone from 10,000 to 14,000 square feet. And in the R-3 zone from 9,000 to 11,000 square feet. The density will change as well. In Chapter 15.15.130 Residential Standards, the minimum square footage for homes was changed. The existing requirement was a minimum 1,200 square foot home. That is being changed to 1,400. The minimum requirement for a two-story home has been changed to 2,000 square feet. Also, adding a multi-family (townhomes) standard of 1,200 square feet. A definition was also added to paragraph B of that same section regarding bonus rooms above the garage. They will be excluded from the minimum square footage calculation.

Chapter 17.115 Planned Variety and Flexibility Development Overlay Zone (PVFD) will also be developed. A public hearing was held regarding this in November. Nothing has changed regarding the verbiage. City Council will hold a public hearing regarding this on December 20, 2016. They may or may not vote on it that evening.

### 3. Discussion regarding the General Plan

Troy Moyes asked Brad Lee to make some comments regarding feedback on the field trip to see some apartment complexes that Gary Wright has developed. Brad Lee said it was nice to see what the proposed development here could look like. The development they saw in Pleasant Grove is much larger than what is being proposed in West Point. There were some questionable reviews given on the apartment complex in Pleasant Grove, so the commissioners asked a lot of questions while they were there to try to understand why. Several of the complaints were that residents felt that they were being nicked and dimed for what they were being offered. Apparently there were a lot of fees that were above and beyond the rent. Brad commented that they offer some nice amenities with the complex; a pool, hot tub, splash pad, clubhouse and barbecue area. Brad commented that he feels that if we need to do apartments within the City that is a great area for it simply because it will have minimal impact to the surrounding neighborhoods. Brad commented that he feels they have an obligation to the City and its citizens to push the developer a bit; they can do attached garages on some of the units. Brian Vincent said he feels that attached garages on some units would be a good thing to talk to Gary Wright about. Brian said a lot of the reviews complained about the management. Gary Wright said the Alliance Group is his management group and they will be the ones that will run the apartments in West Point as well. That is a concern to Brian. He also said he is concerned with the environment that apartments seem to attract. Brian spoke with the General Manager on site there. Brian asked about police patrols. The complex has a hired security patrol that goes through every day. They call the police to the area an average of about three times per week. That number surprised Brian because it seemed to be in a nice area. Jeremy Strong asked how many times the police would get called to 228 houses? Brian said he understood that. He also commented that this development would be half the size of that down in Pleasant Grove. One of the fees being complained about is valet trash. They pay \$20 per month to have their trash picked up from their home daily. That is a required fee. You can take your own garbage out to the dumpsters, but you still have to pay the fee. One feature Brad liked was that the hallways are all enclosed. Jeremy feels that they can look at different situations and create a Code that ensures that this project is done right. Jeff Macfarlane said he doesn't have a problem with the garbage fee. The City as a whole will benefit from something like that. Jeff also liked that each unit has its own washer and dryer. They also offer a basic cable plan so people won't be installing antennas and dishes all over the units. The basic cable plan is part of the rent. Jeff said they asked about all of the negative reviews. They were told that when they were brand new they sent out a survey asking what they could do to make it better. Almost every comment was negative because people were suggesting things to change. They expect that at the end of one year, the reviews will be much better.

Boyd Davis commented that it's tough because you can't write a regulation that regulates how they charge rent or fees. That's something out of the City's control. A brief discussion took place regarding different regulations the management company had at the complex in Pleasant Grove. Boyd Davis mentioned that the General Manager there said he felt like it was really important that the city have a Good Landlord Program. Boyd commented that there is State Code that give us the ability to create a Good Landlord Program. It is something that we definitely need to look into. It should be put in place before we have apartments in the City. Jeremy Strong said, in his opinion, detached

garages are worthless because they usually look like trash; like a lot of sheds put together. He feels this needs to be written carefully. We could require them to have a certain number of units with attached garages and the rest of the units can have carports. Jeremy Strong asked what kind of requirements we can legally place on apartments. Of course we can control the structural requirements, as well as the amount of masonry on the building, but what else do we control? Troy Moyes responded that we control the land use itself. As far as the Good Landlord Program, there is a lot that you can put into it as far as requirements. For example, we can require background checks that helps somewhat with the type of people that will be living there. The key is to be proactive instead of reactive as we work on this ordinance.

Troy Moyes asked if the Commission was good to vote on this the first meeting in January. Each expressed confidence in the things they have discussed over the past several months and feel they will be ready to forward it on to the City Council in January.

**4. Discussion of Land Use Standards that include street widths and lot widths.**

Troy Moyes stated that we have been dealing with the moratorium recently. If the Council can vote on this right away, we can be expecting subdivision applications starting in January. There are two items that Troy wanted to inform the commissioners about. 1. Street widths – we currently have a standard asphalt width of 36 feet and we are looking at changing it to 30 feet. Park strips – we currently have a standard park strip width of 4 feet and we are looking at changing that to seven and a half feet. Jeff Macfarlane commented that some areas struggle with what to do with snow. He asked if that is being taken into account when widening the park strips. Boyd Davis responded that is not the main purpose of widening them but it is a side benefit. 2. Lot width requirements – currently, the standard in R-1 is a minimum of 100 feet, R-2 is a minimum of 90 feet, and R-3 is a minimum of 85 feet. We are looking to possibly increase the lot width. That will be a future discussion.

**REGULAR MEETING**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Brian Vincent
- 4. Approval of Minutes from November 17, 2016.**

Brian Vincent made a motion to approve the minutes from the meeting held on November 17, 2016, as written. Curtis Seeds seconded the motion. All voted aye.

- 5. Public Comments:** None given

**6. Consideration of an amendment to the Final Plat for the KenneVic Subdivision located at approximately 3520 West 550 North, Jerry Chatterton, applicant.**

The applicant, Jerry Chatterton, is seeking an amendment to the final plat that was approved in August 2016. The request to amend the final plat is due to a request by the landowner to add an additional lot adjacent to Lot 5. The plans have been re-drawn to show the additional lot. The lots have also been renumbered. Staff has reviewed this and recommends approval.

John Detamore made a motion to approve the amendment to the final plat for the KenneVic Subdivision located at approximately 3520 West 550 North, Jerry Chatterton, applicant. The approval is contingent upon the developer receiving the approval letter from the Davis/Weber Canal Company. Jeff Macfarlane seconded the motion. All voted aye.

**7. Consideration of amendments to the West Point City Code, Chapter 17, regarding Land Use.**

Troy Moyes stated that the proposed changes to Title 17 and Title 15 have been discussed in several previous meetings. The changes being considered are: adjust the minimum lot size in the single family residential zones, R-1 from 12,000 to 18,000 square feet, R-2 from 10,000 to 14,000 square feet, and R-3 from 9,000 to 11,000 square feet. Also, it has been proposed to change the minimum house size from 1,200 square feet to 1,400 square feet. Also, the two-story house requirements would change from 1,800 to 2,000 square feet, and the multi-family townhomes would remain at 1,200 square feet. Also, there would be a definition that states bonus rooms will not be calculated into the minimum square footage for the home. There will be a new chapter added to Title 17 that will be titled Planned Variety and Flexibility Development Overlay Zone (PVFD). This has been discussed at length. This will be a new zone that will allow developers to come to the City and seek to increase the density on their project as long as they follow the requirements that are listed in this section. They can get a density from 18,000 square foot lots down to 12,000 square foot lots if they follow the rules.

Jeremy Strong made a motion to approve the amendments to the West Point City Code, Chapter 17, regarding Land Use. Jeff Macfarlane seconded the motion. All voted aye.

**8. Planning Commission Comments**

Brad Lee expressed his appreciation to John Detamore. For the eight years Brad has been on the Planning Commission, he has sat next to John. John has decided to resign from the Planning Commission and Brad expressed appreciation to John for teaching him how to be a better Planning Commissioner. Brad said it has been an honor and privilege to serve with John. He thanked John for the service he has given to the City and to the Planning Commission. Brad also wished his fellow commissioners and Staff a Merry Christmas and Happy New Year.

Brian Vincent wished everyone a Merry Christmas. He commended Brad Lee on the job he did serving as Chairman of the Planning Commission. Brian also congratulated John on a job well done. Brian thanked Staff for the countless hours of work that they do to assist the commission.

Curtis Seeds thanked Staff for all of their work throughout the year. Curtis wished John Detamore good luck and thanked him for his friendship, guidance and direction.

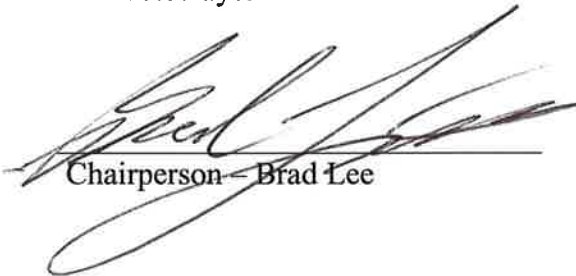
Jeremy Strong thanked John Detamore for his service. Jeremy also expressed gratitude for being part of a community like we have here in West Point. He commented on the City Staff taking care of one of their own and the neat thing they did to help out a fellow Staff member.

Jeff Macfarlane echoed all of the comments made. Jeff thanked John for his guidance and friendship. Jeff also thanked Staff for the work they do.

John Detamore expressed his appreciation for all of those he has worked with over the past 11 years. He has enjoyed serving on the Planning Commission and feels it is a pleasure to have served with such great people.

## 9. Adjournment

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



Chairperson – Brad Lee



Secretary – Michelle Bailey

