

**West Point City
Planning Commission
3200 West 300 North
January 11, 2018**

Present: Brian Vincent, Rob Ortega, Jeff Macfarlane, Korey Kap, Brad Lee, Jeremy Strong, Kent Henderson – City Council Representative, Troy Moyes – City Planner, Michelle Bailey - Planning Commission Secretary

Excused: Jake Shepherd

Visitor: Jason Caldwell

WORK SESSION

1. Discussion regarding elections of 2018 Chair and Vice Chair

Brian Vincent stated this would be done in the General Session and asked if there were any questions regarding this. There were no questions.

2. Planning Commission business

Brian Vincent commented that since it is the beginning of a new year, he felt that it would be a good idea to set some goals for the year as a Commission. There have been a lot of Code changes lately and that is something that could go on indefinitely, but he suggested they slow it down on the Code changes and focus on more of the planning aspects of their job for a while. He asked for suggestions of things the commissioners would like to address in the upcoming year. Jeff Macfarlane said he felt the Code changes have been good and have been brought up as a result of someone realizing that a particular Code needed to be changed. He feels that when Staff finds something that needs to be addressed, it should be addressed at that time and not put off. Rob Ortega said he is fine with the Code changes unless there are weighty matters at hand. Brad Lee said he feels there are a lot of ordinances that need some verbiage changes made, but he also feels there are other things that need to be handled as well. Korey Kap said he is curious since they just did the General Plan, what else can they be looking to plan for; are there things down the road they need to be aware of? Troy Moyes said there are things they can dive into that are more specific than the General Plan. They can look a little more into economic development. Troy Moyes said he envisions more economic development brainstorming. It would be nice to take some ideas to developers and start driving some of these plans rather than waiting for things to come to us. Korey Kap asked what they can do, as a Planning Commission, to help move the commercial development along on 2000 West.

A Planning Commission retreat was discussed. It was determined they will meet at 5:00 pm on Thursday, February 22, 2018. The regularly scheduled General Session meeting will be cancelled that evening.

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

This was discussed briefly in the last work session. Troy Moyes said during the City Council work session on November 21, 2017, staff discussed with the City Council a request from a resident 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 to allow immediate family members of West Point City residents to operate a home occupation out of their home. Brian Vincent asked for thoughts on the proposed verbiage, which states, “17.50.060.B The owner of the home occupation business must reside in the dwelling, or be an immediate family member of the resident of the home, i.e. mother, father, son, daughter.” There were no issues with this.

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

This has been discussed at great length since November 9, 2017, and has gone through several revisions. This came about because of a need to clarify this in the Code. Staff receives calls from people wanting to cut their curb and the Code states you may only cut 20 feet of driveway. Most driveways are much larger than 20 feet; that probably worked 20 years ago. The average of most of the curb cuts in the City is approximately 35-45 feet for a three car garage. In deciding how to manage this, Staff approached the Planning Commission to get their thoughts on it and possibly change the Code. There is a possibility of eliminating the requirement altogether and not have a standard for curb cuts. On December 14, 2017, it was discussed what that standard would be. The Commission discussed possibly setting a 40 or 50 feet standard in width and then got hung up a little bit on lots that are greater than 140 feet. It was decided they could possibly add another curb cut width of 20 feet. If the lot is 140 feet or greater in width, the curb cut could be 70 feet in length. Addressing corner lots, the issue came up about not wanting to give all 70 feet to one frontage. They discussed having a maximum of 50 feet on one curb cut and a 20 foot curb cut on the other frontage. The newly proposed verbiage reads: “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 and lots with one hundred forty feet (140’) or greater of frontage. Driveway approaches on corner lots shall not exceed a maximum combined width of fifty feet (50’) per frontage.”

Jeremy Strong asked why we need to focus on the curb cut. Troy Moyes responded that it is an ordinance that has been on the books for a long time. Most cities restrict curb cuts. A larger curb cut will slow the flow down of storm water, but as far as capacity, it actually increases the capacity of the storm water. The Code doesn’t limit the number of curb cuts allowed, but it limits the size allowed. Jeremy Strong said his opinion is that restricting curb cuts is unnecessary. Rob Ortega agreed and feels that the landscaping requirements will regulate this enough. Jeff Macfarlane said he has been trying to figure out if there is a down side to this. He would hate to take something out and then later realize there is some unintended consequence of removing it. Staff doesn’t feel that it will create a detriment to the purpose of it, which is storm water. Korey Kap said he feels that

controlling it gives a cleaner look. He also worries that someone will cut it and pour an entire approach to his lot so his friends can park there. Korey said most of the time it won't need to be regulated but there will always be one person that will cause a problem. Troy Moyes said he feels that it comes down to aesthetics. If this is taken away, there will be no recourse if someone cuts their entire curb out and it looks terrible. Kent Henderson said he doesn't see a need to regulate residential curb cuts. Troy Moyes said, "Let's say we strike all of item 2. Do you feel like we should leave item 3 which states that driveways shall not be closer to each other than 12 feet?" The commissioners felt that item 3 can be struck as well. Troy also asked about item 4 that states they may not be closer than 20 feet to an intersection. The commission felt that for safety issues that should be left in the Code. The final suggestion was to strike items 2 and 3 completely and modify item 1 from a 40 feet to 50 feet.

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Jeff Macfarlane
- 4. Approval of Minutes from December 14, 2017.**

Jeff Macfarlane made a motion to approve the minutes from the meeting held on December 14, 2017, as written. Rob Ortega seconded the motion. All voted aye.

- 5. Public Comments:** None given
- 6. Election of 2018 Chair and Vice Chair**

Brian Vincent opened nominations for 2018 Chair. Jeremy Strong nominated Brian Vincent to be the 2018 Chair. Jeff Macfarlane seconded the nomination. There were no other nominations made. Brad Lee motioned to close nominations. Rob Ortega seconded closing nominations. All voted aye. Brian Vincent called for a vote on the nomination. All voted aye.

Brian Vincent opened nominations for 2018 Vice Chair. Brad Lee nominated Jeremy Strong to be the 2018 Vice Chair. Korey Kap seconded the nomination. There were no other nominations made. Rob Ortega motioned to close nominations. Brad Lee seconded closing nominations. All voted aye. Brian Vincent called for a vote on the nomination. All voted aye.

- 7. Consideration to amend Title 17 regarding Driveway Widths**

Troy Moyes said, "During the recent work session meeting 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.” In the work session today, the commission discussed striking the requirement altogether of driveway widths. This would be striking in 17.85.020 Off-street parking, paragraph 2 and paragraph 3. Also, everything previously discussed that is in red on the Staff Report dated January 11, 2018, regarding Paragraph C and Item 1 would be changed as suggested.

Jeremy Strong made a motion to adopt the new verbiage suggested tonight to 17.85.020 Off street parking. There are changes to paragraph C and item 1 and then deleting items 2 and 3 completely. Korey Kap seconded the motion. All voted aye.

8. Planning Commission Comments

Brad Lee congratulated Jeff Macfarlane and Jeremy Strong for being re-appointed to the Planning Commission for another term. He also congratulated Brian Vincent and Jeremy Strong for the hard work they did last year in serving as Chair and Vice Chair. They did a great job in leading the Commission. He also expressed what an honor and privilege it is to serve with each of his fellow commissioners.

Jeremy Strong echoed what Brad Lee commented.

Korey Kap echoed Brad Lee’s comments as well and thanked Staff for their hard work.

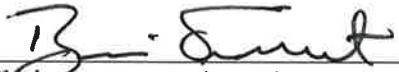
Jeff Macfarlane echoed all of the comments made so far.

Rob Ortega thanked Brian Vincent and Jeremy Strong for being willing to serve as Chair and Vice Chair again this year. He felt the discussion tonight regarding driveway widths was very productive.

Brian Vincent said what an honor it is to serve with his fellow commissioners and with Staff.

9. Adjournment

Brad Lee made a motion to adjourn at 7:13 p.m. Rob Ortega seconded the motion. All voted aye.



Chairperson – Brian Vincent



Secretary – Michelle Bailey