

**West Point City  
Planning Commission  
3200 West 300 North  
January 12, 2017**

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

**Excused:** Korey Kap

**Visitors:** Rob Ortega

**WORK SESSION**

**1. Discussion regarding the election of a Chairman and Vice Chairman.**

Curtis Seeds commented that if anyone had thought to nominate him for either of those positions, he would need to respectfully decline. Curtis said he will be making a career change in the near future so he's not sure what that will do to his position on the commission. Brad Lee briefly explained the duties that are required of the chairman. They conduct the regular meetings; they sign plats before they are recorded; and other various duties as requested by Staff and the Mayor. Brad said he has served as chairman for the past 2 ½ years and has enjoyed that duty. He feels it is time for him to step down and give someone else a chance to fulfill that role and continue to move things forward. However, Brad said he will do it another year if no one else is willing to take on the responsibility. Brian Vincent said he has taken a new job and his schedule has opened up allowing him more time to serve. Jeremy Strong said he would be willing to do it as well.

**2. Discussion regarding the 2017 Planning Commission schedule.**

Everyone reviewed the submitted schedule and agreed that it looked acceptable.

**3. Discussion regarding Final Plan approval for the Bennett Century Farms Subdivision, Phase 1, located at approximately 1100 North 4000 West, Craythorne Construction, applicant.**

Troy Moyes said this development was granted preliminary plat approval on February 25, 2016. The preliminary consisted of the entire development. These are the big estate lots that will make up phase 1 of the subdivision. The lots range from 18,000 square feet to 33,000 square feet. This is currently zoned R-1. There will be 12 lots in this phase. Some of the Staff comments are that they need to make some minor drawing corrections, they are still waiting for approval from the North Davis Fire District and Davis Weber County Canal Company, and they need to address landscaping on the detention basin which will be located off-site. The developer has received the Staff comments but has not yet responded. Staff feels confident to recommend approval for the final plat and that it be forwarded to City Council. There was a brief discussion regarding the detention pond.

#### **4. Discussion regarding the General Plan.**

The Planning Commission has discussed the General Plan at great length over the past several months. Some of the highlights of changes that are being proposed are: reclassifying where the industrial areas are and locating them on 1800 North, identifying school properties, working through the commercial corridor, and eliminating the pods on the intersections. A multi-family zone is being added and changes to some of the other zones to reflect what is currently being master planned. Staff's hope is to move forward with this and send it on to the City Council for their review.

#### **5. Discussion regarding multi-family dwellings in West Point City.**

Troy Moyes told the commission that he wanted to take a different approach on this than has been done in the past. Troy has drafted something for the Code, but he wanted to get their input and then refine the draft of the Code. Hopefully at the next meeting they can have something to present to the City Council regarding the Multi-family Code so they will have it to discuss at the Council Retreat. Troy said that upon researching multi-family codes throughout the state and the country, it all comes down a few items: design standards and guidelines.

Troy asked the commissioners to think back to the apartments they saw on their fieldtrip to Pleasant Grove. He asked them each to tell him what they liked about them as far as the looks of the buildings and also what they disliked. He wanted to get their input on items such as how the units looked, was there movement in the architecture, where the colors good, was there enough masonry, etc. Jeff Macfarlane said he really liked the colors; nothing too bright though. He liked the doors that opened up into the hallways to shut out a lot of the weather. He liked that the hallways were painted or epoxied so they looked nice. He liked the relief in the architecture as well as the colors. He didn't mention anything that he disliked. Curtis Seeds commented that he liked the pitched roofs and the rooftops. He liked the colors and the masonry. He liked the center, common area vs trying to put the common open space area to the outsides. They had a pool, barbecue, hot tub, grills, and grass. The apartments surrounded the center common area. Curtis didn't mention anything he disliked about them. Brian Vincent liked the subdued earth tone colors; it had a country feel. Brian liked the open areas as well for the tenants to mingle and play with their kids. The playgrounds looked like they had good quality equipment. Brian thought the clubhouse was nice and definitely had the wow factor, but it wasn't really big enough to do much in. The manager said people didn't rent it out very often. Brian also liked the pitched roofs. He isn't a fan of the height of the buildings but they worked where they were located. He doesn't think they will work here because we don't have any other buildings that are tall like that here. Brad Lee echoed the comments made so far. He liked the architectural features they offered and the colors. He liked the common area and the more private areas between buildings. He was unimpressed with the clubhouse because it wasn't big enough to do much and it was very costly to rent. Brad liked the pitched roofs but doesn't like the height of the buildings for our area here. Brad liked the enclosed hallways. Jeremy Strong said he likes the idea of pitched roofs as well, but it's not going to be in a housing area here. None of the other buildings in that area will have pitched roofs; they will all be flat tops. Jeremy said Gary Wright is proposing to do flat roofs here instead of the pitched roofs they saw in Pleasant Grove. It

will be more of a flat square building like the other buildings in that commercial area. Jeremy thinks the blues, grays, and red colors look nice; less stucco and no siding. Jeremy commented that a three story flat top building will look smaller than a three story pitched roof building. Jeremy would rather see the flat top roofs because those will blend in better with the commercial buildings in the area.

Troy Moyes asked the commission's opinion on garages. Curtis Seeds said he didn't feel like every unit needs a garage. Jeremy Strong said he highly dislikes the detached garages; he would rather see attached garages or no garages. Jeremy is ok with covered parking but not rows of detached garages that look like tuff sheds. Brad Lee said he agrees with having some units have a garage and then everything else is open parking or covered parking. He disliked the detached garages as well. Brian Vincent feels that if you get rid of the rows of detached garages and open things up, he feels the possible crime rate in the area will drop. Brian suggested possibly doing underground parking if it's feasible.

Troy Moyes also mentioned the Good Landlord Program. This is where the City collects a fee per unit, like a business fee. It requires each tenant to have a background check and meet certain requirements, the management is required to go to training classes quarterly, and the City can go in for routine checks to make sure everything is up to the agreed standards. All agreed that we need to implement the Good Landlord Program.

## **REGULAR MEETING**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Brad Lee
- 4. Approval of Minutes from December 8, 2016.**

Jeremy Strong made a motion to approve the minutes from the meeting held on December 8, 2016, as written. Curtis Seeds seconded the motion. All voted aye.

- 5. Public Comments:** None given
- 6. Election of 2017 Chairman and Vice Chairman**

Curtis Seeds nominated Brian Vincent to serve as Chairman for the Planning Commission for 2017. Jeremy Strong seconded that nomination. All voted aye.

Brian Vincent nominated Jeremy Strong to serve as Vice Chairman for the Planning Commission for 2017. Curtis Seeds seconded the motion. All voted aye.

## **7. Adoption of 2017 Planning Commission meeting schedule**

Brian Vincent made a motion to accept the 2017 Planning Commission meeting schedule as proposed. Jeremy Strong seconded the motion. All voted aye.

## **8. Final Plan approval for the Bennett Century Farms Subdivision, Phase 1, located at approximately 1100 North 4000 West, Craythorne Construction, applicant.**

Troy Moyes briefly reviewed the application. Craythorne Construction is seeking final plan approval for Phase 1 of the Bennett Century Farms Subdivision, located at approximately 1100 North 4000 West. This phase consists of 12 large lots ranging from 18,000 square feet to 33,000 square feet. Lot 100 and Lot 112 are abutting 4000 West and those homeowners will be required to maintain the landscape buffer along the west side of their lots. Because these lots are not contiguous, an HOA will not be required to maintain that buffer. However, a landscape plan will need to be approved by the Planning Commission at a later time. Staff recommends approval to forward this to City Council.

Curtis Seeds made a motion to approve the final plan for the Bennett Century Farms Subdivision, Phase 1, located at approximately 1100 North 4000 West, Craythorne Construction, applicant. Brian Vincent seconded the motion. All voted aye.

## **9. Consideration of amendments to the West Point City General Plan**

Troy Moyes stated that the West Point City General Plan was opened last April. We have held a public hearing, created a website as well as done noticing in the City newsletter for several months asking the residents for comments on any of the proposed changes or recommendations. Staff has submitted a draft of the proposed changes. The proposed changes consist of modifying some of the Commercial that was on the original General Plan. That was moved to 2000 West and Highway 193; we've relocated the Industrial Area to the north section of the city on 1800 North; we have identified school property and also we have taken some R-1 residential and relocated it to the east side by the golf course. This has been discussed for several months and Staff feels satisfied with what is being presented.

Jeremy Strong made a motion to approve the amendments to the West Point City General Plan and forward it to the City Council. Curtis Seeds seconded the motion. All voted aye.

## **10. Planning Commission Comments**

Jeremy Strong thanked Staff and also Brad Lee for leading the commission for the past 2 ½ years. He congratulated Brian on his nomination to be the chairman for the upcoming year.


Curtis Seeds thanked Brad Lee for his service. He expressed gratitude for what Brad has done for West Point City and said he is excited for the new chairman and vice chairman.

Brian Vincent thanked Brad Lee for his service as chairman. Brian also said he is excited to serve as the new chairman and looks forward to working with the commission in the upcoming year.

Brad Lee thanked Staff. He also thanked his fellow commissioners for their support. He feels it an honor to have served and looks forward to what is coming in the new year.

### **11. Adjournment**

Brian Vincent made a motion to adjourn at 7:18 p.m. Brad Lee seconded the motion. All voted aye.

  
Chairperson – Brian Vincent

  
Secretary – Michelle Bailey

