

**West Point City
Planning Commission
3200 West 300 North
January 26, 2017**

Present: Brad Lee, Korey Kap, Curtis Seeds, Brian Vincent, Jeff Macfarlane, Jake Shepherd, Boyd Davis – City Engineer, Troy Moyes – City Planner, Kent Henderson – City Council Representative, Michelle Bailey - Planning Commission Secretary

Excused: Jeremy Strong

Visitors: Rob Ortega, Gary Wright

WORK SESSION

1. General Training

Video presentation taken from the Land Use Academy of Utah (LUAU) regarding Land Use Authority presented by Brent Bateman.

2. Discussion regarding multi-family dwellings in West Point City.

Troy Moyes said that in the last meeting the multi-family code was discussed in depth. They reviewed the General Plan and then forwarded the recommendations on to City Council. Now it is time to look at the Code for the new zone regarding multi-family dwellings. Gary Wright was present and added comments throughout the discussion. Troy said Staff has compiled a list of requirements, not in a code form, to facilitate a discussion. The residential multi-family zone would apply to two zones in the city; the new R-5 zone which is 20 units per acre and the R-4 zone which is 10 units per acre. This new code would apply to any multi-family developments, even duplexes if they come.

Troy went through the list of requirements that he distributed to the commission.

- Land Use – Under density, R-4 is listed as 10 units per acre and R-5 is listed as 20 units per acre. Troy reiterated that these are merely suggestions and Staff would like feedback and discussion on any/all of these standards. Under setbacks they have listed 25 feet from the road. This would apply to two or more attached units. Jake Shepherd asked, when they refer to a front setback like that, where are they considering it being measured from? Boyd Davis responded that it is to the main road. Many multi-family units are built off from interior roads, but to a public road, they would need to be setback a minimum of 25 feet. Korey Kap felt like that was back quite far. He has done a lot of units that are only 10-15 feet off the main road. Troy commented that if they are going to be on a main road they will have at least an eight foot buffer, which is required by Code right now. Boyd Davis reminded the commission that that wouldn't really apply to this situation because the area being

proposed is way back off a main road. The commission all agreed that 25 feet is probably too large of a setback.

- **Building Design** – A suggestion would be a minimum of 800 square feet per unit. Gary Wright said his minimum size unit is closer to 900 square feet. He said the market is for a bit larger of a unit. It was discussed that there needs to be a different minimum square footage requirement for townhomes and apartments. The townhouse square footage minimum is set at 1,200 square feet right now. The commission would like to increase the minimum size requirement for apartments to 900 square feet. Style/Theme were discussed. We can set a standard for what style we would like the architecture to follow. Korey suggested that they choose a couple of different styles that would fit in here so a developer has some options. Gary Wright commented that exterior finishes are critical. He thinks it would be wise to define the exterior materials that would be acceptable, for example, brick, rock, hardy board, and stucco in a limited accent. He feels the decisions on the elevations are arbitrary. They need the flexibility when it comes to exterior materials. Brian Vincent suggested they have some examples of different styles so the commission can look at them and make a solid decision. They need to know they are all picturing the same thing and on the same page before making a decision. They discussed articulation with the roofline and walls briefly. Stairwells were discussed and the commission felt that assuming that they are exterior stairwells, they would need to be 50% enclosed. Korey Kap suggested that the foundation requirement be changed. He felt that the maximum of 4' exposed was too much. After discussion, the commission agreed it should be a maximum of 2' exposed. It is proposed that balconies be allowed but the commission didn't feel that solid rails should be required. They feel it would become a place where people store things if they are enclosed with solid rails.
- **Parking** – Gary Wright gave them some input on what the market is doing right now. If Gary were to build the community they are proposing right now, they would do 20% garages. They would put all of them into three or four garages on the south side that borders future commercial. They feel that 20% is optimum according to demand. Gary Wright said they like to do garages in clusters of two or three together and then parking spaces in between because they don't want it to look like a barracks. He continued to say that attaching garages to the end of the units is really tough from a design standpoint. It limits open space, community design, and flow. They feel the garages are much better located on the perimeter of the project in clusters of two or three. The commission felt that 20% detached would be sufficient for garages. Boyd Davis commented that you could apply the same exterior finish standards that you apply to the buildings and the same articulation on the roofline and walls so the garages have some architectural design to them. Boyd asked the commission if they want to require garages. Brad Lee commented that he feels that some people want a garage and are willing to pay for it; others just want a place to live and having a covered parking spot is sufficient. Gary Wright said, "The market says, first of all, any parking space needs to be covered in our climate. And number two, you need to do some garages because for some people that is an important element. It is just really important to some people. We think it also determines the kind of renter you get." Brian Vincent asked Gary Wright if they would ever consider doing underground parking. Gary replied that it is too expensive. They look really nice, but he feels that it is prohibitive; it is not feasible to go underground or do pedestal parking. Gary

Wright commented on the suggestion to have 2.5 stalls per unit. He said that you want a project that has enough parking, but if you have too much parking, it cuts down on open space. What they have found is that 1.5 stalls as a minimum is what they need. Based on how many people live in a unit, you only need 1.5 for the minimum and it ends up being ample parking. Having a minimum of two stalls per unit cuts down on the landscape and open space. Gary said they have found tenants would rather have grass, playgrounds, barbecues and swimming pools than 50 extra parking stalls. Troy Moyes asked the commission about covered parking. They decided to require a minimum of one per unit. As far as parking stalls, they all felt comfortable having the minimum number of stalls set at 1.5 stalls per unit.

- Amenities – Troy asked if they would like to require a clubhouse, and if so, should the clubhouse have a minimum size? The commission all felt it is necessary to have a clubhouse, but they didn't want to set a specific size requirement for the clubhouse. Gary Wright stated that he has to have a minimum of 100 units to do a pool and clubhouse. If you have less units, you can't support a pool and a clubhouse. You also have to have at least 100 units to have a full time, professional management. The commission discussed the Amenity Package. Korey Kap suggested that they drop the community garden option. The rest of the commission agreed with that.
- Landscaping/Lighting – The commission discussed the tree requirement at length. The suggested minimum is 1 tree per 400 square feet of landscaped area. They decided to leave it that way for now and will discuss it further in a future meeting. Lighting was discussed briefly.
- Property Management – The commission discussed the requirements and benefits that fall under the Good Landlord Program. The commission discussed the program in general and all agreed they want that program established within the city.


Chairperson – Brian Vincent


Secretary – Michelle Bailey

