

**West Point City
Planning Commission
3200 West 300 North
February 22, 2018**

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

WORK SESSION

1. Commission Training

Troy Moyes led a discussion regarding acting as a cohesive body to be a more effective Planning Commission. He listed four ways to build a cohesive team: 1. Establish a mission – determine what the goals are. 2. Look for diversity – look for strengths in each person. 3. Communicate effectively. 4. Feedback. They briefly discussed what brings a team together, what could tear the team apart, and the importance of diversity.

2. 2017 West Point City Accomplishments

Troy Moyes shared some statistics that he gathered from the past year. There were 20 meetings held and two meetings were cancelled. The ordinances worked on over the year included, Multi-family Code discussed in seven meetings, Farm Animals discussed in three meetings, Accessory Apartments discussed in four meetings, Accessory Buildings discussed over a seven month time period, Limited Access on Main Roads was introduced, and the Good Landlord Program and the Dark Sky Ordinance were briefly discussed. There was a lot of time spent in the Code during 2017. There were five home occupations granted, five accessory buildings, one restaurant and one accessory apartment. The following subdivisions were discussed: KenneVic, Oleson Fields, Gilgert Single Family Home, and Zaugg Legacy. Site plans were discussed for Ed Miles and for Culver's. Rezones were granted for the Zaugg property and Gary Wright's property.

We currently have 71 vacant lots in the city that can be built on. There are a few developments that are under construction: Craythorne Homestead, Oleson Fields, Zaugg Legacy and Sandy Point Townhomes. Some census information: in 2016, West Point has 10,112 residents (male 5,222 female 4,691) the median age is 30 years old, 97% one race, average household size is 3.55.

3. Planning Commission Goals for 2018

Brian Vincent said, "As a Planning Commission, we have certain boundaries, rules and responsibilities that we must meet when things come before us. Brian asked for discussion on what their role is as a Planning Commission. Korey Kap said that overall, they are in charge of planning how the city will grow and develop. Korey commented that he feels that the Commission is a cohesive group, but also feels they need to be more cohesive as a Commission with the City Council. The Commission plans things under the

Council, but they don't converse with them much. Korey suggested the Commission sit down with the Council a couple of times a year to look at things and create a plan together. Korey said he feels they could be more effective if they are all on the same page. Jake Shepherd agreed with Korey's comments and added that it is nice to be told what decision the Council makes after the Commission has forwarded something to them; whether they agree or disagree with the recommendation. Kent Henderson said he could help with that. He has been nervous about getting too involved because he isn't sure he should even be attending the meetings. If there is an appeal to something the Commission has decided, that would go to the Council and it could potentially cause a conflict between the two bodies. Kent continued saying that he has told the City Council on numerous occasions how thorough the Commission is on the things they review and recommend. Boyd Davis asked the Commission what their opinions are regarding joint meetings. They all agreed they would like to meet with the Council once or twice a year.

Brian Vincent asked if the roles of the Planning Commission and the City Council are the same or different. Jeff Macfarlane replied that the goals are the same, but the roles of each body are different. The Council does more with the administration of the City and the Commission works with the planning of the City. The Council members are elected officials, and the Commission members are appointed officials. Jeff Macfarlane pointed out that the Commission is not a constituency; they weren't elected so they don't represent a certain part of the City, they represent the whole. Boyd Davis pointed out that the Council has a broad range of responsibilities where the Commission is very focused on upholding the Code and maintaining the General Plan. Korey Kap said, ideally, he would like to see a bigger picture so the Commission can make better decisions.

Brian Vincent stated that the City Council has a wide array of responsibilities. They have appointed the Planning Commission to be one of the committees of one of their duties. We don't do anything with City finances or City Staff. We have been tasked with certain, specific responsibilities. It becomes public because we invite the public to our meetings and we hold public hearings. Brian commented that he agrees with the comments given regarding holding meetings and having discussions with the City Council. Everything goes more smoothly if the Council and the Commission are on the same page. Jake Shepherd asked if it would be appropriate for Brian Vincent to be at City Council meetings as the Planning Commission Chairman and give input as to what has been discussed in the Commission meetings. Brian responded that he attends the Council meetings for that purpose so if the Mayor wants to ask him questions, he is available. Boyd Davis stated, "With all that being said, there will simply be some times where the Council has a different opinion and that is fine. We all have to live with that understanding." Boyd continued by saying, "The Council is very concerned about not making the Planning Commission feel like they are rejecting their hard work. They very much want to make sure the Commission feels appreciated for the work they do."

Rob Ortega said he wanted to bring up something about the discussion had in the commission meetings. Some of the topics are discussed and passed on to the Council quickly; everyone is in agreeance. Other topics are discussed for months and opinions go back and forth. Ultimately all the Council sees is what is forwarded to them. They don't see the differing opinions that were given during discussion. That is useful information for the Council to know.

Brian Vincent brought the discussion back to the roles of the Commission. We walk a fine line. We represent the City and look out for the best interest of the city. At the same time, we look out for the best interest of the citizens. How can we use those responsibilities in the direction we want to go this year? Brian used the General Plan as an example. We have made a commitment to look at that every few years and make changes as needed. Is that too long or too short to review that?

Brian Vincent asked each commissioner to come prepared with some thoughts to share. Jeremy Strong said he feels it would be good to meet with the Council once or twice a year to keep everyone on the same page. Jeremy said in talking with some of his neighbors, there are people who are concerned with the smaller lot subdivisions coming in. They would like to keep the west side of the City more rural with larger lots. All of the subdivisions on the west side are not R-1. How do we decide what we want there on the General Plan if we don't know what we already have there? He feels we should address the west side now and update the General Plan to reflect what we want to see.

Brad Lee said he sees the vision of bigger subdivisions with bigger lot sizes, but his concern is if we are pricing our kids out of the opportunity to live in West Point. We can't have all big lots that require big homes and expect that our children can afford to buy homes here. Are there places in our community that we can have a development that is a little less to scale than what our vision is so the ones that would like to stay in the community have the opportunity to stay?

Jeff Macfarlane mentioned a conversation he had with someone whose daughter lives in Scottsdale, Arizona. The man told Jeff that they do a lot of planning down there. In Scottsdale, they treasure the cactus. You can't cut one down or remove it unless you have a permit. The man said it is part of the way the City looks. Jeff mentioned that maybe there is something in West Point that we could be doing in that arena. Do we want West Point to look a certain way, and is there something that will help the way the city looks? Maybe we should look at what defines us.

Rob Ortega said he has talked with some developers and non-developers and they seem to be going in opposite directions. Developers think we should be looking at higher density than what our General Plan allows for because the market is driving it that way. Whereas when he talks with people who are not developers, they are more concerned with the nostalgic, country feel that we have here. They have the idea that if we zone all the land R-1 that they will still see wheat fields and cattle. It seems to be a misconception. Rob also commented that he feels when we find out where the Davis Corridor is going and where the exits will be, that would be a good time to start talking about what the exit should look like and what we want to have around it. Also, maybe we need to think about that development is happening at a faster rate than it was 20 years ago so maybe we need to open the General Plan more often now.

Jake Shepherd said he feels that the average age of 30 years old in our community is interesting because it takes into account all of the children that live here. Jake agreed with what Brad Lee said about being concerned about future generations being able to live here. Jake feels that the General Plan needs to be opened and closed based on the amount of knowledge we receive and how fast we receive it. It could be opened once a year with

the rate of development that is happening right now. He also feels that affordable housing is a concern. We need to have a goal that we can all get behind. He said he is a fan of variable lots sizes. Sometimes we get into a rut of all lots being uniform. He likes to see a variety. It blends income levels in a community.

Korey Kap agreed with what Rob Ortega said. We have a country feel here and we would like to keep it, but that can only be done to a certain extent. Higher density housing is big right now. Korey agreed that now we know where the corridor will be, we need to start planning. Korey said he would love to keep the bigger lots. He also said he struggles with the mixed use idea; he likes it, but doesn't want to hurt people's property values either.


Brian Vincent said there seems to be a consensus about comments made. Boyd Davis said he feels the commission is spot on. Working on the General Plan is the whole purpose of the Planning Commission. He feels they understand their role perfectly. Kent Henderson said he has always been a fan of the Planning Commission. He feels they do a great job. It would be hard for the Council to come up with anything to talk about that wasn't already covered by the Commission. They are very detailed and look at all of the alternatives. They have the best interest of the citizens and the City in mind always. He agreed that the Council shouldn't send things back without some verbiage saying why the Council wants something to be looked at and discussed again. Brian Vincent expressed appreciation for everyone there and for the contributions each one makes.

4. Adjournment

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

After the meeting the Planning Commission and members of Staff met socially for dinner at LongHorn Steakhouse (3647 Wall Avenue, Ogden, UT)


Chairperson – Brian Vincent


Secretary – Michelle Bailey