

**West Point City  
Planning Commission  
3200 West 300 North  
February 23, 2017**

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

**Excused:** Jeremy Strong, Curtis Seeds

**Visitors:** Rob Ortega

**WORK SESSION**

**1. Discussion on the City Council’s suggestions regarding the General Plan.**

Brian Vincent announced that Curtis Seeds has tendered his resignation from the Planning Commission. He expressed appreciation for Curtis’ service on the commission.

Brian Vincent commented that he attended the work session portion of the most recent City Council meeting. He said the Council wishes to express their gratitude to the Planning Commission and Staff for all the work they have done on the General Plan. The Council looked at the new map which showed the recommendations from the Commission. They had a few things they saw immediately that they would like to look into more and discuss.

On Section 1a, the Commission had placed all of the Industrial Park area to the west side of the proposed West Davis Corridor. The Council suggested moving part of that Industrial Park space to the east side of the Corridor as well.

Next, the Council suggested placing some commercial property in the area just north of the Davis School District property along 1800 North to service the high school that is planned to be built there.

The next area discussed was the Central Business District, which is the area around City Hall. This area originally was planned to have a Contemporary Colonial theme. The Council discussed either dissolving the Central Business District or completely overhauling the regulations for the area. They felt that the Contemporary Colonial theme is a bit out of date and antiquated at this time. Staff agreed to look into that and bring it back for discussion with the Council.

Sections 6 and 20 were changed. They moved the R-4 area to the south in Section 5, which is an unincorporated area. There was discussion with the land owner regarding Section 20. Council doesn’t have a desire to increase their density there, and they would like to keep Sections 6 and 20 as an R-1 zone.

Also discussed was Section 21. Previously they had some R-3 proposed between the R-1 and R-2 area there. The Council felt it should be changed to an R-1 zone instead of R-3. Brian brought up with the Council his concern regarding the transition between the R-3 zone in Section 14 right into an R-1 zone. Mayor Craythorne said Section 14 is zoned R-3 but it is truly more like an R-2 area because of the size of the lots in that subdivision; it wouldn't be a drastic change like it appears it would be. Troy Moyes commented that he has done several samples throughout the City and feels that we don't have a true R-3 lot in the City; the lots are bigger. Frontages were discussed regarding the different zones. Jake Shepherd commented that the General Plan has a lot of R-1 zones. He continued that the 100 foot frontages are nice, but they make it hard to develop certain pieces of property.

There was a small change to the commercial area on the corner of 2000 West and S.R. 193. We had envisioned commercial lining 2000 West on the east and west sides, but the Council wanted to change that and make the commercial area a little deeper and farther north of S.R. 193 and allow the residential to stay right up to 2000 West.

The last item discussed was S.R. 193 from 2000 West to 3000 West which will be completed in 2017. The widening of 2000 West in front of the Smith's Marketplace will start later in 2017.

**2. Discussion regarding a Conditional Use Permit for an accessory building located at 1802 West 300 North, Greg Bissegger, applicant..**

Troy Moyes said this is a Conditional Use Permit for an accessory building. The structure has already been completed and they are seeking approval from the Commission to come into compliance with West Point City Code. The size of the structure is 264 square feet. It has the proper setbacks as required in the Code. It is located in the sideyard so that is the reason it needs a Conditional Use Permit. The Codes says if they are in the sideyard, they must maintain the setback requirements for the primary structure, which in this zone is 10 feet away from the property line. Because it is not an attached structure, they still need to maintain the 10 foot separation between the primary structure and the accessory building. They are 12 feet away from the property line and 10 feet away from the garage. Troy acknowledged that the Commission has expressed a desire to change the Code regarding the aesthetics of accessory buildings, but it has not been changed yet. According to the current Code, the applicant is in compliance to obtain a Conditional Use Permit. The applicant was invited to come to the meeting tonight to answer questions.

Troy Moyes asked the Commission, "For direction, what would you like to see in a Code to avoid similar issues in the future?" Jake Shepherd said he has a problem with the homes having such strict standards for exterior materials and yet the home owner can build an accessory building and be just as close to the road and put steel on it. It's inconsistent. He feels that if the homeowner wants an accessory building in the front setback, then they need to maintain the architectural standards of the rest of the subdivision. All of the commissioners agreed with that suggestion.

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

Troy Moyes commented that this has been discussed in recent meetings but we still need to refine it. There were a few items discussed.

Under the LAND USE section, we need to redefine the setbacks portion. We have a buffer requirement to alleviate having multi-family housing close to single family housing. The Code currently has a buffer section in it that would require a certain amount of space and fencing depending on what use is next to it. The buffer requirements just need to be discussed again.

Under the BUILDING DESIGN section, Style/Theme have been discussed but that will probably be put on hold for a little bit and discussed a little later in the process. Also, in that section, under Articulation, the Code discusses rooflines and walls. Troy explained what is being proposed. For example, if you have a 30 foot high wall, you can go 60 feet without making a change in the façade; the change is 15% of the wall height. So if the wall is 30 feet high, you would have to make a move of 2 ½ feet every 60 feet. That goes for the wall and the roofline. A brief discussion took place regarding the façade of the side of a building. They discussed if there should be window requirements for the sides of the building. Brian Vincent thought that would be a good idea. Jake Shepherd commented that you can break up a façade in numerous ways; you could put a canopy roof on it or a trellis or something else that might make more sense. Jeff Macfarlane thought it would be best to leave that up builder and developer. We can give them some leeway to determine what would look best. Jake Shepherd suggested that we give guidelines that are somewhat vague, saying we would like to see that broken up so it looks nice, but it will need approval. Troy Moyes responded that we could suggest they use a variety of methods to break up the end caps. It was discussed whether or not signage could be used as a means to break up the end caps.

Under the AMENITIES section, the Amenity Package was discussed. Troy Moyes said, "If the developer were to do 100 units, they would be required to have a clubhouse. And then after every 50 units, they would have to do one amenity; so with 100 units they would be required to have two amenities. There are ideas for amenities listed." The question has come up whether we would allow a developer to come in and just throw in two small tot lots and call that sufficient? Or what if they did a courtyard that is just gravel with two or three benches? Do we want to leave it open to the developer to come with a proposal of what amenities they would like to do? The Commission would like to let a developer propose what they would like to do, yet also be able to deny it if it's not sufficient.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Jeff Macfarlane
4. **Approval of Minutes from January 12, 2017, and January 26, 2017.**

Jeff Macfarlane made a motion to approve the minutes from the meetings held on January 12, 2017, and January 26, 2017, as written. Jake Shepherd seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Conditional Use Permit for an accessory building located at 1802 West 300 North, Greg Bissegger, applicant.**

Mr. Bissegger was not present at the meeting. Troy Moyes reviewed the application. This is an accessory building to be located in the sideyard. The structure has already been completed and Mr. Bissegger is seeking approval from the Commission to come into compliance with City Code. The size of the structure is 264 square feet and has the proper setbacks as outlined in the West Point City Code. Staff has reviewed the application and recommends approval.

Korey Kap made a motion to approve the Conditional Use Permit for an accessory building located at 1802 West 300 North, Greg Bissegger, applicant. Jeff Macfarlane seconded the motion. All voted aye.

7. **Planning Commission Comments**

Jeff Macfarlane had no comments.

Korey Kap thanked Staff and expressed appreciation for their hard work.

Jake Shepherd said it was good to be back and is excited to move forward serving on the Commission.

Brian Vincent welcomed Jake Shepherd and is excited to have him join the Commission. Brian also mentioned that Curtis Seeds has tendered his resignation from the Planning Commission. Brian expressed gratitude for the service Curtis has given and wished him well in his future endeavors.


Troy Moyes commented that Staff and the developers of Bennett Century Farms subdivision, Phase 1, will be holding a preconstruction meeting this coming week. The

Heslop Townhome project is getting underway. Also, Craythorne Homestead, Phase 1, will be resubmitting for final approval from City Council soon.

**8. Adjournment**

Jeff Macfarlane made a motion to adjourn at 7:11 p.m. Brian Vincent seconded the motion. All voted aye.

  
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Chairperson – Brian Vincent

  
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Secretary – Michelle Bailey

