

**West Point City  
Planning Commission  
3200 West 300 North  
March 14, 2019**

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

**Excused:** Rob Ortega

**Visitors:** Jennifer Struhs, Mike Williams, Brooke Montgomery, Dee Anna Montgomery, Gerald & LaRae Struhs, Dennis Montgomery, Bryan Bayles, Don Mendenhall, Spencer Wright, Mark Montgomery, Terry Wilberg, Bill & Julie Hurd, Terry Ellis, Andrew Smith, Rick & Julia Twitchell, Matt Leavitt, Mark & Mary Montgomery, Larry Barber, Nersty & Jane Corcuera, Matt & Alia Zundel, Cathlene Ellsworth, Camille Gee, Ellen Larson, Shenah Gee

**WORK SESSION**

**1. Discussion regarding Pad Approval for The Point Apartments, located at 101 North 2000 West, Wright Development, applicant.**

Wright Development is seeking Pad Approval for a 108-unit apartment complex. This was discussed at length in the last meeting. There were a couple of questions brought up last time that need to be discussed regarding parking, pools, garage articulation and the clubhouse articulation. In the last meeting, parking was discussed at length. The last Staff Report showed them having 161 parking spaces. The developer has changed that to show 162 stalls; that equates to 1.5 stalls per unit. There was discussion regarding covered parking. Staff met with the developer and expressed their concern that those garages may be used more for storage units rather than garages thus creating a need for more parking stalls. The developer came back with having 108 stalls of actual covered parking; he has modified the garage vs covered parking ratio. He took it from 31 garages down to 22 garages, which is still 20%, and raised the covered parking from 87 stalls to 108 stalls. Staff has received scaled drawings of the buildings so they can verify the horizontal and vertical articulation that is outlined in the Code. Staff feels they have met the articulation requirements. The Code requires the Planning Commission to determine the size of the pool. Staff has looked at other apartment complexes with pools and checked on their requirements for pool sizes. The proposed pool size seems to be adequate for the number of apartments being proposed. Due to the discussion regarding articulation on the garages, the developer has bumped the middle section out a bit to give some variety to the articulation on the front side. On the backs of the garages, at the entrance of the development, they have created a change in the façade to give it more curb appeal. The final item in question was the club house. Staff wasn't sure if it met the articulation requirements along the roofline. The developer has changed that up a little bit and it now meets the Code.

There were a few items in the Staff Report that were discussed in the last meeting that are determined by opinion rather than definitive standards. Those are:

1. One playground,
2. One indoor, centrally located, fully functional social area not less than 1,000 square feet
3. One swimming pool of adequate size.

The Commissioners felt the changes meet the Code and there were no further questions or comments.

**2. Discussion regarding an amendment to a Conditional Use Permit for signage for The Point commercial subdivision, located at 185 North 2000 West, Pro Signs, applicant.**

When the building was approved, there was concern of confusion regarding the drive-thru being used for two businesses. Under the current Code, the directional sign being proposed is too close to the large, multi-tenant sign that was approved in 2015. Therefore, this application is to modify the Conditional Use that was granted in 2015, to allow this type of sign. This is solely a directional sign; it will not have a letter board. The lightbulbs around the arrow will animate at night in a chasing pattern. The sign is not on the road; it is inside the development. It is at the entrance of the second drive-thru. There were no questions or comments from the Commission.

**3. Discussion regarding a rezone of property from A-40 Agricultural to R-1 Residential, located at approximately 4600 West 700 South, Bryan Bayles, applicant.**

Bryan Bayles is considering purchasing this property from the Carlisi family. He has applied for a rezone on this property. A public hearing was held on this same property in August 2018. After that, the applicant at that time, withdrew his application. There were several comments made at the Public Hearing in August regarding the access issues on that road. Mr. Bayles has brought some information if the Commission would like to hear that. However, the access issue has no bearing on the rezone tonight. If this is approved, it does not mean the subdivision is approved or that the access issue is solved. That will have to be resolved at a different time. Tonight, is simply the rezone. The owner signed allowing Bryan Bayles to be the agent, and he is applying for the rezone. Boyd Davis commented that the General Plan calls for this property to be zoned R-1 Residential. Currently this property is split in half with the top half being A-40 Agricultural and the bottom half being R-1 Residential. He is simply requesting that the entire property be zoned R-1 Residential. Staff is recommending approval of the rezone because it matches the General Plan.

Korey Kap said he would like to know more information on the access even though it has no bearing on the rezone. Brian Vincent said they could come back to this at the end of the work session if there is time.

**4. Discussion regarding a rezone of property from R-2 Residential to R-3 PRUD Residential, located at 1880 West 75 South, Craythorne Development, applicant.**

The current zone on this property is R-2 Residential; 2.7 units per acre. They are proposing to match the General Plan and rezone to an R-3 Residential; 3.6 units per acre. Last year the PRUD overlay zone was created. It can be applied to any single-family zone; R-1, R-2 and R-3. There are certain requirements in the zone that a developer would have to follow to qualify for a PRUD. A PRUD would allow an increase in density while giving up certain amenities for development. The Code has a list that outlines a percentage increase depending on what they give. The applicant is presenting a PRUD on this property. It would consist of the existing Murray home on Lot 1 and have a total of 16 units. There would be eight single-family lots and 8 townhome units at the end of the property. West Point City Code states that the PRUD overlay zone shall be approved as a rezone by ordinance of the City Council.

The applicant is proposing the following:

1. Landscaped front yards – up to 8%
2. Street trees – up to 5%
3. Entrance feature – up to 2%
4. Architectural theme – up to 5%
5. Brick/Hardie/Stucco – up to 2%

The developer is proposing to landscape the front yards using grass, shrubs, trees, and an annual planting area. They are proposing two flowering pear trees in the park strips of each of the single-family lots. Brian Vincent asked what the lot widths are. Troy Moyes responded that they vary from 80 feet to 85 feet. Jake Shepherd asked what the depth of the lots is. Troy Moyes responded that the depth is 97.5 feet. They are requesting to have a 20-foot front yard setback. Erik Craythorne responded that the PRUD Code allows a developer to go down to a 20-foot front yard setback with Planning Commission approval. They are requesting flexibility for that. The developer is proposing street trees by the townhome units as well, even though there won't be a park strip along there. They plan to incorporate a few trees around the outside units. The street in front of the townhomes will be a private street. The developer is still working on calculations regarding storm drain. They may need to adjust their plan so the road is just straight and the townhomes will face north and south rather than west. They are still working on the calculations though so that is still unknown. The entrance feature will look similar to the sign in front of the Sandy Point subdivision. It will be a four-foot by four-foot sign with landscaping around it. The architectural theme is the craftsman style home. They will all look somewhat similar. They will use brick, hardie and stucco on the homes. There will be no vinyl siding on any of the homes. The applicant is proposing that each single lot will have a lot depth of 97.5 feet, the frontages will be 80-85 feet. The Code requires 100-foot depth and 85-foot frontages in the R-3 zone. They are requesting some variance from the Code. The R-3 PRUD allows you to go down to 70-foot frontages.

Troy Moyes explained how the calculations work to receive variances for the proposed amenities. Staff is proposing they receive the full 8% on landscaping since they are doing flowerbeds, grass and trees. Staff is proposing they receive the full 5% for street trees

since they are putting at least two per lot. Staff is proposing they receive 2% for the theme, in part because of the existing home that won't match the other homes. Staff is proposing they receive the full 2% for brick/hardie/stucco and 2% for the entrance feature. As a side note, Items 1 and 2 are under the same category in the Code that only allows up to 10% credit so for landscaping and street trees the maximum they can qualify for is 10%. That would give the applicant 16% meaning they could build 16 units. They are fulfilling what is required by the Code. Jeremy Strong asked if the landscaping on Lot 1, the existing home, would match the other landscaping. Staff responded that Lot 1 has mature trees and landscaping; they won't be changing that.

Brian Vincent asked the Commission for discussion regarding each item specifically. Korey Kap asked about landscaping. If the developer gets a credit for landscaping the front yards, what will happen with the townhomes since they share backyards; that gets tricky. Boyd Davis said he assumes they will landscape the back of the townhomes as well. There will be an HOA formed and where that is common space, it would be landscaped and maintained by the HOA usually. Erik Craythorne said they will have the HOA maintain the area around the townhomes. The Commission agreed that their landscaping proposal merits the 8% credit. Everyone felt the number of street trees proposed merits the 5% credit. The Commission was in favor of granting 2% for the architectural theme. The brick/hardie/stucco was up to the standard since there will be no vinyl siding so they will receive 2% credit for that. The entrance feature meets the requirements and the Commission felt it can receive the 2% credit. There were no other concerns or questions at this time.

Boyd Davis commented that a resident sent him an email because he would not be able to come to the meeting and wanted his voice heard. He wanted to know if the road would connect to 1700 West where he lives. The answer to that is no. His other concern was rentals vs. ownership. That is more a question for the applicant, but Staff assumes they will be owner occupied.

##### **5. Discussion regarding amendments to West Point City's General Plan.**

Brian Vincent commented about the public hearing that was held on February 28. There were a lot of good comments that were made. Brian asked the Commission to discuss what they heard and talk about the amendments they are considering to recommend to the City Council. Boyd Davis asked the Commission to discuss the specific request made by Ovation Homes during the Public Hearing.

Ovation Homes is requesting to split the property with R-2 and R-4 zones. Jeff Macfarlane mentioned that there are water issues that would need to be addressed. Jake Shepherd commented that they are slab on grade construction. He doesn't necessarily agree with the density, however being slab on grade homes helps the water issue somewhat. Jake said he feels the zoning of that property is more aggressive than what they want in that area. Jeremy Strong said he feels the biggest problem is the two accesses and going from 43 units to 97 units on two accesses. Jake Shepherd commented about the statement made about that community generating less traffic than others. Others disagreed with that comment. Many of the Commissioners like the idea of the concept and feel there is a need for an adult community in West Point, however, none of them

feel that is the right area of the City for it to be located. This property isn't even close to an entrance to the West Davis Corridor so they are just increasing the traffic on already busy roads to get to one of those entrances.

Other comments in the Public Hearing were in regards to higher density around the schools. Jake Shepherd commented that he doesn't feel like R-3 Residential zoning is high density. We currently have R-3 zones around most of the schools. In actuality the R-3 zones proposed are more for access purposes to the future corridor. We need diversity around the whole city; it can't all be R-1. The Commissioners agreed that having the R-3 zones around the schools is a good idea. Brian Vincent asked about Item 13 that is wetland property. Should that be left with a residential zone or maybe put a park there?

Jake Shepherd brought up the comments about buffer zones and transitional changes from one zone to another. The comments were a bit confusing because there are plenty of areas in the City that have R-1 zones next to R-3 zones. There needs to be zoning for all needs within the City.

Item 13 was discussed briefly and a few Commissioners suggested leaving it as is and see what a developer will come in proposing to do with the property.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Korey Kap
4. **Approval of Minutes from February 28, 2019.**

Brad Lee made a motion to approve the minutes from the meeting held on February 28, 2019, as written. Jeff Macfarlane seconded the motion. All voted aye.

### 5. **Public Comments:**

**Bill Hurd – 151 South 1875 West** – Mr. Hurd said he understands the property next to his has been sold and will be developed into townhomes and homes. His biggest concern is that he does a lot of welding outside, on his own property, and has neighborhood children that are fascinated with it and don't realize it is dangerous. Mr. Hurd currently has a four-foot fence, but would request that the developer put in a six-foot privacy fence. He is not too thrilled about having townhomes on that property, but realizes that is their right.

**Beverly Jane Corcuera – 166 South 1700 West** – Ms. Corcuera is concerned about her lot being higher than this property and is wondering if the ground will be leveled. Also, she is wondering what will be done with the ditch behind her property.

**6. Pad Approval for The Point Apartments, located at 101 North 2000 West, Wright Development, applicant.**

Wright Development is seeking Pad approval for a 108-unit apartment complex located at 101 North 2000 West with The Point commercial development. The proposed project will have a club house, fitness center, pool and playground. The architectural theme of the project is intended to compliment the styling of the surrounding commercial development namely the new medical building and multi-tenant building. On February 28, 2019, this item was presented to the Planning Commission for discussion with the intent to gather feedback from the Commission. The applicant has taken those comments and has addressed the articulation of the garages, clubhouse and number of covered parking stalls. The applicant has adjusted the plan to have one covered parking stall per unit in addition to 22 garage units. City Code addresses the standards that need to be met. The applicant has met all of the standards as outlined.

The Code also identifies a few standards that are determined by opinion rather than definitive standards. One of those items is the size of the pool. The Commission feels it is an adequate size for this complex. The articulation on the garages and the clubhouse has been adjusted to meet the requirements. There were no questions from the Commissioners.

Korey Kap made a motion to grant Pad Approval for The Point Apartments, located at 101 North 2000 West, Wright Development, applicant. Jeff Macfarlane seconded the motion. All voted aye.

**7. Public Hearing regarding an amendment to a Conditional Use Permit for signage for The Point commercial subdivision, located at 185 North 2000 West, Pro Signs, applicant.**

The applicant, Pro Signs, is seeking a modification to the original sign Conditional Use Permit that was granted to The Point commercial development on September 10, 2015. The proposed new sign will be for their client, Splash Mixology, that will occupy one of the tenant units within the same building as Cafe Rio. Due to the sign location, it was recommended that they modify the previously mentioned Conditional Use Permit. The proposed sign, that is 6' tall and 7.5' wide, with slowly animating lights at night, will serve as a directional sign for the second drive-in next to Marco's Pizza. The location of the sign will be within the development; directly south of the large multi-tenant sign next to the drive-in. Because of the location of this sign and the proximity to the development sign, the Code would not allow this sign under current regulations. However, with approval from the property owner, they would be able to modify the original sign permit that would allow flexibility from the regulations found in the Sign Code.

**A. Public Hearing**

There were no comments given. Jeff Macfarlane made a motion to close the Public Hearing. Brad Lee seconded the motion. All voted aye.

## **B. Action**

Jeff Macfarlane made a motion to approve the amendment to a Conditional Use Permit for signage for The Point commercial subdivision, located at 185 North 2000 West, Pro Signs, applicant. Brad Lee seconded the motion. All voted aye.

### **8. Public Hearing regarding a rezone of property from A-40 Agricultural to R-1 Residential located at approximately 4600 West 700 South, Bryan Bayles, applicant.**

Boyd Davis reviewed the application. The property being considered for a rezone is located at 4600 West 700 South. It is currently owned by the Carlisi family. However, Bryan Bayles is considering purchasing the property and has applied for the rezone. He submitted an application and it has been signed by the owner of the property giving him authority to request a rezone on the property. The current zoning is A-40 Agricultural on the top half and R-1 Residential on the bottom half. The General Plan calls for that property to be R-1 Residential and that is what is being requested. Staff recommends approval of this rezone because it matches the General Plan. Last August, a Public Hearing was held and there were several comments made relating to the road and whether it was public or private. Staff recommends to the Planning Commission that the access issue be resolved at a different time. The access has no bearing on the rezone of the property. If the rezone is approved tonight, it does not approve the access, the subdivision nor any improvements. That would happen at a later date. This is simply for a rezone of property. The Commission had no comments. Brian Vincent reiterated that the action before the Commission is for a rezone of property. It has been before the Commission before. There is concern regarding access to the property. Those concerns may be voiced so they are on record, but will not be addressed at this time.

#### **A. Public Hearing**

**Terry Wilberg – 666 South 4500 West** – Mr. Wilberg acknowledged that they can't stop development but he has enjoyed his sunsets for over 30 years now and he doesn't want to lose those. Mr. Wilberg said he is opposed to this subdivision. He would like to see a concept map and know how many homes they want to put there.

**Andrew Smith – 560 South 4500 West** – Mr. Smith agreed with Mr. Wilberg's comments. He disagrees with building there.

**Jennifer Struhs – 4630 West 700 South** – Ms. Struhs commented that there are two lawsuits currently going on with property on 4500 West. If the rezone gets approved, chances are it will progress to that stage. Currently, there is no access to 4500 West from this property other than 700 South. Ms. Struhs said there was something signed at the time the property sold showing that there were no constraints to the property. At that point in time, there was a strip of property next to Dee Anna Montgomery, which is on the far northeast side, when those papers were signed. After the sell, that property was deeded over to Dee Anna. This isn't the first time this "lane" was considered an issue for the City. The first instance was in 1993 when she applied for a building permit. It took 10 months for her to get the permit because of the private lane. Eventually she got the permit and it was recorded on the deed that she was responsible for all of the utilities, put a lift

station up to the sewer on 4500 West etc. At this point in time, this was treated as a private lane. Since then, when they were trying to zone it commercial, it was denied because there was no public access. No one has reached out to her; she is happy to share this information with them. The property was on the market for a long time and sold at bottom dollar because it was landlocked. Ms. Struhs said she has a copy of City Council minutes from 1993, but the Planning Commission minutes from 1993 have disappeared. There is a lot of history on this lane. West Point City does not maintain it, they won't plow the snow and they won't bring down gravel. Rezoning this property will probably bring another lawsuit to those residents down there on 4500 West.

**Bryan Bayles – True Land Co.** – Mr. Bayles said that he is the applicant for this rezone. He shared a little about his background, stating he lives about 10 miles south of here, has six kids, and lives in an area similar to this. Mr. Bayles said he managed the real estate arm of the PRISLR, for the Church of Jesus Christ of Latter-Day Saints, which owned a lot of the farms here in West Point. He dealt with the right-of-way acquisition of 193 and the extension of that. He knows West Point very well and has worked with Staff quite a bit. Mr. Bayles wanted to point out a few things regarding this property that Staff already mentioned. The only piece not zoned R-1 already is zoned A-40; this is a simple rezone. It is consistent with the General Plan. There is not a lot of controversy. Access is an issue and that needs to be solved. Mr. Bayles said he hasn't reached out to anyone yet because he wasn't sure who to reach out to, but he would be happy to get that information and consider that so it will work well for all parties.

Brad Lee made a motion to close the Public Hearing. Jeff Macfarlane seconded the motion. All voted aye.

Brian Vincent asked Staff about a possible lawsuit for rezoning this property that was mentioned by Jennifer Struhs. Boyd Davis commented, "On a rezone, the City has complete discretion over rezones, whether you approve it or not, so the City stands in fairly good positions when it comes to rezones. I think she is referring more to a possible lawsuit over the access, which would be at a later stage in this process. It's anybody's guess on that, whether there would be a lawsuit, and who it would be with. I don't know that the City is going to take on that or if that would be between them and the applicant. We will listen to both parties about the access issues and take all of the information and will likely get an opinion from the City Attorney. We can then bring that information back to you." Brian Vincent acknowledged that access will be a big issue, but isn't what is before the Commission right now. It's a piece of property that the owner wants to rezone. Korey Kap said he feels the applicant is within his rights to rezone this. It fits with the General Plan and most of the property is already zoned R-1.

## **B. Action**

Korey Kap made a motion to approve the rezone of property from A-40 Agricultural to R-1 Residential located at approximately 4600 West 700 South, Bryan Bayles, applicant. Brad Lee seconded the motion. All voted aye.



**9. Public Hearing regarding a rezone of property from R-2 Residential to R-3 PRUD Residential, located at 1880 West 75 South, Craythorne Development, applicant.**

Craythorne Development is seeking a rezone of 3.8 acres of land to an R-3 Residential with a PRUD overlay zone located at approximately 1880 West 75 South. West Point City's General Plan has this area identified as future R-3 Residential zoning. The current zoning on the property is R-2 Residential. The PRUD overlay option that was recently approved by the Planning Commission and City Council allows for an increase in density (up to 20% in bonus density) in exchange for improvements and amenities within the development. The applicant is proposing landscaped front yards, street trees, architectural theme and higher quality exterior finish in exchange for 16% bonus density. The proposal has a total of 16 units. Eight of the units are single family dwellings and the remaining eight units are multi-family townhomes as allowed in the PRUD overlay zone. Troy displayed a conceptual plan of the proposed development and stated that it would take in the existing Murray home as Lot 1. The applicant is proposing to do some improvements to the property to receive the bonus density.

The applicant is proposing: landscaped front yards, street trees, an entrance feature, architectural theme, and brick/hardie/stucco. West Point City Code 17.35.070 gives a list of things a developer could do to receive a PRUD. It is up to the Planning Commission and City Council to determine if the developer should receive the full credit for the amenities offered.

In breaking those down individually, the developer is proposing to fully landscape the front yards of each home. The developer is proposing to plant at least two flowering pear trees in the park strip for each home to meet the street tree requirement. The entrance feature being proposed is similar to the one at the Sandy Point townhomes subdivision. It is a 4'x4' sign with landscaping around it. To meet the architectural theme, all of the homes will look similar to what is being proposed, which is the craftsman style home. They will be 100% brick/hardie/stucco. There will be no vinyl siding on the homes. The townhomes at the end of the development will match the same look as well. To address the comment about fencing, the PRUD Code requires fencing around the perimeter of the development.

**A. Public Hearing**

**Julia Twitchell – 1885 West 75 South** – Ms. Twitchell asked if there was any other access into the property.

**Cathleen Ellsworth – 3 South 1700 West** – Ms. Ellsworth commented that there is a spot on 1700 West where a road was stubbed that goes into that field. Have any traffic studies been done. She is concerned about the traffic in her neighborhood that another subdivision could generate. She also asked where the children and teenagers will attend school. Ms. Ellsworth also suggested having a laser pointer so things were easier to see in Staff's presentation.

**Beverly Jane Corcuera – 166 South 1700 West** – Ms. Corcuera asked about the access to the property as well. She also asked about the rear setbacks of the townhomes which will be in her backyard.

**Rick Twitchell – 1885 West 75 South** – Mr. Twitchell commented that they need a second access into the subdivision.

**Mike Williams – 171 South 1875 West** – Mr. Williams said it is with resignation, but they all knew this day would come. They are sad to lose the farmland. This looks like a high-quality development. He is concerned about the traffic it will generate in front of his home because he has small children. He doesn't want to be a naysayer to high density housing, but the access and the traffic is a concern to him. He also asked the developer to be kind and generous to the residents that are direct neighbors to this development.

**Matthew Zundle – 178 South 1700 West** – Mr. Zundle moved to the city recently and enjoys the rural environment here. He feels the plan of this subdivision should include a way to connect to the road that is to the north of this property. He isn't in favor of the high-density housing.

**Ellen Larson – 121 South 1700 West** – Ms. Larson expressed concerns about traffic. 200 South is a very narrow road and it will be used quite a bit to get to Highway 193. The other concern is the townhouses right up against 1700 West. She realizes they aren't apartments, but quite often townhomes are rented, and most of the crime in the area has been from the apartment complexes to the east of them.

**Bill Hurd – 151 South 1875 West** – Mr. Hurd asked if that is a true rendering of the road at the end that goes north and south? That is a concern for the traffic there and also the fire department being able to get in there. Brian Vincent said it is just a conceptual plan and the road will have to meet regulations.

**Shenah Gee – 181 South 1700 West** – Ms. Gee seconded several comments that have been made. She is fine with the single-family dwellings but the townhomes concern her because of the traffic. She is concerned with the townhomes because rentals usually aren't taken care of as well. Also, she is concerned about another access point.

Korey Kap made a motion to close the Public Hearing. Brad Lee seconded the motion. All voted aye.

Brian Vincent wanted to address all of the questions they could at this time. The main concern was access issues. Boyd Davis said the concept plan shows only one access point into the proposed development. It is at the corner of 75 South and 1875 West. The other access point that was brought up is off from 1700 West. There is a stub road there that goes into the property to the north. This development will not connect to that. Brian Vincent asked about access away from the property itself; where will the traffic flow go once outside the development. Boyd Davis responded that traffic can go out on 75 South where there is a right turn only onto 2000 West. The other

option is to go south on 1875 West and then go east on 200 South to 1550 West. There is a traffic light to Highway 193 at that point. Korey Kap asked if the City would ever finish curb and gutter on the south side of 200 South. Boyd responded that there are no current plans for that, but the plan is to do all of the streets eventually. There were several comments made regarding the light getting onto Highway 193 and how it can take several minutes to get through. Julie Hurd expressed concern regarding getting out of her driveway with all of the traffic that will be passing her house. Brian Vincent said there was a question regarding traffic studies being done. Boyd Davis said none have been done and it isn't required of the developer to do one. There was a question earlier regarding school boundaries. The kids living in that subdivision would go to Lakeside Elementary, West Point Junior High and Syracuse High School. There was a question regarding the rear setbacks of the townhomes. They are required to be minimum of 25 feet from the rear property line. That is typical of single-family homes as well. Mike Williams commented that it seems to him the question before the Commission is do they leave it R-2, go R-3 or go all the way to PRUD based on the information they have. Julie Hurd asked if they would be invited to other meetings where this will be discussed. Brian Vincent responded that they will not get personal letters for each meeting, but they should watch the City's website to find out when this will be on the Planning Commission and City Council agendas for discussion. They are invited to all meetings.

Brian Vincent read the first paragraph of the PRUD ordinance to remind the Commission and the residents of the purpose and vision of the PRUD ordinance. Jeff Macfarlane commented that they try to deal with the growth of the City the best they can. The Commission realizes access will be difficult, but they will address as many concerns as possible. A resident asked how many units would be there and the Commission responded that there will be eight single-family homes and eight townhomes. Brian Vincent commented that he feels this subdivision fits well. It's taken all of the components of the PRUD and used them well. Brad Lee agreed and said the development meets all of the requirements of the PRUD. There are things still up in the air, but the concept fits well. Troy Moyes said, "Under the base zoning, if they were to develop under the R-3 zone without a PRUD, they would still get 14 units. They are only getting two extra units from the PRUD, and the quality of the subdivision is actually raised considerably by the PRUD requirements. So as far as density is concerned, they are only getting two more units in this development." The residents appreciated that information greatly because they were not aware of that. A resident asked about the requirements of the fence. Brian Vincent responded that it must be six feet tall and they are only required to do a chain-link fence against agricultural property. The developer may choose to do a different type of fence, but the minimum requirement is chain link.

## **B. Action**

Brad Lee made a motion to approve the rezone of property from R-2 Residential to R-3 PRUD Residential, located at 1880 West 75 South, Craythorne Development, applicant. Korey Kap seconded the motion. All voted aye.

## **10. Consideration regarding amendments to West Point City's General Plan.**

There was a Public Hearing at the last meeting regarding the General Plan. They heard a lot of comments and opinions and have discussed the points made. The Commission feels that they need more time to discuss the comments given. Brian Vincent made a motion to table this item. Jeff Macfarlane seconded the motion. All voted aye.

## **11. Planning Commission Comments**

Brad Lee thanked the public for coming out and making their thoughts and feelings known. He also thanked Staff for their hard work.

Korey Kap thanked the public for coming and reiterated that the Commission values their comments and they take them seriously.

Jeff Macfarlane echoed the comments given and reminded the citizens that they are welcome to stay after if they have further questions.

## **12. Staff Update**

Boyd Davis said the City Council discussed three items in their last meeting that has already been addressed by the Planning Commission. First, the rezone for the Tim Gooch property on 1800 North. Second, the Wildfire development was discussed. And third, they discussed the General Plan proposal briefly.

## **13. Adjournment**

Brad Lee made a motion to adjourn at 8:27 p.m. Brian Vincent seconded the motion. All voted aye.

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Chairperson – Brian Vincent

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Secretary – Michelle Bailey