

**West Point City
Planning Commission
3200 West 300 North
April 14, 2016**

Present: Brad Lee, Jeff Macfarlane, Jeremy Strong, Korey Kap, Curtis Seeds, John Detamore, Troy Moyes – City Planner, Boyd Davis – City Engineer, Kent Henderson – City Council Representative, Michelle Bailey – Planning Commission Secretary

Excused: Brian Vincent

Visitors: Rob Ortega, Brian Singleton, Justin Gort, Shannon Kotter, Debra Thomas, Duane Singleton, Lori Everett, Kent Dahl, Bill Phifer, Braun & Josie Bennett, Neil Armstrong

WORK SESSION

- 1. Discussion regarding a Conditional Use Permit for Ready, Set, Go Preschool, located at 1889 West 350 North, Shannon Kotter & Debra Thomas, applicants.**

Troy Moyes stated that this preschool is for three to five year old children. It will be held on Tuesday, Wednesday and Thursday from 9:00 – 11:30 am. Our Code Enforcement Officer went to the home and submitted a report. Staff doesn't see any issues with this business. It fits within the Code requirements. Staff recommends approval.

- 2. Discussion regarding a Conditional Use Permit for Cornerstone Bible Church, located at 3072 West 300 North, Justin Gort, applicant.**

They will occupy about 2,500 square feet in the medical building located at 3072 West 300 North. Staff does not feel that there will be any parking issues. Staff recommends approval.

- 3. Discussion regarding Preliminary & Final Plat Approval for Red Barn Ranch Subdivision located at 2737 West 300 North, Braun Bennett, applicant.**

This was formerly known as the Barneck Subdivision. It is the property with the barn on it at 2737 West 300 North. The previous owner tried to develop this piece of ground numerous times. Mr. Bennett has now purchased the property and he would like to develop it at this time. They have acquired the necessary water shares. The only items remaining are very minor and will be finished before being presented to the City Council. The plat says Barneck Subdivision, but they have submitted a new application with the name being changed to Red Barn Ranch Subdivision. Staff recommends approval.

- 4. Discussion regarding a Second Amended Plat Approval for Davis Farms South Subdivision, Lots 7 A & B, located at 2794 West 1800 North, Bill Phifer, applicant.**

Recently, Mr. Phifer approached the commission to rezone this property so he could change it to an R-2 zone. He needed to rezone it or Lot 7 B would be non-conforming.

Now he is doing the plat amendment to adjust the property lines. He intends to sell one lot. Staff recommends approval.

5. Discussion regarding an amendment to the Zoning Map from A-40 to R-1 located at 1199 North 5000 West, Duane Singleton, applicant.

Mr. Singleton wants to change the zoning on a portion of his property that fronts 5000 West from A-40 to R-1. Eventually he would like to put homes on the property. This meets the General Plan for this area. A public hearing will be held during the regular meeting tonight.

6. General Plan discussion.

In the last meeting, the commission had a break-out session and did some brainstorming to come up with some ideas of things they would like to see in the city in the future. They suggested a splash pad, walking paths, theaters, etc. Troy Moyes asked the commissioners to take the Code out of their minds for a bit and try to do some good planning. He suggested that the proposed changes could be a new zone, a new overlay zone, a combination of zones etc. He wants them to get more specific about things they would like to see. They should think of what kinds of uses they would like to see and where those uses would work.

The commission had a break out session to divide into groups and discuss ideas for the different areas of the city.

Jeff Macfarlane said that his group took off with ideas they discussed in the last meeting. They would like to have a splash pad with a park and a nice grassy area surrounding it. They also suggested an area to have a small rodeo ground. They also thought the area where the extension of Highway 193 ties back into 700 South would be a good place for a light commercial area. They suggested an amphitheater in one area of the city. They also suggested to have an area with a park that had some fast food restaurants on the edges so when people were done at the park they could grab something to eat on their way out of town. They marked an area on 1800 North for Light Industrial.

Brad Lee said his group penciled in where they thought the new junior high and high school would be. Then they looked in the area around the Smith's development with the idea of some high density housing to the east of the Yalecrest Subdivision to buffer whatever goes in around Smith's. They would like to see some type of park/open space/splash pad in that area with an amphitheater located nearby. They would also like to see a retirement community in the city. They feel there is a great need for that in West Point. In future planning, they feel like a retirement community should be a choice for our residents here. They feel it would be appropriate to possibly have it near the Smith's property. Jeremy Strong added to that the need for high density housing so the young people in our community could stay here to start their families. If we build that, they will stay here and then eventually move into a house. Jeff Macfarlane agreed that it would be ideal to have the retirement community near a grocery store for ease and convenience.

Troy Moyes asked the commissioners to think about what needs and wants the city has; such as a retirement community etc. More discussion took place regarding adding a rodeo arena onto an existing park. There was also discussion regarding a city rec center. Jeff Macfarlane mentioned that it would be nice to have a softball complex somewhere in the city. Troy said we would be holding a Public Hearing to open the General Plan at the next meeting.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Jeff Macfarlane

4. Approval of Minutes from March 24, 2016

Curtis Seeds made a motion to approve the minutes from March 24, 2016, as written. Jeff Macfarlane seconded the motion. All voted aye.

5. Public Comments: None given

6. Consideration of a Conditional Use Permit for Ready, Set, Go Preschool, located at 1889 West 350 North, Shannon Kotter & Debra Thomas, applicants.

Shannon Kotter & Debra Thomas were present. Troy Moyes reviewed the application. He said Ms. Kotter and Ms. Thomas are seeking conditional use approval to conduct a home occupation for a preschool. They will have classes for three to five year old children, three times a week; Tuesday through Thursday, from 9:00 am – 11:30 am. They don't anticipate having more than eight students at this time. If they have more students, there are further requirements which have been explained to them. This home was inspected by the City Code Enforcement Officer and he has given approval for this business.

John Detamore made a motion to approve a Conditional Use Permit for Ready Set, Go Preschool, located at 1889 West 350 North, Shannon Kotter & Debra Thomas, applicants. Korey Kap seconded the motion. All voted aye.

7. Consideration of a Conditional Use Permit for Cornerstone Bible Church, located at 3072 West 300 North, Justin Gort, applicant.

Justin Gort was present. Troy Moyes stated that Mr. Gort came to the City seeking approval to locate the Cornerstone Bible Church congregation into a commercial zone. Our current Code did not allow that so we held a public hearing to change the Code to allow it based on a Conditional Use. Churches are now allowed, based upon conditional use, in the C-C zone. They went through that process and now they are here seeking conditional use approval to be located in the C-C zone. Staff recommends approval.

Korey Kap made a motion to approve the Conditional Use Permit for the Cornerstone Bible Church located at 3072 West 300 North, Justin Gort, applicant. Jeff Macfarlane seconded the motion. All voted aye.

8. Consideration of Preliminary & Final Plat Approval for Red Barn Ranch Subdivision, located at 2737 West 300 North, Braun Bennett, applicant.

Braun Bennett was present. Troy Moyes reviewed the application. Mr. Bennett is seeking preliminary and final plat approval for a single lot subdivision. He meets all of the zoning requirements and has submitted the appropriate plans. Staff has reviewed them and given him comments back. He has a few minor things to complete. Staff recommends approval at this time.

Jeff Macfarlane made a motion to approve the Preliminary and Final Plat for the Red Barn Ranch Subdivision, located at 2737 West 300 North, Braun Bennett, applicant.

9. Consideration for a Second Amended Plat Approval for Davis Farms South Subdivision, Lots 7 A & B, located at 3794 West 1800 North, Bill Phifer, applicant.

Bill Phifer was present. Troy Moyes reviewed the application. Several weeks ago, Mr. Phifer applied for a rezone requesting to change this property from A-40 to R-2 because he wanted to change some lot lines on his property. This is the second amendment; the first happened when he subdivided the property. This is a minor moving of lines. Staff has reviewed it and given Mr. Phifer some comments. Staff recommends approval.

Curtis Seeds made a motion to approve the second amended plat for Davis Farms South Subdivision, Lots A & B, located at 3794 West 1800 North, Bill Phifer, applicant. John Detamore seconded the motion. All voted aye.

10. Public Hearing regarding an amendment to the Zoning Map from A-40 to R-1 located at 1199 North 5000 West, Duane Singleton, applicant

John Detamore made a motion to open the public hearing. Korey Kap seconded the motion.

Troy Moyes reviewed the application. Mr. Singleton approached the City wanting to put some lots along 5000 West. They discussed the process with him. The first step he would need to take would be to rezone the property because the A-40 zone requires much larger lots than what he wants to have. Therefore he is seeking a rezone from A-40 to R-1 which would enable him to put four homes along 5000 West. This meets the master plan of that area. Brad Lee called for comments from the public. There were no comments made.

11. Consideration regarding an amendment to the Zoning Map from A-40 to R-1 located at 1199 North 5000 West, Duane Singleton, applicant.

Jeremy Strong made a motion to approve the amendment to the Zoning Map from A-40 to R-1 located at 1199 North 5000 West, Duane Singleton, applicant. Curtis Seeds seconded the motion. All voted aye.

12. Planning Commission Comments

Jeff Macfarlane thanked Staff and also the public that were in attendance.

Korey Kap thanked Staff for their hard work.

John Detamore thanked Staff.

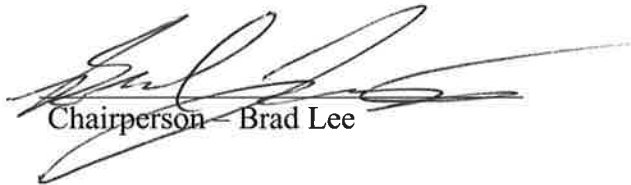
Jeremy Strong thanked the public for coming out to support their neighbors.

Curtis Seeds also thanked the public for coming.

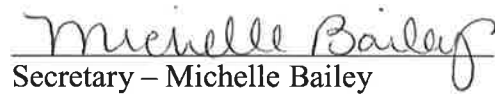
Brad Lee concurred with the comments made. He reminded the public that their meetings are always open to the public and invited them to attend the meetings any time.

13. Adjournment

John Detamore made a motion to adjourn at 7:22 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey

