

**West Point City
Planning Commission
3200 West 300 North
June 9, 2016**

Present: Brad Lee, Brian Vincent, Jeremy Strong, Curtis Seeds, Korey Kap, Jeff Macfarlane, Troy Moyes – City Planner, Julie Gentry – City Treasurer

Excused: John Detamore

Visitors: Rob Ortega

WORK SESSION

1. Upcoming Item

Troy Moyes let the commissioners know that at the next meeting there will be an item on the agenda for a development applying for Conceptual and Preliminary Plan approval. It is the Flint property off of 1300 North by the Pheasant Creek Subdivision. We will also hold a Public Hearing for a rezone of this property at that same meeting. They will need to rezone a portion of the property. The back of the property is zoned R-1 and the front is zoned R-2. They need to rezone a strip of property that is zoned A-40 to R-1.

2. General Plan Discussion

Troy Moyes said that he put some colors and numbers on the map for ease and convenience in discussing the different areas. His goal is to go through the changes suggested.

#1 Industrial Area – That piece of ground is difficult to develop because there is no sewer in that area. It can be done but they would be required to install a lift station which would cost about \$1,000,000. Korey Kap commented that he doesn't see that area going industrial; maybe if it were closer to Legacy, but at this point, he doesn't see it developing as an industrial area. It was suggested that they leave that in that area for now. Korey suggested that if they decide to move that industrial area, it may work well around #7.

#2 School property – They anticipate a junior high school and an elementary school to be built there. They could possibly build a high school there as well; there is enough ground.

#3 Main Interchange – Troy feels there will be a main interchange in this area. It is important to have some commercial in this area. He did about 320 feet which is standard for street-facing commercial.

#4 Removed nodes – Troy removed the nodes that were on the General Plan.

#5 There was a lot of commercial property in this area. Troy shrunk the amount of commercial in this area down and suggested looking at different types of zoning there if

desired. He envisions a neighborhood service type of zone; preschools, dance studios, etc. Korey Kap asked how far into the future are they looking with this current General Plan. Troy replied that General Plans should be revisited every three years. Korey acknowledged that most all of this is contingent upon Legacy being constructed.

#6 This needs to be an industrial zone and changed to an R-5. This might be a great place for patio homes and such. It would create a nice buffer for the development to the north.

#7 Commercial seems to be a good fit for this area. We know an elementary school will be going into that area fairly soon. The commission didn't want an industrial area that close to a school. They were fine to have a commercial area close to the school.

#8 This is the new alignment of the corridor; it is UDOT's preferred route.

#9 Troy filled in that area with the R-2 zone.

#10 This is where Highway 193 comes down to 3000 West and then it dives down to 700 South after that. We are proposing changing the area to an R-3 zone.

#11 This is actually bringing R-1 over. During the joint meeting with the City Council, the Mayor suggested the idea of bringing some lower density housing to the east; homes with bigger lots. Those could be estate-type of homes by the golf course. Brad Lee asked if Staff knew of any future plans to expand the golf course. Troy responded that the owner was holding onto some pieces of ground to expand but is considering selling those pieces of ground.

#12 We are just trying to break it up a bit and add some R-3 zone there. A lot of that area was zoned commercial but Staff feels like we don't want to spread our commercial areas so thin. They feel like homes would be better there.

#13 That area was all brown and Staff is suggesting to change that to R-3 zoning.

#14 This was more of a correction. It was all brown as well but it was an already developed subdivision so we will match what it actually is now.

#15 Staff thought about doing R-2 zoning next to the Junior High instead of the proposed R-3 to help bring in some bigger lots on the east side of the city. Korey Kap asked about keeping that frontage zoned for commercial. Troy responded that keeping that zoned commercial would be a possibility. Brian Vincent commented that a lot of people want to build next to a school. Curtis Seeds commented that he feels it should be kept at the R-3 zone because that is what is around it. Troy suggested putting a question mark on #11 and #15 to come back to them for further discussion.

#16 Skipped until later in the meeting.

#17 This would be similar to Smith's with 1000 feet of frontage. There will probably be a big box store on the intersection.

#18 This was just a correction. It was rezoned for the townhomes so Troy just fixed that.

#16 Staff created this and called it Central for lack of a better name for it. Troy said we could start drawing a lot of different zones in this area, but he wanted to leave it more of an open canvas. We can do something unique here that identifies West Point.

Troy asked if the commission would like to see apartments in West Point. We don't currently have a zone that fits it. Where would you put them? If you say yes, there are very strict standards that apartments must follow. Jeremy Strong said he feels there is a need for apartments somewhere in the city. Jeremy said he feel in area #16 would be good; he envisions open space, apartments, stores, etc. Brad Lee feels that apartments would fit in that area because they would abut the Yalecrest subdivision there which would create a buffer. Troy asked the Commission to take the maps home and give it a lot of thought. How are they going to make West Point special? Our surrounding cities don't have that. He would like them to come up with some things that the surrounding cities don't have. What do they envision in area #16?

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Brian Vincent
- 4. Approval of Minutes from May 26, 2016**

Jeff Macfarlane made a motion to approve the minutes from May 26, 2016, as written. Brian Vincent seconded the motion. All voted aye.

- 5. Public Comments:** None given
- 6. Planning Commission Comments**

Jeff Macfarlane thanked Troy Moyes for all his work on the General Plan so far. Jeff mentioned that it's good to do some planning and not just approving Conditional Use Permits.

Korey Kap had no comments.

Jeremy Strong echoed Jeff Macfarlane's comments.

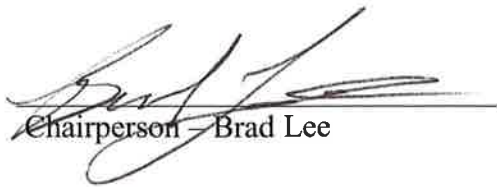
Curtis Seeds had no comments.

Brian Vincent commented on having the Smith's Marketplace open in our community. He said what a great job they have done on that store. We are lucky to have them in our community.

Brad Lee echoed the comments made so far. He also invited everyone to join together for the City's 4th of July celebration.

7. Adjournment

Korey Kap made a motion to adjourn at 7:15 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey