

**West Point City
Planning Commission
3200 West 300 North
June 28 2018**

Present: Brian Vincent, Rob Ortega, Brad Lee, Korey Kap, Jeff Macfarlane, Jake Shepherd, Jeremy Strong, Boyd Davis – Community Development Director, Kent Henderson – City Council Representative

WORK SESSION

1. Discussion on changes to the West Point City Code regarding the PUD Overlay Zone.

Staff is proposing several changes from what was discussed in the last meeting. They would like to change the name of the ordinance. They have decided to eliminate the sliding scale that was recently proposed and are suggesting that the open space requirement be removed. Also, they are proposing to create two separate tracks in the ordinance; one for the zero lot line subdivisions and one for traditional subdivision for clarity in the Code. They are also attempting to simplify the bonus calculation.

Ordinance Name Change. Staff would like to change the name of the ordinance to PRUD Planned Residential Unit Development. The commissioners were all in favor of the name change.

Open Space. Under the old Code, it required 25% open space; no matter what they did, they were required to give 25% open space. After reviewing other cities' Codes and thinking about that requirement, Staff is suggesting they get rid of that requirement for a few reasons. First of all, that forced the developer to have smaller lots. The open space was so large that no one wanted to take care of it. The developer doesn't want to landscape and maintain that much property, nor do they want to create an HOA to do that. Also, if they get rid of that requirement, the developer may still choose to do open space and receive a bonus for that. Staff believes if it is done on an incentive basis like that, they will get higher quality open space. Korey Kap said he thought the PRUD was intended to encourage open space. Boyd Davis said the PRUD incentivizes them to do several things such as open space, parks, trails, etc. The PRUD isn't something everyone will choose. It has its advantages, but many developers will just use the base zone still.

Zero Lot Line. Next, Boyd Davis said that Staff is suggesting they change the name Zero Lot Line to a Common Space Subdivision because it is more descriptive. A Common Space Subdivision means all of the grass, all of the yards, are owned in common, there are no fences or lot lines. You just own your home and everything else is owned by the HOA. There will be two tracks: the Common Space Subdivision and the Traditional Lot Style Subdivision. Both of these may qualify for bonus density if the developer does the extra amenities discussed. To clarify, a Common Space Subdivision has no fences, no yards, all open space is owned by the HOA and there are no sheds or

accessory buildings. The Traditional Lot Style subdivisions have some fences, accessory buildings, etc. and everyone owns their own piece of ground.

Bonus Density. Regarding Bonus Density, Staff is trying to make things very simple. They feel the simplest way in the Code to state it would be, “You can qualify for up to 20% bonus density.” That would be the maximum they could get. There is also a 5% minimum bonus they would have to qualify for just to get into the game. They can’t request the PRUD and do nothing. They would have to do a minimum of 5% open space. Brian Vincent asked what would qualify for that minimum. Boyd Davis said street trees could qualify for that. Also by getting into the game by having a minimum of 5% open space, they have the right to ask for variations on zoning standards. For example, if the developer wanted skinnier lots, say 95 foot wide lots, and the Code requires 100 foot wide lots, they can apply for the PRUD, do at least 5% open space and then they could ask the Council to waive the requirements.

Minimum lot sizes were briefly discussed. The Commission all felt that an 18,000 sqft lot minimum in the R-1 zone was too high. Reducing it to 12,000 sqft was discussed. Boyd Davis said, “Depending on where you set the minimum lot size, it will affect how many developers choose to do the PRUD.” Jeremy Strong suggested they set the average lot sizes at 14,000 sqft and then set the minimum at 12,000 sqft. That way the average isn’t 12,000 sqft and trying to go smaller for the minimum. Boyd Davis said they could add in that the average must be a certain number to give it clarity. Korey Kap said they are dealing with R-1 and the zoning, but when they revise the General Plan and change some of the R-1 to the R-2 zone that will start really changing things. Korey continued saying he feels the trend of buyers wanting large lots is changing. He suggested that they need to keep that in mind as they move forward and not focus quite so much on the R-1 right now. Boyd Davis responded that all of these standards can be applied to the R-2 and R-3 zones. Boyd reminded the commissioners that if they go back to the previous standards, as suggested, R-1 would be a minimum of 12,000 sqft lots, R-2 would be a minimum of 10,000 sqft lots, and R-3 would be a minimum of 9,000 sqft lots. Brian Vincent asked what the commissioners thought if the vote was open for the 12,000 sqft minimum with an average of 14,000 sqft, in the R-1 zone and then as it works with the R-2 and R-3 zones. Jeff Macfarlane said he likes it. Rob Ortega said he isn’t sure what a 12,000 sqft lot looks like versus a 14,000 sqft lot. He said he likes the ability to have some flexibility with the 12,000 sqft lots and also match that with larger lots to get the average. It also allows the developer to use all of their land for a good variation. Jake Shepherd commented that he doesn’t feel we need to have an average lot size because it’s described within the zone already. Boyd Davis said that’s correct, the average is already set by the density. A minimum lot size is necessary, but an average lot size isn’t necessary.

Korey Kap said he knows that a few of the Council members have issues about keeping bigger lots on the west side of the city and he asked how they would feel if they start pulling some of that land out of R-1 zones and putting them into R-2 zones? Kent Henderson said he can’t respond for everyone else, but he doesn’t have a problem with that. Korey Kap said he felt they could change half of the area below the bluff that is currently zoned R-1 to R-2 and there would still be plenty of R-1 property. Brad Lee said he thinks it’s unrealistic to think all development below the bluff must be R-1. Korey suggested that land east of 4500 West could be zone R-2 and land west of 4500 West

could be zoned R-1. Jeff Macfarlane said he always thought that with the Legacy Highway going through out there, there would be some R-2 and R-3 in the area and then C-C around Legacy. He suggested they have some R-3 zones out west as well. Everyone liked 12,000 sqft for the minimum lot size.

Boyd Davis said, "Going back to the 12,000 sqft, in the R-1 zone for example, if they qualify for the full 20%, their density could increase to up to 2.6 units per acre. On ten acres of ground, that would yield them four extra lots if they qualify for the full 20%."

In discussing the Bonus Incentive List, Boyd listed what would need to be done to qualify. Also, Boyd noted that the numbers can be changed, they are merely a suggestion at this point. This is a big change from the old Code. Landscaping is one category; you can get up to 10% for that. Enhanced overall design theme, which includes architecture and different things on the houses, you can get up to 15%. Recreational amenities like pools, clubhouses, park space etc, you could qualify for up to 20%. Improved building design and energy efficiency, would give credit for putting in extra insulation in the homes and solar panels. You could earn up to 10% for this. Improved Open Space meaning there are standards that will say you can't just leave it as natural space; it must be improved. Everyone liked the idea of having a specific list of things they must qualify for.

Boyd Davis reviewed the list of items for Density Bonus.

Increased Landscaping (up to 10%). Discussion took place regarding street trees and trees in the development. They decided they would be willing to give 5% for two street trees and another 5% for two trees somewhere else in the development. Boyd Davis suggested they delete the portion in parentheses, which reads: "This would include the street trees." for additional clarity. Discussion took place regarding how many trees they would need to get the 10% density bonus. Jake Shepherd said he thinks street trees are totally different than the other trees. He feels that two trees in the park strip are plenty. He doesn't see a point in requiring other trees on the lot. It was decided to change Item E to say 5% and then get rid of Item D. Korey Kap suggested that it say "...ground cover, shrubs and trees" rather than say a specific number of trees. Boyd Davis said he feels they should leave the verbiage of two shade trees in the Code. Jeremy Strong agreed with that. Korey Kap just said he didn't want to tell them what they have to do on the front yard landscaping. Because the Code says "Up to 5%" they can decide how much that percentage will be based on what they are proposing to do. At the end of the discussion, they decided to scratch "two trees" and leave it at "trees".

Enhanced Overall Design Theme (up to 15%). Korey Kap questioned why buildings were included in Item D. They talked about it and decided to scratch the word "buildings" because it would be covered in Item C. Also, in Item E, they decided to scratch "golf course".

Recreational Amenities (up to 20%). Minimal discussion took place on this item.

Improved Building Design and Energy Efficiency (up to 10%). Discussion took place about the item regarding vinyl siding. The Code states that vinyl siding is prohibited on the front and sides of homes already. It would just prohibit them from putting it on the

back of the home. Discussion also took place regarding the item dealing with two-story homes. This is not an environmental issue, just an aesthetics thing. The Commission wanted to delete that item as well as the one pertaining to vinyl siding. There was some confusion with the heading of this item and the Commission suggested splitting the heading into two headings; one regarding Improved Building Design, and the other regarding Energy Efficiency. They discussed some exterior materials that would be acceptable to use. Boyd Davis suggested that they list approved materials in Item C. He also suggested they scratch the portion regarding two story homes.

Improved Open Space (up to 15%). Boyd Davis read Item A. All agreed that if they have a detention pond, and want to get credit for that, they need to make it look nice. Item B was only discussed briefly. There were no changes suggested.

Other Amenities as approved by the City Council with a recommendation from the Planning Commission (up to 15%). This is basically a catch-all. If the developer comes up with an idea, it may be presented and considered.

Jake Shepherd suggested that it would be a wise idea to run this by someone who is good at doing PUD developments to see what they say. It's easy to say what we want, but it would be good to see how feasible a developer thinks it would be. The commissioners suggested speaking with Destination Homes or Gary Wright to see if they would be willing to review the proposed Code and give feedback on it.

Approval. Under the Approval portion, it states that this will be approved through a rezone. Brian Vincent went through the approval process. The developer will submit an application which Staff will review. When they come to the Planning Commission, they will be bringing a concept plan. This may be an extra step for the developer, but will save them from spending a lot of time and money if it is something the commission is not comfortable with. Discussion took place regarding the applicant and if the property gets sold before building begins. Everyone agreed that if construction has not been started then the contract is null and void and the rezone goes back to the base zone. If construction has begun, the Developer's Agreement must be upheld if buying the land. The Council may grant a one-time, 12 month extension for filing a final plan if they choose to do so.

Density. If the developer doesn't want any extra lots but wants some flexibility on his frontage, he may do 5% amenity bonus to receive that.

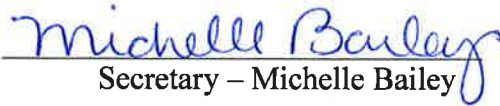
Development Standards. In the Open Space portion, it states that they will be required to create a maintenance plan and have an HOA when necessary.

Minimum Lot Standards. If they qualify for the full 20% bonus, they must still meet the minimum standards that are recommended.

2. Adjournment

Brad Lee made a motion to adjourn at 7:51 p.m. Korey Kap seconded the motion. All voted aye.


Chairperson – Brian Vincent


Secretary – Michelle Bailey

