

**West Point City
Planning Commission
3200 West 300 North
July 25, 2019**

Present: Rob Ortega, Jeremy Strong, Brad Lee, Korey Kap, Boyd Davis – Community Development Director, Michelle Bailey - Planning Commission Secretary

Excused: Brian Vincent, Jake Shepherd

WORK SESSION

1. Discussion regarding Preliminary and Final Plat Approval for the Ogden Clinic Subdivision, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant.

Boyd Davis stated that Ogden Clinic did not get all of their information submitted, so Staff is asking the Commission to table this item, as well as the Site Plan Approval. However, Boyd wanted to review the striping plan they submitted with the Commission.

The building looks nice. They added the required articulation that Staff requested so it all meets the Code. There were no concerns regarding the aesthetics of the building. Boyd Davis commented, regarding the traffic study and the road striping that was discussed in the last meeting, that there is no need to do a traffic study since they are willing to re-stripe the road creating turn lanes going out onto 3000 West. The existing turn lane on 3000 West will be extended as they were asked to do. The only issue that could cause is that it will take away the on-street parking along both sides of the road in that area. Korey Kap asked about the requirements for a deceleration lane. Boyd Davis said there are standards for when those lanes should be required. You could do a narrower deceleration lane along there. Staff can analyze that a little more and look into the standards for that.

The Davis & Weber Counties Canal Company approval is the approval they are still waiting for. The applicant still needs to submit a revised plat to the City; there are some minor errors that need to be fixed. They need to submit some updated utility plans showing the water line size on the plans as well as showing an oil/water separator on the storm drain system coming out of the parking lot.

2. Discussion regarding the Site Plan Approval for Ogden Clinic West Point, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant.

Discussion for this item corresponds with the previous item.

3. Discussion regarding West Point City Code regarding Accessory Building Standards.

Accessory buildings have been discussed in last few Work Session meetings and the topic of size of structure and the lot size percentage is the portion that will be addressed this week. The question is, do we need to address the size of buildings? It is a delicate

subject because there are so many varying opinions. Boyd Davis, Troy Moyes and Brian Vincent met together previously to discuss this topic. They began by discussing the footprint of the building versus the lot size, as well as if they should limit the footprint based on the lot size. Then they discussed the height of the building versus the lot size. After a long discussion, they determined that the height of the structure is really what the issue is. If you are a neighbor, it is usually the height of the building on the adjoining lot that will bother you the most. They narrowed in on the height of structures and felt like that is what is missing in the Code. If height is limited, then obviously the footprint of the building will shrink usually. Boyd Davis showed pictures of accessory buildings, within the City, as examples of what they feel are acceptable and unacceptable. The current Code says that the footprint of the building can take up a maximum of 20% of the open space of the lot. On lots that are less than 15,000 square feet, you can match the height of the house, but it can't be taller. On lots that are greater than 15,000 square feet, you can go to a maximum of 30 feet.

After a lot of discussion, Staff created a chart to propose to the Commission. It is merely a starting point to talk about the concept. The basic idea is, based on the size of the lot, the larger the lot, the taller the structure can be. They didn't determine the sizes of the small, medium and large lots yet, and wanted input from the Commission on that. The basic concept is to have several categories of sizes of lots and have a standard for the maximum height allowed for each category.

Korey Kap commented that he feels the height is a good way to regulate this. Rob Ortega said he doesn't want to regulate what people are doing, he just wants a regulation to mitigate the nuisance to the neighbors. If somebody is going to do a 12-foot building that takes up their entire backyard, that doesn't necessarily bother anybody else; he doesn't have a problem with the footprint of that. The problem is when your neighbor has a building on the lot line that is 20 feet high, with a window that is looking down into your yard, it's a nuisance. There are huge buildings within the City that aren't bothering anyone, but maybe it's the setback from the neighbor's yard and the height. Basically, if someone wants a big, tall building and it doesn't bother anyone else, they should be able to have it.

Boyd Davis said they discussed that accessory buildings are generally always built on the fence line because they usually want to line it up with their RV pad or driveway. Staff concluded that if you force a large setback, you are essentially saying you can't build an accessory structure. Jeremy Strong said he doesn't feel they should limit the height; tall trees can be just as much of a nuisance as a tall building. Jeremy Strong said as long as the accessory building is not bigger than the primary structure, it should be allowed. Brad Lee said he is in favor of the graduated scale; meaning the bigger the setback, the bigger the building could be. Korey Kap pointed out that would limit what the homeowner can do on most lots. Boyd Davis said in their meeting, they concluded that most people want their accessory building on the side of the lot. Jeremy Strong felt that a better way to control the size of the building would be to limit the buildable lot space. Rob Ortega said he thinks if someone is going to build a building that big, it is reasonable to expect them to buy a lot that is big enough to build that large of a building without disturbing their neighbors. Boyd Davis said his opinion is that the nuisance is the height of the structure. Part of the existing Code says accessory buildings are limited to one story. They are

allowed to have a bonus room in the trusses, but they can't do two levels that are stacked. Korey Kap said the setback from the primary structure could help limit the size as well. Jeremy Strong is in favor of shrinking that setback. Korey Kap commented, "At what point are we a good neighbor, and at what point are we trying to tell people they can't do that with their property?" Rob Ortega went back to the point that the height is where the nuisance is, not the footprint. There was a brief discussion talking about the different sizes of buildings that could be allowed on different lot sizes. The Commission decided they would like to continue this same discussion at the next meeting when there are more Commissioners present to give their opinions as well.

GENERAL SESSION

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Brad Lee
- 4. Approval of Minutes from July 11, 2019.**

Rob Ortega made a motion to approve the minutes from the meeting held on July 11, 2019, as written. Korey Kap seconded the motion. All voted aye.

- 5. Public Comments:**

None given

- 6. Preliminary and Final Plat Approval for the Ogden Clinic Subdivision, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant.**

Boyd Davis said the applicant is still waiting for approval letters from outside entities and is aware that Staff is recommending this item be tabled.

Rob Ortega made a motion to table the Preliminary and Final Plat Approval for the Ogden Clinic Subdivision, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant. Brad Lee seconded the motion. All voted aye.

- 7. Site Plan Approval for Ogden Clinic West Point, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant.**

Brad Lee made a motion to table the Site Plan Approval for Ogden Clinic West Point, located at 125 South 3000 West, Pascal Meyer, A.I.A., applicant. Korey Kap seconded the motion. All voted aye.

- 8. Planning Commission Comments**

Brad Lee had no comments.

Korey Kap thanked Staff and his fellow commissioners.

Rob Ortega had no comments.

Jeremy Strong thanked Staff for the work they are doing on the Accessory Building Standards.

9. Staff Update

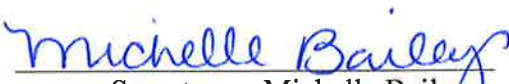
Boyd Davis gave an update on the most recent City Council meeting. They discussed the rezone on the Matthews property, the General Plan, the Ovation Homes proposal, and had a brief discussion regarding a grant and the budget.

10. Adjournment

Brad Lee made a motion to adjourn at 7:08 p.m. Jeremy Strong seconded the motion. All voted aye.



Chairperson – Brian Vincent



Secretary – Michelle Bailey