

**West Point City
Planning Commission
3200 West 300 North
September 13, 2018**

Present: Brian Vincent, Jeremy Strong, Brad Lee, Rob Ortega, Jeff Macfarlane, Boyd Davis – Community Development Director, Troy Moyes – City Planner, Kent Henderson – City Council Representative, Michelle Bailey - Planning Commission Secretary

Excused: Jake Shepherd, Korey Kap

Visitors: Robert Wilson, Steve Austin

WORK SESSION

1. Discussion regarding a Conditional Use Permit for an accessory building located at 388 North 5000 West, Robert & Jennifer Wilson, applicants.

Robert Wilson and Steve Austin were present to answer questions regarding the project. Robert and Jennifer Wilson are seeking a Conditional Use Permit to construct a 1,124 square foot accessory building on their property. City Code states: “Accessory buildings that are more than 1,000 square feet, that are located on lots that are less than 15,000 square feet, shall require a Conditional Use Permit.” The applicant’s property is 13,150 square feet, thus requiring the Conditional Use Permit. The proposed building will be located in the northeast portion of their rear yard while keeping a three foot setback from the side and rear yard property lines and will maintain a roof height that is less than or equal to the height of the primary dwelling. All exterior building materials will match the exterior of the existing home. Staff has reviewed the application and feel that all requirements have been met and recommend approval. Brian Vincent asked what the height of the building is. Steve Austin, the project contractor, said it would be just under 24 feet; so it will be equal to or just under the roofline of the home. Robert Wilson said the building will be used for storage and some woodworking. Steve Austin said they got the signatures of the neighbors. One of the neighbors sold their home and has moved out so there was no one there to sign the application. There were no further questions.

2. Discussion of West Point City Code regarding residential brick standards.

Troy Moyes said on August 23, 2018, the Planning Commission addressed this same topic. Currently, our Code requires 40% brick, stone or rock on the front façade of the building and a three foot wainscot on the side. The discussion was whether or not to add a fiber cement product to be counted towards the brick requirement. There was a good discussion on this regarding fiber cement, LP Siding and also a mixture of brick and rock with the fiber cement product as well. From the comments and suggestions given that night, Troy drafted up a proposal for discussion tonight. The proposal is to break up the brick requirements into two options for a homeowner and builder. It was suggested to add to the existing Code: “Regulations for new residential construction must meet one of these two options:” Option 1 is what is currently in the Code. Option 2 states, “All front and side exterior walls, including corner lots for single-family, duplex, and townhomes

shall be constructed of 100 percent brick, rock, stone or engineered siding (includes fiber cement boards such as Hardie or engineered wood siding such as LP Smartside) as a stand-alone product or in combination with other materials previously mentioned.”

Troy mentioned that the proposal is a bit different than what was previously discussed. With this proposal, they could technically do 100% fiber cement board or engineered wood siding. Brian Vincent asked Steve Austin, since he is a home builder, if he has had requests for an all LP Smartside or Hardie Board home. Steve Austin said he definitely has. It is because of the Farm/Craftsman look that everyone is loving right now. He would suggest allowing these products because that is where the trend is going right now. He understands having brick and rock on homes to make them look broken up more. The trends are definitely going in a different direction now and the fiber cement board and engineered wood siding are more economical to use. The demand is definitely there for these products.

Boyd Davis commented that as Staff has discussed this, they came up with three things they felt were important. 1. Staff doesn't think they need to regulate the back of the houses. Let them decide what they want to do on the back. 2. Staff is debating on whether or not to require a small amount of brick or stone on the front. They decided to let the homeowner choose. Under the new proposal, they can still put stone on the front, but they aren't required to do a mix. 3. If they do use 100% fiber cement material on the front, they must do that 100% on the sides as well. Jeremy Strong asked if they should add something to Option 2 stating that they must change the articulation somewhat to give it variety and make it more appealing. Boyd Davis said that Staff discussed that but they feel like people will do that anyway so they don't feel that it's necessary to regulate that. A brief discussion took place regarding trends and styles and how to best allow for that. Steve Austin made the suggestion that if we offer Option 2 and will allow a builder to do a home with all fiber cement material, we could regulate it by saying that the gables must be broken up in pattern or design, to add variety. For instance, they couldn't go all 7" lap horizontal siding. They would have to do a gable broken up to be batten board or shake shingles, etc. Rob Ortega commented that he doesn't feel like we need to require 40% masonry on the front of the home; even just a little bit would add a lot of variety and looks nice. Kent Henderson asked Steve Austin how often the fiber cement board needs to be painted. Steve responded that the manufacturer suggests that it will last 7-10 years. Steve Austin added that four homes that are part of the Wasatch Parade of Homes were completely Hardie Board. It is definitely a trend right now. Brad Lee asked what the cost difference is between the Hardie Board product and the LP Smartside product. Steve replied the difference is about 75 cents a foot difference; Hardie Board is more costly.

Troy Moyes asked if the Commission would like to implement Jeremy's suggestion about creating a difference in the pattern. Rob Ortega agreed saying he felt that is a good idea to have a change in the layout of the product, not the façade itself, just the layout of the product. Everyone else agreed with that as well. Also, Troy asked if the Commission would like to reduce the required amount of required masonry product as suggested by Rob Ortega. Jeff Macfarlane agreed with that suggestion. Jeremy Strong asked about the three foot wainscot requirement down the sides of the home, and 40% masonry product on the street facing side on corner lots. Jeremy said he understands the requirement on a corner lot because it is so visible, but on a regular home, he feels it is a waste of money.

Jeremy suggested removing the three foot wainscot requirement from Option 1. Rob Ortega said he likes the three foot wainscot requirement because it looks better. Troy Moyes said, "Right now, if you remove the three foot wainscot, you're allowed to have vinyl siding on the side of the house, just not on any side that faces the street. They could do the whole side of the home in vinyl siding. Are you ok with that?" The Commissioners felt that the three foot wainscot requirement isn't necessary, but would like the keep the 40% requirement on the sides of the corner lots. Rob Ortega said he doesn't like the look of no wainscot on the sides. Rob also commented that the City Council set that standard in the City because it makes the houses look better. Kent Henderson said he likes the aesthetics of masonry on the sides. Brad Lee commented that we can't price people out of their homes; when does it stop? Our kids can't afford to build here. There are so many things that we could require because they are pleasing to the eye, but at some point we need to stop regulating so people can afford to buy a home.

3. Discussion regarding amendments to West Point City's General Plan.

Troy Moyes said that he and Boyd Davis have discussed this quite a bit and together they came up with some suggestions. Listed below are some of the recommended changes to the General Plan map. The numbered items correspond with the numbers on the General Plan map that was handed out.

1. Change R-1 to R-3 to allow some higher density around the schools.

This change was suggested to allow higher density around the school property. This is the future high school and junior high school campus area.

2. Change R-1 to R-2 to allow some higher density around the schools.

This is the same thing but just not as high of density. It is to create a buffer around the schools.

3. Change R/I-P (Industrial) to R-3 to allow higher density around the school and create a buffer with the industrial zone to the east.

This was placed there to create more of a buffer between the Industrial Zone and the school property.

4. Change R-1 to R-3 to allow some higher density in close proximity to the schools.

This is adding higher density in close proximity to the school but on the other side of the West Davis Corridor.

5. Change R-3 to R-4 as requested by the land owner. This does match up with existing uses around the area.

This is a request from the property owner to change the property to an R-4. It meets the areas surrounding the property. It makes sense.

6. Change from R-2 to Park due to the close proximity to the new corridor and high water table issues.

This is a difficult piece of land to dry up and develop.

7. Change from R-1 to Public/Institutional for a future church.

This is future church property.

8. Remove the master planned park at the end of the Bannock Subdivision.

This is just a correction on the General Plan map since the park will be relocated elsewhere at a later date.

9. Change form R-C to R-4 to allow higher density around the school and create a buffer with the Regional Commercial zone to the east.

This is to create a buffer between the school and commercial property while creating higher density next to the school.

10. Change from R-1 to R-2 to allow some higher density around the schools.

This is the same type of thing; just adding a bit more density around the school.

11. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.

The adjacent projects in Syracuse have lots that are approximately 7,000 square feet so this is to create a buffer between our R-1 zone and their very small lots.

12. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.

The adjacent projects in Syracuse have lots that are approximately 7,000 square feet so this is to create a buffer between our R-1 zone and their very small lots.

Troy Moyes asked about any specific comments on the suggestions. Rob Ortega said regarding Item #3, he feels that townhomes, R-4 zone, would make a lot of sense where the Industrial, Commercial, and schools are all there. Then going west from there an R-3 and moving out from there progressively moving towards larger lots. Troy Moyes said that property is an existing subdivision with very deep lots. Brian Vincent said he really likes the suggestions made; they mix things up like they were hoping and adds variety throughout the City. Brad Lee said he feels that the suggestions add more options and variety to the west side.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Troy Moyes
4. **Approval of Minutes from August 23, 2018.**

Jeff Macfarlane made a motion to approve the minutes from the meeting held on August 23, 2018, as written. Rob Ortega seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Conditional Use Permit for an accessory building located at 388 North 5000 West, Robert & Jennifer Wilson, applicants.**

Robert and Jennifer Wilson are seeking a Conditional Use Permit to construct a 1,124 square foot accessory building on their property. City Code states: "Accessory buildings that are more than 1,000 square feet that are located on lots that are less than 15,000 square feet shall require a Conditional Use Permit." The applicant's property is 13,150 square feet, thus requiring the Conditional Use Permit. The proposed building will be located in the northeast portion of their rear yard while keeping a three foot setback from the side and rear yard property lines and will maintain a roof height that is less than or equal to the height of the primary dwelling. All exterior building materials will match the exterior of the existing home. Staff has reviewed the application and feel that all requirements have been met and recommend approval.

Steve Austin was present to represent the applicant. He will be the contractor on the project. Brian Vincent asked for verification that the roofline will not be higher than the primary residence. Steve Austin responded that it will be equal to the roofline of the home. Brian Vincent stated that accessory building apartments are now allowed in the Code and asked if Mr. Wilson has intention of using this as an accessory apartment. Steve Austin responded that they would not be using this as an apartment and no one would be living in the accessory building. Steve Austin asked about the stipulations regarding the use of an accessory building as an apartment. Jeff Macfarlane said it would need to be family members or clergy. Brian Vincent said the setbacks would need to be the same as the primary dwelling. Steve Austin said they would not be using the building as an apartment.

Jeremy Strong made a motion to approve the Conditional Use Permit for an accessory building located at 388 North 5000 West, Robert & Jennifer Wilson, applicants. Brad Lee seconded the motion. All voted aye.

7. Planning Commission Comments

Brad Lee thanked Staff for the great job they do. Also, that it is an honor and privilege to be a part of the Planning Commission and serve with such great guys.

Jeremy Strong thanked Staff for the incredible job they do. Also, thanked the Commission for the job they do.

Jeff Macfarlane thanked Steve Austin for his input. It's great to have some public at the meeting to make some comments.

Rob Ortega thanked Staff for all the work they do. Also, he likes the changes taking place on the General Plan.

Brian Vincent echoed the comments made in thanking the Staff for their hard work. Also, thanks to Steve Austin for coming and making constructive comments. Also, to Troy and Boyd, in attending the ULCT conference today, he realized they can go toe to toe with any other city staff that we run into. They put West Point on the map. All of the concerns, questions and potential problems coming in the future that were discussed at the meeting have already been addressed in West Point. Staff is doing a great job!!

8. Staff Update


Boyd Davis gave an update on the most recent City Council meeting. Two important items were discussed that apply to the Planning Commission. The Council approved the Bannock Subdivision. Also, they discussed the PRUD Code; specifically they discussed reducing the densities back to the previous densities that were in the Code. They liked the Commission's recommendation. They feel they are ready to vote on the PRUD Code and plan to do that during their next meeting.

Coming up at the next Commission meeting, there will be a public hearing for a rezone for the Wildfire Estates Subdivision. It is located at approximately 100 South 4500 West. Also, the Commission will consider approval of the Isla Vista Subdivision. They have received preliminary approval and have been waiting to see if the Council approves the new densities. If that is approved, they may change the size of their lots based on the new Code. That subdivision is located at approximately 1300 North 3500 West. Jeremy Strong asked if they would need preliminary approval again if the lot sizes are changed. Boyd Davis said they would need preliminary approval again. Staff is bringing it back for preliminary and final approval at the same time. The road layout and utilities are all still the same. Staff feels it would be appropriate to do preliminary and final at the same time.

Brian Vincent commented about the public hearing that was held at the last commission meeting. It was said at that time that another public hearing would be held at the next meeting. Boyd Davis said that after the last meeting, the applicant called Staff and withdrew his application so another public hearing was not necessary.

9. Adjournment

Brad Lee made a motion to adjourn at 7:17 p.m. Jeremy Strong seconded the motion. All voted aye.



Chairperson – Brian Vincent



Secretary – Michelle Bailey

