

**West Point City
Planning Commission
3200 West 300 North
June 10, 2010**

Present: Lowell Mielke, John Detamore, Brad Lee, Matt Leavitt, Rawlee Wilson, Jake Shepherd, Tracy Young, Kent Henderson – City Council Representative, Boyd Davis – City Engineer, John Anderson – City Planner, Michelle Bailey – Planning Commission Secretary

WORK SESSION

1. Discuss making potential changes to the West Point City General Plan.

John Anderson distributed a plat map to each commissioner to help them see, to scale, what the actual size is of the parcel. This gave them a more realistic view of what could actually fit on the property.

John Anderson put a map on the table with suggestions taken from previous meetings as to how they could possibly divide the zones up on the property. They had Higher-Density Residential (HDR) which would be seven to ten units per acre which is similar to the townhome area of the Crystal Creek subdivision. That would be used as a buffer between commercial and residential. They could also use the Community Commercial (C-C) zoning, and a Residential/Industrial Park (R/I-P) zoning. They may need to make some changes in the zoning code as to what is allowed in this zone. He suggested an area zoned Professional Office (P-O) as well as an area for a trail to be incorporated.

John asked each commissioner to give their opinion on the zoning. Tracy Young stated that she would like to create an area where people could gather to socialize that would have sidewalk cafés and a social area. John Anderson stated that the idea is very solid; you would just need community leaders and neighbors that are willing to accept the idea. Also, you would need a developer that has the same vision to pull something like that off. Tracy asked, “If we zone it like this, is there a way to do a Planned Unit Development overlay so that it could be that a developer came in and designed the whole thing. Does it have to be zoned one way?” John Anderson responded that it wouldn’t even need to be done as an overlay. We allow for Planned Unit Developments as a conditional use in every zone. That would be ideal to sit down with one person to develop the whole piece of property, and work together to figure out the layout of the entire property as a whole.

Matt Leavitt asked how many acres are in the proposed HDR area. John Anderson responded that it would be over 50 acres. John continued stating that he sees that area as being more of a mix between single-family and multi-family. Matt stated that he would like to advocate office space rather than retail stores in this area. He prefers not having any stores in West Point because there are plenty of retail stores all around us in neighboring cities.

Rawlee Wilson stated that he visualizes something like they have in Layton where Rooster's, Corbin's and the Davis Conference Center are located. There is mixed use in that area with restaurants as well as other employment opportunities. In fact, some of those restaurants have office spaces above them. Jake Shepherd asked if putting offices over restaurants are ideas that are driven by the cities, or is the developer the one that has decided that it is most cost effective to do that? John Anderson stated that it happens both ways. In Layton, those businesses are zoned as Business/Research Park. That means there are certain standards and certain uses that are available and some uses are not.

Kent Henderson stated that he likes that area in Layton because of the flexibility it provides. He stated that he is skeptical about walkways and parkways because you need things to draw people to that area, other than to buy an ice cream cone.

John Detamore stated that he likes the mixed use zoning. He stated that in the future he believes a mixed use zone with restaurants, condos, a hotel pad or two and possibly a conference center would be a great fit for that property.

Brad Lee stated that he likes the Research/Industrial Park zoning for the area. He feels that the key will be when Highway 193 is expanded west to 3000 West. This area will flourish. At this time, there is no easy access to this area. Brad said he doesn't feel that we need another grocery store out here, but possibly in the future a Costco type of store. He would like to keep it more research type offices rather than fill it up with retail properties.

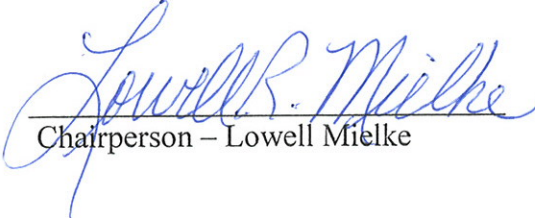
Lowell Mielke stated that he feels the property along 2000 West should be zoned commercial. He pictures the west side of the property zoned as high density and the center should be zoned for mixed use. He agrees that when Highway 193 develops, it will turn this property into a hot commodity.

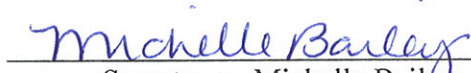
Jake Shepherd stated that he likes the proposal from Staff. He feels that it should be kept general and let some developers bring in ideas. He feels development will come in from the east side. Ideas can be reviewed as they are submitted. He feels that the General Plan should remain general.

Kent Henderson said that he feels that the mixed use zoning will bring better jobs for people to support a family on.

REGULAR MEETING

The regular session of the Planning Commission meeting was canceled.


Chairperson – Lowell Mielke


Secretary – Michelle Bailey

