

**West Point City
Planning Commission
3200 West 300 North
August 12, 2010**

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

Excused: Tracy Young

WORK SESSION

1. General Plan Discussion

Lowell Mielke stated that he would like to change the direction of their discussion from the church farm area to another portion of the City for now. Lowell and Boyd Davis have had a few discussions and taken field trips around the city to get some ideas of things they would like to explore with this General Plan revision. Lowell suggested that the Commission take an overall, general look at the City; what is there now, and what is proposed to be happening within the next five to ten years. For example, the extension of Highway 193, Legacy Highway, the new schools that are proposed and the parks that are planned. There were some maps distributed and Lowell stated that he would like to talk about the maps before discussing the General Plan.

Lowell asked Kent Henderson, the City Council representative, to take a few minutes to review with the Commission some things that the Council discussed during their retreat regarding the direction they would like to see the city progressing towards. Kent stated that the General Plan update was discussed. They came up with five items involving the General Plan.

- Make the General Plan as transparent as possible.
- Follow the regulations mandated by the Utah State Code.
- City Council, Planning Commission and Staff will review all proposals and then make recommendations.
- Involve the residents as much as possible.
- Ensure that the plan fulfills the vision of the community and its leaders.

They also discussed some areas of economic development.

- How to develop the tax base?
- Bring businesses that will create some moderate to higher paying jobs as opposed to just minimum wage jobs. Also, to bring in businesses that would create a better job market for the residents.
- Develop clean commercial businesses.
- Determine the amount and type of commercial business that they would like to see in the city.
- Determine feasible recruiting incentives.

A short discussion took place regarding a newspaper article that was published regarding the expansion of S.R.193 and the results that expansion could bring about.

Boyd Davis stated that he was asked to give an overview of the City and what is in place and what Staff sees that is coming up. Boyd stated that he feels that transportation is key in planning; everything revolves around transportation. He distributed a map of the City's Transportation Master Plan. It has been in place for some time now. He stated that the extension of S.R.193 could possibly start construction by the end of this year. That is funded and ready to be constructed all the way down to 2000 West. In the future, it is proposed to continue all the way out to 4500 West and will have a connection with the West Davis Corridor. The West Davis Corridor is being studied right now. They are doing the environmental impact study. They have proposed different alternatives of where that road will be constructed. These roads will be key factors to our city that need to be planned around.

Boyd Davis also mentioned that 1800 North is being studied as well all the way to I-15. That environmental study includes a proposed interchange at I-15 and 1800 North. That will be huge for West Point City. There is also a proposed interchange on the West Davis Corridor and 1800 North. Those two interchanges will obviously be key commercial intersections. Boyd also mentioned that 800 North will be reconstructed and widened. There will be curb, gutter and sidewalk on both sides, landscaping, decorative lighting etc. between 1000 West and 2000 West. There will also be a traffic light installed at the intersection of 1000 West and 800 North. Only a small portion of that project is within West Point City boundaries, but it will be a great improvement for our city.

Brad Lee asked what the frontage will be along the West Davis Corridor. Boyd Davis said that nothing is certain until the study is completed. There have been thoughts that the road would be built, similar to Bangerter Highway, where it would have at-grade intersections and traffic lights. Eventually it would turn into a freeway-type of road that would have overpasses and limited access. That is how the city has planned for the corridor. That is why the General Plan shows commercial zoning just at the intersections because that is the only place there will be access to the road. Lowell Mielke pointed out the significance of the planning at this time. He stated, "Normally you build out your city and the roads follow it. This is coming just the opposite. We have really got an opportunity to do some planning here." Boyd Davis stated that one of the goals the City Council agreed upon in their retreat was to look at the transportation corridors and come up with some planning for the land use around those areas.

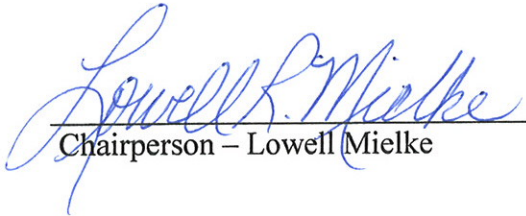
Boyd Davis displayed the annexation map for discussion. The map shows about three square miles of developable area. Once that annexes into the city, that could add an additional 20,000 residents at build out. That is a significant thing to keep in mind when going through the General Plan.

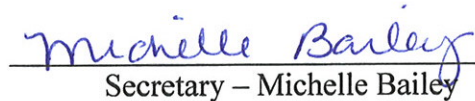
Boyd Davis displayed the street map. He mentioned that there are some big projects coming in the future. The Davis School District has purchased three sites in planning for a junior high school, an elementary school and a high school. The City Council has

discussed building a rec center in the future. They have considered combining that with one of these future schools. The LDS church has purchased and recorded two sites for future churches. There are parks that will be developed in the future. Also, Rocky Mountain Power has purchased some property for a future substation. There is property along the cemetery road that is owned by Weber Basin. They have given the City permission to landscape that area in the future and turn that area into a park. There are many exciting things happening in the future within the City that makes planning very essential at this time.

REGULAR MEETING

The regular session of the Planning Commission meeting was canceled.


Chairperson – Lowell Mielke


Secretary – Michelle Bailey

