

**West Point City
Planning Commission
3200 West 300 North
September 30, 2010**

Present: Lowell Mielke, Rawlee Wilson, John Detamore, Matt Leavitt, Boyd Davis – City Engineer, Michelle Bailey – Planning Commission Secretary

Excused: Brad Lee, Jake Shepherd, Tracy Young, Kent Henderson – City Council Representative

WORK SESSION

1. Planning Commission discussion regarding zoning in the western portion of the city.

Lowell Mielke stated that Boyd Davis put together a couple of maps for discussion in the meeting. One is the current General Plan. The other illustrates ideas of zoning and land use for the west side of the city mainly. It also shows developments within the city that will be happening within the very near future due to land that has been purchased. Lowell advised that everyone keep an open mind as it is being discussed.

Boyd Davis stated that the map is mainly just thoughts put down on a map to get people thinking about and discussing the area. Boyd stated that he began with the existing General Plan, and then placed on the map where the futures schools will be. The school district has already purchased property for a junior high school on 700 South. They have purchased property for an elementary school and a high school. Those three things really change land use in that area and what will happen around these schools. There are two environmental studies being done right now; one for the Legacy Highway and one for 1800 North to do a new interchange at I-15 and widen 1800 North to a five-lane highway. That will bring a lot of traffic to this future site in West Point. The other things that have been placed on the map are:

- West Point City has purchased property for a park.
- Rocky Mountain Power has purchased property for a substation.
- An existing secondary water reservoir has been built.
- A church site that has recently been approved.
- Davis/Weber Canal Company has purchased property for a future secondary reservoir.
- Also, the school district has expressed a desire to purchase the property east of the property the high school will be built on.

After placing those things on the map, Boyd started looking at the spacing of parks on the west side of the city and suggested a couple of areas that would work well for a park. Boyd went on to explain some of the zoning ideas that he placed on the proposed map.

Matt Leavitt stated that, after the last meeting, he called Kevin Cowan from the North Davis Sewer District. He asked Kevin if he remembered, on the outfall line, what it was built to for density. Matt said he thinks Kevin said it was built to 2.8 units to the acre. Boyd Davis commented that the City is working on the Storm Drain Master Plan right now. Part of that plan is going to be a drainage plan and a recommendation on where basements may or may not be allowed. Boyd stated that drainage and high water table issues must be taken into account when planning the density for these areas of the city.

John Detamore asked if the school district has given any time frames on when they would like to construct the schools. Boyd responded that it has been very general discussion. They assume the elementary school will be built first and then the junior high will follow that. At this time, there is no idea of when the high school will be built.

Lowell Mielke asked if there is a way of designating an area as mixed use for residential, saying that it could be anything from R-1 to R-3 depending on what the developer requests and what the city approves. Rawlee Wilson and John Detamore stated that they both felt that is a good idea. Boyd Davis stated that it is definitely possible to zone that way. Rawlee Wilson said, "When we make these comments, we would like to think we plan it. But when a developer comes in with a plan, if they are given that option, and if it's feasible to do proper drainage, then I think it's a great idea. It gives us flexibility." Boyd asked for clarification on what they mean by a mixed use residential area. Are they thinking of doing some type of overall area density cap? All agreed that would be a good idea to put a cap on things. Lowell Mielke asked if anyone had looked at the topographical features of that area that would limit the amount of density in a specific area. Possibly the areas with drainage issues should be looked at as less dense areas. Studying a topographical map could be very beneficial in planning the area.

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Rawlee Wilson
- 4. Approval of Minutes from September 16, 2010**

John Detamore made a motion to approve the minutes as written. Rawlee Wilson seconded the motion. All voted aye.

- 5. Public Comments:** None given

6. Planning Commission Comments

Rawlee Wilson had no comments.

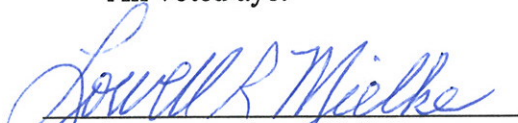
Matt Leavitt said he feels that the schools that are going to be built in West Point will be driven by student population and with very little new construction going on, that will probably be status quo for awhile. He also commented on the density on the west side of the city. He stated that he is in favor of a little higher density in some of those areas. If they can get to the sewer, he would like to see them be zoned higher density. Matt also asked what the total capacity for that area is on that trunkline so they know what they are working with. He is wondering if they quantify that by population or dwelling unit or what? Boyd Davis responded that he thinks it is by dwelling unit. Staff will check into that. Matt feels that is a driving implication in the plan for that area. It is an expensive piece of infrastructure. It won't be redone by a 100-lot subdivision.

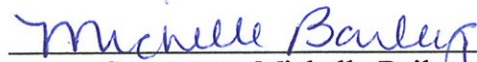
John Detamore commented that he feels the map and staff report that was submitted as a preliminary draft is really something outstanding for the Commission to work with.

Lowell Mielke commented that they are thinking about what will go on in the next five to ten years in West Point City. Imagine what was put into making the very first General Plan. The first General Plan has served the City so well and they are just trying to modify that plan to fit the growing needs of our community.

7. Adjournment

Matt Leavitt made a motion to adjourn at 7:20 p.m. John Detamore seconded the motion. All voted aye.


Chairperson – Lowell Mielke


Secretary – Michelle Bailey

