

WEST POINT CITY COUNCIL MEETING
3200 West 300 North
November 16, 2010
5:30 P.M.

Minutes for the administrative session and regular West Point City Council Meeting held at the West Point City offices at 3200 West 300 North, West Point, Utah, with Mayor Erik Craythorne presiding.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Pro-Tem Gary Petersen, Councilman Kent Henderson, Councilman Jerry Chatterton, and Councilman Andy Dawson (in at 6:00 pm)

CITY EMPLOYEES PRESENT: City Engineer Boyd Davis, City Recorder Amy Jensen, Public Works Manager Paul Rochell, and City Building Inspector Brent Page

VISITORS PRESENT: Planning Commissioners Brad Lee, Rawlee Wilson, Matt Leavitt, John Detamore, Lowell Mielke, Jake Shepherd, and Tracy Young. Also Randy Jefferies and Carrie Hewlitt with UDOT, and Wayne Bennion from the Wasatch Front Regional Council.

ADMINISTRATIVE SESSION

1. UDOT with EIS report on West Davis Corridor

Mayor Pro-Tem Petersen welcomed everyone to the meeting. He introduced Randy Jefferies and let him discuss the West Davis Corridor. He said since February they have made a lot of progress. They have had open houses to inform the community of the process. They have narrowed the alternatives from 46 to 14. They feel that overall they have had broad support for the study. Many people are in favor of the 2001 option, and others say put it as far west as possible. They are conscious of the environmental effects. There is concern of the expansion of 1800 N and the way it fits in to this study. The study started with a scoping phase. In May they developed a purpose in need for the project. In August they held a series of open houses to come up with alternatives to meet the purpose in need. Now they are in the screening process where they will look at all of the alternatives and compare them to see how well they meet the purpose in need and minimize impact. Then UDOT will narrow down the alternatives from the wide range to a small range. A draft EIS will be created late next year. Public hearings will be held in early 2012 and a final draft created in 2013. The group is trying to achieve regional mobility and peak period mobility. In addition to those they also want to enhance the transportation mode relationships between bus, rail, pedestrian, bicycle and auto, and support local growth objectives. He said the open houses have proven to be helpful to them with suggestions from the public on routes for the Corridor.

Mr. Jefferies said the screening process starts off with the preliminary development of the alternatives and receives input. Level 1 screening decides if the alternative meets the purpose in need. Those that do will advance. 14 went to the Level 2 screening that is starting now. This Level looks at the impacts of the 14 alternatives. Those that minimize the impacts will move to the next level.

The 14 alternatives include 4 lane divided highways, widening existing corridors, and 7 lane highways. 2 lane arterial roadways were eliminated, along with 5 lane arterial, and transit only.

The benefits of the corridor are hours of delay improved and less congestion. For West Point, the hope would be to widen I-15, 3500 W (SR 108), 1800 N, 5600 S, and SR 193.

Mayor Pro-Tem Petersen asked if the process is an engineering nightmare.

Mr. Jefferies said the laws protecting wetlands will have to be included.

Councilman Chatterton asked if SR 193 would be widened in the proposal.

Mr. Jefferies said yes, that is a major alternative.

Mayor Pro-Tem Petersen said he would like to see existing corridors used and widened is possible.

Mr. Jefferies said that will be the next step.

Councilman Henderson asked if the corridors that have been widened once will be widened again.

Mr. Jefferies said that is a possibility. He then said the Level 2 process looks at how the project will impact the natural resources of the areas, the cultural resources, communities, parks, homes, neighborhoods, and also how they improve access to transit and pedestrian facilities, how consistent they are with local land use plans, and if from the cost and constructability standpoint they are reasonable alternatives.

Councilman Chatterton asked about the alternate route going along the Bluff Road in West Point. He had heard that the old railroad, Denver and Rio Grande, was too far east, but then another road they might widen is east as well. He wondered what factor made that choice.

Mr. Jefferies said the road they chose was a better resolution for congestion.

Mayor Pro-Tem Petersen wondered how wide the Denver and Rio Grande right of way was.

Mr. Jefferies said it was only a 60 foot right of way, which was not as conducive. It would need to be 250 feet. He said the railroad corridor could be used for trail use or future train use. The power corridor is actually similar and the road cannot be put there and keep the current power lines.

Councilman Henderson asked if the railroad corridor was figured as a 5 lane or 7 lane option.

Mr. Jefferies said it would be a 4 lane divided highway.

Mayor Pro-Tem Petersen asked if the future trails and transit plans are included in the proposed widths.

Mr. Jefferies said the 250 feet that they recommend includes a 4 lane divided highway. This meets standards for safety clear zones and gives room for maintenance, slope and drainage treatments. As far as this study is concerned, that is all that is needed.

Mayor Pro-Tem Petersen asked if the EIS study being conducted now is strictly road construction.

Mr. Jefferies said they have found the roadway options provide those substantial benefits. The other purposes of the project understand that transit is also important. Trail networks are in place in some areas, and UDOT would like the roads to make access easier.

Planning Commissioner Lowell Mielke asked if Mr. Jefferies knew how much land had been acquired for the West Davis Corridor.

Mr. Jefferies said he does not know, a different department is working on that.

Mayor Pro-Tem Petersen wondered if a lot of the latest purchases have been made in West Point. He believed a lot of land had been preserved for the Legacy Corridor, which was the name of the road before they named it West Davis Corridor. He thought land between 300 N and 700 S to the far west had been purchased.

Councilman Chatterton said he believed UDOT had purchased the land north of 300 N. He thinks it was 11 acres.

Mr. Jefferies said that area is one of the alternatives they are looking at.

Councilman Chatterton wondered what kind of a weight is given to open space verses doing an alignment where UDOT has to purchase buildings.

Mr. Jefferies said that open space is more attractive typically, except where the land is protected by law. Also agricultural protection areas are not as attractive as land that can be built on without restrictions.

2. Joint meeting with the Planning Commission to discuss SR 193 corridor planning
Councilmember Petersen turned the time over to Mr. Boyd Davis.

Mr. Davis said he wanted to introduce the topic. The presentation to the Council tonight is a map of potential zoning for the area near the SR 193 Corridor. The Planning Commission has made a proposed zoning map. If the City Council approves the proposal, it will then be forwarded to a consultant that will be hired by the 3 cities involved: Clearfield, Syracuse, and West Point. The consultant will combine the plans of each city and make them one. Mr. Davis reminded the Council that this is not the last time they will see the plan before it is sent on. The City Council will have a final vote after the General Plan is amended. Once the consultant is done with his work, it will come back to the City. Mr. Davis said before the Planning Commission even started on the process, they reviewed the definition of community compatible economic development, which the City Council had defined as a City priority. They first needed to increase the tax base, and that is done through attracting retail businesses that bring in sales tax. The second priority would be to bring in basic services, and the third thing would be to bring jobs into the City. The Planning Commission started talking about the area that had been chosen, and they used guidelines to help make their decisions. These guidelines were 1) the frontage of the future SR 193 and the 2000 W corridor should be reserved for commercial uses, 2) the zoning should be flexible so the development can be market driven, 3) they wanted the focus on commercial and retail to generate tax revenue for the City, 4) research and professional offices should be allowed to create jobs, 5) residential uses should be allowed on a limited basis to provide a buffer between the existing houses and the commercial uses, and finally, 6) the plan should consider other proposed roads in the area.

The Planning Commission came up with a mixed use concept that will let the area be flexible and allow developers to present their own ideas of how the land should be used. There is a purpose statement so far, and then a zone will have to be created. The purpose statement says the mixed use zone is intended to allow for future land developers flexibility in the types and locations of land uses in certain area of the City. The focus should be commercial uses; the mixed use zone will allow commercial, residential, professional office and light industrial uses. It is intended to give the ability to be creative in the positioning of various land use types and will allow the development to be more market driven.

Requirements were also listed. The following zones as defined in the West Point City Code may be allowed in the mixed use zone- R4, R5, NC, CC, RC, PO, and R-IP. With the focus being on commercial, the minimum of 65% of the overall area must be commercial uses, and the frontages of the main arterial streets (SR 193 and 2000 W) must be reserved for commercial. The land use plan must be approved by the Planning Commission prior to the submittal of any subdivision plans or site plans for projects within the mixed use zone. All plans must meet the requirements of the specific zone and all other code requirements pertaining to particular uses within the zone.

Mr. Davis thinks the mixed use zone will work very well in this area.

Planning Commissioner Mielke said that the Commission was most concerned that this area will become the business part of West Point and that the corridor going east and west will bring traffic to this area. No one knows when this will happen, but it will be market driven. The Commission felt that if they structured the area too much, development would not come. The architectural standards of the City were also very important to include in the requirements. He feels the new MU zone will be appealing to business developers. The Commission is concerned they do not turn the future business area into a residential subdivision. There is a 65% minimum for businesses in the MU zone which will be a good amount, but the percentage could still be flexible.

Planning Commissioner Detamore said he wants specific language included in the policy so any developer of future representative of the City will understand what was designed now.

Planning Commissioner Lee said he feels the final vision is to protect the interest of the City, and that will be accomplished by having a mixed use zone.

Mayor Pro-Tem Petersen said he really likes the mixed use concept. He feels having the area broken into percentages will be a big advantage. He feels any business can come in now, and the City will be able to make their development work because the policy will be flexible. He does have a concern that a business will come in that does not have high standards, and because the policy has become flexible, they will build something West Point does not want. He asked Mr. Davis if the policy will allow for Big Box type stores.

Mr. Davis said it does.

Mayor Pro-Tem Petersen said he wonders if the land around a Big Box store will be a good place for some high density housing.

Planning Commissioner Mielke said that is what the Commission felt would work well also.

Councilman Chatterton wondered what kind of an impact it will have on the land owner if the City changes the zone of his land.

Planning Commissioner Mielke and Councilman Peterson both said it will give the land owner more options because of the land just being zoned commercial, it will now be zoned multi use.

Councilman Chatterton said he also wondered if the City will contact the owner and let him have input on the changes.

Planning Commissioner Mielke said for any zoning change a public hearing has to be held and land owners notified.

Mayor Pro-Tem Petersen added that this policy change does not change the land usage, it just increases the options to the developer.

Everyone agreed that the current land owners will be notified. They feel it will be helpful to hear what they think.

Councilman Dawson wondered what the development options were as far as anchor businesses.

Mr. Davis said several mixed zone uses and also more details will be added when the code is written.

Mayor Pro-Tem Petersen asked if the zone usage needed to be established before or after the General Plan is updated.

Mr. Davis said it will be before the General Plan is changed.

Councilman Henderson said the Planning Commission has put in many hours creating this new mixed zone idea. He feels it will give the City more flexibility as development comes in. He appreciates the Planning Commission's efforts.

Mr. Davis asked the Council if they feel the planning is far enough along that more specifics can be added now.

Mayor Pro-Tem Petersen said he feels that the whole Council agrees that it can be moved forward. He also asked if the consultant modifies the area a little if that is ok with the Planning Commission.

Commissioner Mielke said 65% of the area should be commercial, but if it ends up needing a few modifications they are fine with it.

Commissioner Detamore said he was interested in keeping a quality tax base and not just quantity. The other commissioners felt the same.

Mayor Pro-Tem Petersen agreed that everyone wants to bring in businesses that will stay and be quality not quantity.

Councilman Chatterton wondered if the high density housing needs to be defined if it is adjacent to homes that already exist. He would like to see a good flow between the types of homes.

Councilman Dawson asked what the consultant will do with the ideas.

Mr. Davis said he will take all of the ideas from the 3 cities that are in the boundaries of the land being discussed and will present an idea that combines the plans.

Commissioner Mielke said they Planning Commission discussed the possibility of the other cities putting in housing where they saw businesses, and vice versa. The consultant will aid in this planning.

Other commissioners mentioned the fact that West Point already has a great standard set for the type of homes that can be built here, and also building standards for businesses.

Councilman Chatterton had noticed in another city where garages had ended up 2 deep because the lots were too small for the requirements.

Councilman Dawson said how much he had liked the DTEC project that started a few years ago where the 3 cities were planning development together. He feels it brings the cities together and provides better communities. He hopes the 3 cities will continue to cooperate and work together.

Commissioner Jake Shepherd said he is concerned with how wide the streets will get with more traffic. He would like to make sure the plan includes that possibility.

Mayor Pro-Tem Petersen suggested including a portion along 2000 West and SR 193 be set aside for that situation.

There was discussion of how housing and roads and businesses have come together in other cities.

Commissioner Mielke said he knows the lines that have been created as a plan will probably be changed around as the 3 city's ideas come together.

The group discussed the fact that the owners of the property needs to be informed of the ideas being presented.

Mr. Gary Hill said he feels the Ordinance will be crafted to protect the City. Any site design will have to be approved by the Planning Commission and City Council. The zones will also have a minimum amount of commercial.

There was discussion about the current owner selling land in small pieces, and how that will affect the general plan. Everyone agreed that the wording will be thought through so it will protect the City.

3. Request to consider possible changes to the lot frontage requirements in the residential zones

Mr. Boyd Davis discussed this item in the general session.

GENERAL SESSION

Visitors: Richard Hoskins, Ednam Jones, Brent Page, James Martineau, Sean Gray, Troop 393, Sarah Zvonkovic, Drake Thompson, Trent & Austin Yeates, John Detamore, Rawlee Wilson, Lowell Mielke, and Tracy Young

Excused: Mayor Erik Craythorne, Councilman Roger Woodward

1. CALL TO ORDER
2. PLEDGE: Repeated by all
3. PRAYER: Councilman Chatterton

Mayor Pro-Tem Petersen acknowledged that Mayor Craythorne and Councilman Woodward were excused.

He said the Planning Commission and City Council will discuss the request to consider possible changes to the lot frontage requirements in the residential zones. He asked the Planning Commission to clarify whether the opinion they give is their own or of the Commission.

Mr. Davis said the Planning Commission has not had the opportunity to discuss this issue as a group before this meeting.

Mayor Pro-Tem Petersen asked if this was putting the Planning Commission on the spot.

Mr. Davis said the staff is only looking for direction from the City Council tonight. It will go to the Planning Commission if the City Council feels it is ready after tonight.

Mr. Davis said the City received a letter from First National Bank who owns property in the Cold Springs Project in West Point. They are interested in developing it or selling it with some approvals on it. They are concerned with the lot frontages. Four years ago the frontage requirements were changed to a larger amount in R-1 areas. They feel they are not able to get the full density allowed which are 2.2 units per acre while maintaining the full frontage required, which is 100 feet. They also feel it is hurting them in the current financial market. They would like to see the frontage requirement changed back to 85 feet. Mr. Davis said the staff does not have a recommendation at this point; they are simply bringing it to the Council's attention and ask if the staff should review it and take it to the Planning Commission for their recommendation.

Mayor Pro-Tem Petersen asked if the Council had any comments.

Councilman Chatterton said he felt it should go to the Planning Commission but the reason the City changed the policy 4 years ago needs to be discussed. The City should not change the policy for just one developer. He also added that the 2.2 units per acre is a maximum, not a minimum.

Councilman Henderson wanted the issue researched.

Councilman Dawson asked Mr. Davis if any other subdivision in the same situation would need the policy change.

Mr. Davis has not looked at individual projects in detail, but he will do so and report to the Council.

Councilman Dawson would like the issue researched also.

Mr. Davis said he remembers concern 4 years ago about lots being too deep, and that was one of the reasons for the change.

Mayor Pro-Tem Petersen said he feels the First National Bank is concerned with return on their investment. Commercial developments have a 15 year life, where housing developments have hundreds of year's life. He wants to look at this issue carefully before anything is changed. To change the policy just because of the current economy is not enough of a reason.

The Council was all in agreement to have the Planning Commission take this issue and study it out.

4. COMMUNICATIONS AND DISCLOSURES FROM CITY COUNCIL AND MAYOR

Councilman Henderson had no comments.

Councilman Dawson mentioned the staff Christmas party coming up and he welcomed Councilman Chatterton back from his illnesses. He also expressed well wishes for Councilman Woodward's family for his speedy recovery from a heart attack.

Councilman Chatterton expressed well wishes for Councilman Woodward's family. He said the Mosquito Abatement District Davis Board that he is on has just approved their tentative budget.

Mayor Pro-Tem Petersen said the North Davis Fire District is trying to decide if they should add paramedic services to their stations. There will be meetings to discuss it this Thursday at 6:00pm at the Fire District Station. The paramedic committee consists of Councilman Gary Petersen, WP City Manager Gary Hill, WP Mayor Erik Craythorne, Clearfield City Manager Chris Hillman, Clearfield Mayor Wood, and Katherine Murray from Clearfield.

5. COMMUNICATIONS FROM STAFF

Mr. Gary Hill mentioned the staff Christmas party that is for the employees, Council and Planning Commission. It will be December 1, 2010, in Salt Lake. Also, this year the City will not create a calendar for residents. The funds that were used in the past will be put towards the firework show in July.

6. CITIZEN COMMENT

Commissioner Jake Shepherd said that the lot frontages should be reduced to the size they were 4 years ago. He feels that a large side yard is hard to maintain, and usually un-necessary to build a large home. The measurement was changed when the economy was good and people wanted large yards, but they will be a problem for normal size homes.

Mr. Mike Hynes said he feels that lots should be large. He has lived where they are 85 feet across, and he feels like he is right next to his neighbor. He would like to see them left at 100 feet for this certain area.

Commissioner Matt Leavitt said he feels the perfect lot size is different for everyone. He would like to see the City focus on its return on investment.

Councilman Dawson asked Commissioner Leavitt what the term is for multi-sized zones in a lot. Councilman Leavitt said it is a cluster zone.

7. YOUTH COUNCIL UPDATE

Mr. Drake Thompson said the Youth Council enjoyed helping with the Halloween Carnival, starting a new tradition of a haunted house, and they will be doing a book drive with the West Point schools. The books they collect will go to a school in Guatemala.

Miss Sarah Zvonkovic said the Youth Council retreat was on October 23, 2010. They learned leadership skills and attended a movie together. They also sponsored the Veteran's Day program for West Point held at the Cemetery.

Mr. Trent Yates said the Youth Council will be honored to have City Manager speak at their meeting. He will address the topic of how a city functions. The Youth Council has decided to have secret friends at the Family Tree Retirement Center. They will visit them and take them gifts. They also helped Lakeside Elementary set up their Reflection Contest entries. They enjoyed this a lot.

Mayor Pro-Tem Petersen asked the YC members to explain more about the book drive. Miss Zvonkovic said 40 students were chosen from Clearfield High School to go to Guatemala to build a preschool. One of

these students is on the West Point Youth Council. The YC hopes to collect all types of books to send with this person.

Councilman Chatterton said that the library in Brigham City will sell their books during Peach Days in September every year for a very low price. This might be information to be used this year and in years to come.

Councilman Dawson congratulated the YC for the Halloween Carnival. His family enjoyed it very much.

Councilman Henderson thanked the YC for all of their hard work within the City.

8. PLACE GLENDALE ACRES PH 2 ON WARRANTY

Mr. Boyd Davis said there are 3 subdivisions that need to be placed on warranty, so he will mention them all at once. Glendale Acres Phase 2, Bartholomew Lane Phase 1, and Erinwood Subdivision are all located in the northwest portion of the City. The developers have all completed their checklists to be placed on warranty. Mr. Davis recommends they be placed on a one year warranty.

Councilman Henderson made the motion to place Glendale Acres Phase 2 on a one year warranty.

Councilman Dawson seconded it.

All voted aye.

9. PLACE BARTHOLOMEW LANE PH 1 ON WARRANTY

Councilman Chatterton made the motion to place Bartholomew Lane Phase 1 on a one year warranty.

Councilman Henderson seconded it.

All voted aye.

10. PLACE ERINWOOD SUBDIVISION ON WARRANTY

Councilman Dawson made the motion to place Erinwood Subdivision on a one year warranty.

Councilman Henderson seconded it.

All voted aye.

11. APPROVAL OF MINUTES FROM CITY COUNCIL MEETINGS

Councilman Dawson made the motion to table agenda item #11 because there were no minutes to approve.

Councilman Chatterton seconded it.

All voted aye.

12. MOTION TO ADJOURN INTO A CLOSED SESSION

Councilman Dawson made the motion to adjourn into a closed session at 7:37 pm.

Councilman Henderson seconded it.

All voted aye.

CLOSED SESSION
Board Room

Those present: Mayor Pro-Tem Gary Petersen, Councilman Henderson, Councilman Chatterton, Councilman Dawson, and City Manager Gary Hill

Councilman Chatterton made the motion to open the Closed Session.

Councilman Dawson seconded it.

Councilman Henderson said yes.
Councilman Dawson said yes.
Councilman Chatterton said yes.
Mayor Pro-Tem Petersen said yes.

1. PERSONNEL

Discussion of personnel

Councilman Chatterton made the motion to close the Closed Session and go back into the General Session.

Councilman Dawson seconded it.

Councilman Henderson said yes.
Councilman Dawson said yes.
Councilman Chatterton said yes.
Mayor Pro-Tem Petersen said yes.

Councilman Chatterton made the motion to adjourn.

Mr. Henderson seconded it.

All voted aye.


ERIK CRAYTHORNE,
MAYOR


AMY JENSEN,
CITY RECORDER

