

WEST POINT CITY COUNCIL MEETING
3200 West 300 North
July 5, 2011
6:00 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 Erik Craythorne, Councilman Gary Petersen, Councilman Kent Henderson, Councilman Jerry Chatterton, Councilman Roger Woodward and Councilman Andy Dawson

CITY EMPLOYEES PRESENT: City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, and City Recorder Amy Jensen

VISITORS PRESENT: none

ADMINISTRATIVE SESSION

1. REVISIONS TO THE WEST POINT CITY COMMERCIAL ARCHITECTURAL STANDARDS

Mr. Boyd Davis said the Planning Commission has been discussing this issue because last year there was the possibility of the Central Business District changing sizes. They proposed taking 2000 W out of the boundary, but when the proposal came to the City Council they wanted that area to have standards for construction, so the boundary has not been changed. The decision was to create standards for the Central Business District and update the City Code. Mr. Chad Wilkinson, the City Planner, did a side by side comparison of the Central Business District and the Commercial Standards. There were a few differences with the brick requirements, the architectural relief which refers to the walls, the roofing requirements, windows, outdoor lighting with specifics to shielding it from residents, landscaping, and buffering. With all of these differences, the Planning Commissions feelings were to update the Commercial Building Standards regarding the architectural relief for walls (which also includes the roof) and the windows to make it more comparable to the Central Business District standards.

Mr. Davis said the word articulation refers to all of the changes that break up a straight wall. The roof line is vertical articulation. It has to adjust in height in certain intervals, measuring the top of the roof line.

Councilman Chatterton said a few years ago the Council went to the city of Sugarhouse to look at their building designs. He felt that their shopping centers worked very well because they had windows that broke up the long straight walls.

Mr. Davis said the Commercial Code already required articulation but the Planning Commission wanted to go further and require a percentage of articulation based on the length and height of the wall. 2 times the height of the wall at 20 feet means every 40 feet there would have to be articulation. The depth of the relief is also based on the wall height. It is 15 % of the wall height, or 3 feet.

Mayor Craythorne said a Dollar Tree store is small and has a lot of windows. Would this apply to them?

Mr. Davis said it would apply to all buildings.

Mr. Gary Hill said the ratio would work better than a standard number, and it will require some articulation even on a small building.

Mayor Craythorne asked what the percentage is on the length. It is 2 times the height of the wall. If a wall is 15 feet high, then every 30 feet in length you need a type of articulation.

Councilman Petersen wondered about a store like 7-11 that is small. Can the door count as articulation.

Mr. Davis said archways that are pushed in or columns count as articulation, not something bolted to the wall or an awning.

Councilman Petersen asked if a 60 foot building could have the relief at the front door. He gave the example of a 7-11 or automotive store that has a lot of windows.

Mr. Davis said the plan he was presented for a 7-11 had brick that relieved at the door. He said that the numbers he is using are minimum standards that are meant to push the builder into using an architect that will make the building look good.

Councilman Petersen asked what the roofline requirements would be.

Mr. Davis said there is a ratio of 15% for a change in roof height.

Councilman Petersen feels like these standards will give the look enough variation.

Mr. Davis said he and the Planning Commission felt the same.

Councilman Petersen asked if there was a specific style required.

Mr. Davis said it does not include a style, but requires many standards.

Councilman Petersen is worried a pink building may be proposed. He wondered what the Council could do in that circumstance to keep the building from looking ridiculous.

Mayor Craythorne said he does not feel having an architectural style would necessarily help that situation. He likes the idea of not making all the stores conform.

Councilman Petersen agrees, but he still worries we will end up with a building that is unsightly if they do not set a limit.

Mr. Davis feels there is a part of the code that addresses this, and he will come back at the next meeting with the information.

Mr. Davis then said the other standard that the Planning Commission is recommending is with windows. They want the code to require windows along at least 50% of the horizontal length of the street side of the building. This can include false windows.

Councilman Chatterton worried that if a Target store wanted to build in West Point, this stipulation would keep them from coming because that is not how their stores are designed. He added that most box stores he has seen have very few windows on any side of the building.

Councilman Petersen said he felt having a heavy standard that the Council could then back off from will be better than having a lenient one that they cannot enforce.

Councilman Chatterton mentioned a city close to Denver, CO that had high standards, and when the WalMart store built there they met the standards and actually saved money in the process. Councilman Chatterton wonders if we could see what that city's code is.

Mayor Craythorne said he feels having a strict code that can be relaxed a little is a good way to go.

Councilman Petersen said he would like to have Mr. Davis to check into other city codes and see what they have in regards to big box stores.

Mr. Hill said the Council could write the code to say “either/or” depending on the size of the store. Like with the windows, it would be 50% windows or another allowed surface that provides the same effect.

The Council all said they like the WalMart that has been built in Centerville.

The staff will look into their requests and come back with more information.

Mr. Davis added that there is a developer that needs to know soon what changes are coming.

The Council said that none of the changes they are discussing would keep this building from being submitted.

Mr. Hill said the Planning Commission is suggesting the boundary of the Central Business District be changed, and that cannot be done until the first meeting in August to meet the requirement of a public hearing. The staff will look at all of the issues and inform the Council.

Mr. Davis told the Council that he and Mr. Chad Wilkinson, the City Planner, had met with Mr. Gary Wright this morning to discuss the Central Business District. Mr. Wright owns a lot of the land in the CBD. A builder of a 7-11 store is interested in building in West Point. Mr. Davis showed the plans to the Council. The elevation has been revised since Mr. Davis saw the first plans to fit the City’s current standards. Mr. Davis said most of the building meets the current standard and will fit in nicely with the Contemporary Colonial style the Council had picked out for City Hall and the surrounding area.

2. WEST POINT CITY LAND DRAIN POLICY

Mr. Boyd Davis said the Council has been discussing this for a while, and he has taken their suggestions to revise the proposed code changes. They had talked about surface drains, land drains and when they are required, the concept of every house plan having a drainage plan, foundation drains, and the different areas of the City and their water level. The solution to the problems is really location based. The City, the developer and the home owner have responsibilities. The staff has put this into a code to deal with this, and it applies to several areas like the residential, commercial, and subdivision codes. There is a definition of the map that came from the National Resource Conservation Services. It checked the soil type and water table. There are 4 zones that outline where basements are allowed, where drains are required, and where no basements are allowed. Each area will be defined in the code. The commercial building code will be separate from the city building code, but they will both be updated. Starting with the conceptual plan, the approval would require where land drains would be placed if needed. This way the developer knows from the beginning what is required.

Councilman Dawson asked what the City will do in the areas on the map that can be “either/or” basements.

Mr. Davis said the policy will state if a phase of the subdivision is split between two zones the higher standard will apply for the whole phase. Not even the majority, but any part of the phase.

A geotechnical report and sewer report will also be acquired.

Mayor Craythorne feels it is important to check the part of the city that he feels does not match the National Resource Conservation Services data.

Councilman Petersen said if the geotech report says an area should not have a basement, that is the report they should follow. But the opposite is true also. If the report says someone could have a basement but the staff knows that this area has a lot of standing water, should the City be able to tell them they cannot have a basement.

Mr. Hill said the City would have a hard time telling a builder they cannot have a basement if they provide the documentation.

Mayor Craythorne gave two examples of houses he has built in West Point that have opposite water levels to what is shown on the map Mr. Davis made.

Mr. Davis said one reason the geotech map will help the City is that it will be site specific.

There was discussion about how different drains help different problems.

Mr. Davis will recommend the necessary drainage for the specific area. He feels a sump pump can be connected to a storm drain if one is available.

Councilman Dawson asked if the City has any liability if the builder goes off our map and does not get their own geotech study.

Mayor Craythorne said each builder or homeowner will need to attain a geotech study.

Mr. Hill said he likes the map that gives the staff a starting point.

The Council agreed it was helpful information.

GENERAL SESSION

Visitors: Anika Hansen, Camille Hansen, Patti Seffker

Excused: none

1. CALL TO ORDER
2. PLEDGE: Repeated by all
3. PRAYER: Councilman Gary Petersen
4. COMMUNICATIONS AND DISCLOSURES FROM CITY COUNCIL AND MAYOR
Councilman Henderson thanked everyone for their hard work with the 4th of July, especially Councilman Roger Woodward and his wife Cindi.

Councilman Petersen said his family really enjoyed the fireworks.

Councilman Woodward said he also wanted to thank everyone for their help with the 4th of July. He included the City Staff.

Councilman Chatterton said he wanted to thank everyone and he said a citizen had mentioned how nice it was that everyone who worked for the City was in the same color shirt.

Councilman Dawson said his family had a great time at the celebration. He added that he will be traveling to Colorado on the 28th of this month for a meeting regarding the Sewer District that he represents. They will learn about a new pipe lining.

Mayor Craythorne thanked all of the volunteers that were involved in the 4th of July activities, especially Councilman Roger Woodward and his wife Cindi. Also Councilman Henderson and his wife RuthAnn who organize the 5k run/walk. Mayor Craythorne said residents told him that they like the event over 2 days, but many have supported the 1 day change.

Mr. Gary Hill said the committee will meet and discuss what to do next year. The last two years the 4th has fallen on a weekend which required the change.

Councilman Woodward also wanted to give his thanks to Mrs. Patti Seffker and the Youth Council for all of their help with the celebration.

The Council all agreed and thanked her.

Councilman Chatterton said he had several women tell him how great the toilet paper holders were in the bathrooms.

5. COMMUNICATIONS FROM STAFF

Mrs. Amy Jensen informed the Council that the Summer Employee party had been scheduled for August 4 at 5:00 pm. It will be held at Loy Blake Park.

6. CITIZEN COMMENT

There were no comments.

7. YOUTH COUNCIL UPDATE

Miss Anika Hansen said the Youth Council had purchased an Easter bunny costume for the City to use with their left over budget. They have also been working in the community garden and helped a lot yesterday at the 4th of July Celebration.

They will have their last quarterly retreat on July 20 where they plan to become CPR certified and then go to Lagoon.

The next Youth Council can begin to sign up in August.

Mayor Craythorne asked Miss Hansen what she liked about yesterday's celebration. She said she enjoyed meeting new kids.

Mayor Craythorne asked the Council if they have seen the community garden. They said they will have to go by.

8. APPROVAL OF ORDINANCE 07-05-2011 ADOPTING REVISIONS TO THE WEST POINT CITY COMMERCIAL ARCHITECTURAL STANDARDS

Mr. Boyd Davis showed the Council the designs that have been submitted by a builder. It would be for a 7-11 convenience store. At first it was very different from what the Council had set for standards. Then they came back with a better version. The Council discussed the need for more brick and the fact the stucco may not hold up well.

Mr. Davis asked the Council which of the 2 styles they liked better, and the Council agreed unanimously on the second one, but they feel it needs more brick.

Mr. Davis said this developer is very good, and he will set a nice standard for the next businesses to come in.

Mr. Davis had an actual photograph of a 7-11 that is very similar to the plans, and the Council liked it. They decided the second plan is the best, but if will not work with more brick the first plan is good.

Mayor Craythorne said he feels the developer has just asked if the City would approve this type of building. He does not have a contract for an actual store yet.

Councilman Chatterton wondered if the logo sign on the building could be smaller.

Mayor Craythorne asked the Council if they want to table the Ordinance until a future meeting.

The Council said they would want to do that.

8A. CONTINUED DISCUSSION ON THE WEST POINT CITY LAND DRAIN POLICY

Mr. Boyd Davis continued the Land Drain Policy discussion from the Administrative Meeting.

Councilman Petersen said he would like to see the policy contain exact details on what the contractor has to hook up for the home.

Mayor Craythorne reminded the Council that they had talked about having the contractor provide a sump pump hole, and a way for the water removed from the foundation. Also the electrical done for the pump to work.

Mr. Davis had added that to the policy.

Councilman Chatterton said he likes the map that Mr. Davis has developed that shows areas in the City that cannot have basements due to high water tables. He wonders if geo-tech studies should be able to trump the map, but the City Council can have the very last decision.

The Council thought this was a good idea.

Mr. Davis thought the policy should say something about getting a second opinion from the City Engineer if the geotech research says no basement, but the City thinks it would be ok.

The Council talked about how they would word that.

Mayor Craythorne said if a developer builds in the City of Clinton, and the area has a low water table, you cannot build a certain depth below the curb if the builder does not install a land drain. He wondered if this would be a good standard for our city.

Mr. Davis said in the policy it says, "if a land drain is not present, the basement cannot be built lower than 18inches" in zone B.

Councilman Dawson said he wonders if the map is too stringent. He asked how many problems with water there have been in some of the areas.

Mr. Davis said the map is based on water table depth and soil type. Some of the areas that say the water table are high results from clay type soil.

Councilman Petersen felt each house may need a plan set, and then the geotech study will assist in the final decision.

Mayor Craythorne said what he would do personally as a contractor. He would look at the area and decide what is needed for the house type. He knows of many houses in many areas that have had problems. He feels that the standard of how deep the basements can be should be combined with the land drain options.

Mr. Davis said he will come back with a recommendation for the Council to look at.

Councilman Chatterton asked if the policy says an 18 inch floor elevation, does it mean the interior elevation or footings.

Mayor Craythorne said he thought it meant the top of the footings and Mr. Davis said he thought it was the finished elevation. Mr. Davis said the top of the finished floor inside is easier to measure. But the Mayor said it would be easier to catch at the excavation of the hole.

Councilman Chatterton asked what the standard should be then.

Mr. Davis will look into regulations and get back with the Council.

Mr. Hill asked if the Council wants to add language to the policy about needing additional information if the geotech report and the City's map differ.

The Council agreed with that.

Mayor Craythorne asked about the homes going in on 800 N. He wondered how the City should make sure they will be ok with heavy rain storms.

Mr. Davis said the study applies to them, but if the City has reason for concern they will get a geotech report from close by.

9. APPROVAL OF MINUTES FROM THE MAY 17, 2011 AND JUNE 6, 2011 CITY COUNCIL MEETINGS

Councilman Gary Petersen made the motion to approve the minutes from the May 17, 2011 and June 6, 2011 City Council meetings.

Councilman Kent Henderson seconded it.

All voted aye.

10. MOTION TO ADJOURN

Councilman Roger Woodward made the motion to adjourn at 7:53 pm.

Councilman Gary Petersen seconded it.


ERIK CRAYTHORNE,
MAYOR


AMY JENSEN,
CITY RECORDER

