

West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
March 20, 2012

6:00 pm – Administrative Session

Minutes for the West Point City Administrative Session held on March 20, 2012 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Erik Craythorne, Council Member Roger Woodward, Council Member Jerry Chatterton, Council Member Kent Henderson and Council Member Andy Dawson (arrived at approximately 6:15 pm)

PLANNING COMMISSION MEMBERS PRESENT: John Detamore, Rawlee Wilson, Cory Thompson, Brad Lee, Curtis Seeds and Jeremy Strong

CITY EMPLOYEES PRESENT: City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Planner Jeff Oyler and City Recorder Misty Rogers

EXCUSED: Council Member Gary Petersen

VISITORS PRESENT: Angela Hunter

Mayor Craythorne welcomed all in attendance and thanked them for their service; he also informed the City Council and Planning Commission that Mr. Oyler would be leaving early. He announced that the first item on the Agenda as a continuation discussion regarding the property off of SR-193. Mayor Craythorne stated that the goal of this meeting was for the City Council and the Planning Commission to discuss and to develop guiding principles for West Point City and its staff. He then turned the time over to Mr. Oyler and Mr. Davis.

1. Joint Work Session with the West Point City Council and Planning Commission – Mr. Boyd Davis

A power point presentation was given while reviewing and discussing the SR-193 Corridor Plan.

Background - Mr. Oyler stated that approximately 230 acres of property located between 300 North and 2000 West, also known as the “church farm” surrounds the SR-193 Corridor. Recently West Point City has considered future land use of this property. In the past, future land use planning studies have been performed, a DTEC property study and a draft land use, completed by MGB+A. At this time the West Point City Council and Planning Commission have the opportunity to review and discuss in what way this property will be portrayed in the general plan. Mr. Oyler reminded the City Council and Planning Commission that MGB+A proposed three recommendations. The Staff agreed that “Option B” which was recommended by MGB+A applied the most to West Point City.

Mr. Oyler said that since the last City Council and Planning Commission Joint Work Session, the Staff had refined option B and developed guiding principles to assist in the planning effort. Staff recommends that the City Council and Planning Commission consider the following guiding principles as they discuss the overall development plan.

Guiding Principles

- 1- Preserve specific commercial areas
- 2- Do not create an artificial demand for commercial development – It is important to have a balance of Commercial and Residential Development.
- 3- The cost/benefit ratio of a mixed use project should be greater than \$0
- 4- There should be a cap on the total number of multi-family units – The recommended quantity of Multi-Family units is approximately 400 units.
- 5- Limit the total number of apartments – The Staff recommends that no more than 25% of a project should be apartments or condominiums.
- 6- A significant amount of open space should be required – Open space should include at least one or more dedicated City Parks or recreation areas. Staff also believes a project area should have a minimum of 25% open space.
- 7- Reserve adequate space for a business park – Staff believes that a minimum of 70 acres must be set aside to have a business park.

Mr. Davis stated after reviewing the recommendations from MGB+A, and considering the above guiding principles he and Mr. Oyler re-drafted land use map. This map shows four specific land use areas, Commercial, Industrial, Residential and Mixed Use. Mr. Davis stated with recommendations given from the Consultants, as well as recommendations they gathered from Mr. Gary Wright the amounts of Commercial are being balanced. Mr. Davis stated that he feels that the land use map gives West Point City the best opportunity for Commercial Use as possible. Mr. Davis stated that the next step is to take the land use map and input from the current and previous joint work session to the Planning Commission for review and planning. In the future, bring the Planning Commission's recommendations to the City Council review and action. Mr. Davis then asked for discussion regarding the land use options.

Mayor Craythorne stated that when SR-193 connects to 2550 or 2500 there may be a possibility for additional Commercial. He also stated that he would rather set aside more Commercial than less. There was general agreement to this statement.

Mayor Craythorne opened up the discussion by asking the City Council and the Planning Commission their view on the cap of 400 multi-family units. Council Member Woodward asked how the allowed number of multi-family units for the property was obtained. Mr. Oyler stated that the quantity of multi-family units had been determined by allowing 10 Multi-Family units per acre. Mayor Craythorne believed that a cap of 400 multi-family units is an acceptable number. Council Member Henderson stated that 400 multi-family units are too many. Mr. Oyler stated that the 400 multi-family units include apartments as well as condominiums. Mr. Davis then asked the City Council and Planning Commission their view regarding apartments and condominiums. The Planning Commission informed the City Council of the public's concern with high density areas. Mayor Craythorne stated that in the future, there will be a greater need of mixed land use. The Council agreed that a cap for multi-family units is a good idea and 25% is an acceptable place to start.

Mayor Craythorne then asked the Council and Planning Commission if they had comment regarding preserving specific Commercial areas. Council Member Woodward expressed the importance of setting aside specific Commercial Land Use areas for future use. Mr. Davis stated the West Point City's guiding principles allow being more optimistic with the Commercial Land Use, so that West Point has maximum opportunity. Council Member Chatterton asked what the term "Mixed Use"- entails. Mr. Davis stated that the term "Mixed Use" refers to Residential, Commercial, Professional Office or Business Park. Council Member Chatterton expressed concern regarding the proposed 10 acres of Commercial Land Use on east side of 2000; his concern is the drafted map doesn't extend far enough to the east. Council Member Chatterton recommends that if this area is zoned

commercial extending farther east to include the entire subdivision. The City Council agrees if this area is zoned Commercial, then the entire subdivision should be included.

Mayor Craythorne asked the City Council and Planning Commission their view of adequate space for a business park and open space. Council Member Henderson stated the importance of identifying a specific size and area for a Business Park. Mayor Craythorne then stated there had been thought of a trail system along SR-193 and possibly near 2550 that need to be integrated into the planning. The City Council agreed with preserving open space and a business park, providing a percentage of that area is required as a park or open space. Mr. Hill asked if the City Council would allow the Planning Commission to consider additional density to allow for more open space, the City Council agreed. Mayor Craythorne stated that West Point City needs more of a walking park or a family park, the City Council agreed. Mayor Craythorne then turned the time over to the Planning Commission. Commissioner Brad Lee agreed that a commons area is a great concept rather than a park. Mayor Craythorne thanked the Planning Commission for attending the joint work session and for their input.

2. Discuss rezone of 19.5 acres from an A-40 (Agriculture) zone to an R-3 (Residential) zone at approximately 600 N 3100 W – Mr. Boyd Davis

Castle Creek Homes has purchased 19.5 acres of property located at approximately 600 North 3100 West from the family of Stan Wise. Castle Creek Homes submitted a rezone application and is requesting this property be rezoned from A-40 Agriculture to R-3 Residential. The Planning Commission sent notices to residents within 300 feet of the property and posted a Notice of a Public Hearing in the newspaper. The Planning Commission held a Public Hearing on March 8, 2012 and approximately 10 people attended that meeting. Most of the public comment was regarding roads, traffic and how the property would be developed. One specific comment came from the homeowner to the south of this property, she feels that the R-3 zone is too high of density for this area; she recommended the property be zoned as an R-2 zone. The Planning Commission recommends the rezone of approximately 19.5 acres be approved. Mayor Craythorne then informed the City Council that a Public Hearing was previously held by the Planning Commission, therefore a Public Hearing would not be held that evening in the General Session. However, Mayor Craythorne stated he would allow for Public Comment during General Session. He also stated that it is not necessary to take action in the General Session, although it is on the Agenda and if the City Council feels that the rezone meets the criteria, they could take action if they choose to do so.

Mayor Craythorne adjourned the Administrative Session.

**West Point City Council Meeting
3200 West 300 North
West Point City, UT 84015
March 20, 2012**

7:00 pm – General Session

Minutes for the West Point City General Session held on March 20, 2012 at the West Point City offices, 3200 West 300 North, West Point City, Utah 84015 with Mayor Craythorne presiding.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Erik Craythorne, Council Member Roger Woodward, Council Member Jerry Chatterton, Council Member Kent Henderson and Council Member Andy Dawson

PLANNING COMMISSION MEMBERS PRESENT: John Detamore, Raw lee Wilson, Cory Thompson, Brad Lee, Curtis Seeds and Jeremy Strong

CITY EMPLOYEES PRESENT: City Manager Gary Hill, Assistant City Manager Kyle Laws, City Engineer Boyd Davis, City Recorder Misty Rogers

EXCUSED: Council Member Gary Petersen

VISITORS PRESENT: Angela Hunter, Kyle Hamblin, Rick Twitch ell, Jenin Hall, Nathan Beck stead, Jackson Bair and Gibson Salazar

1. **CALL TO ORDER:** Mayor Craythorne welcomed all in attendance
2. **PLEDGE OF ALLEGIENCE:** Repeated by all
3. **PRAYER:** Council Member Chatterton

Mayor Craythorne welcomed all in attendance. He then informed the visitors that in the Administrative Session which was held at 6:00 pm, the City Council and Planning Commission discussed future land use. He also welcomed Senator Stevenson for attending.

4. **COMMUNICATIONS AND DISCLOSURES FROM CITY COUNCIL AND MAYOR:**

Council Member Henderson - none

Council Member Chatterton – none

Council Member Dawson – none

Council Member Woodward – none

Mayor Erik Craythorne – Reminded the City Council of the upcoming Mid-Year Conference in St. George, April 11-13, 2012.

5. **COMMUNICATIONS FROM STAFF:**

None

6. **CITIZEN COMMENT:**

Mayor Craythorne stated that a potential rezone of 19.5 acres located at approximately 300 North 3100 West, is on the Agenda and the Planning Commission previously held a public hearing regarding the rezone. He also stated that the City Council is not required to hold a public hearing, however public comment regarding the rezone will be allowed during citizen comment.

Rick Twitchell – 1885 West 75 South, Mr. Twitchell expressed concern over SR-193; he asked if 200 South would be extended east. Mr. Hill stated the City is aware of the concern over 200 South. He also stated that West Point City and UDOT are currently working together to try to secure a second exit to the east of Mr. Twitchell's subdivision.

7. **LEGISLATIVE UPDATE:** Senator Jerry Stevenson

Senator Stevenson thanked the West Point City Council for the opportunity to attend and report to West Point City. He stated how great it is to see the Planning Commission and the City Council work together; he also complimented the leadership in the West Point Community.

He stated that this year, approximately 450 bills were run through the Legislature and approximately 1200 bills which were started through the Legislature. Senator Stevenson stated that during this Legislative Session he ran Legislation for MIDA (Military Installation Development Authority), Special Service Districts and Transportation. He also stated that he ran 11 major pieces of legislation during this year's session. Senator Stevenson advised the City Council to be aware and to watch for the "Billboard Legislation" which was started this year but did not pass. He stated that Billboard Companies are seeking separate Legislation for State Roads and for Arterials in which the State has control over. Senator Stevenson stated that local communities should regulate and have control over their own sign ordinances.

Mayor Craythorne asked about Hill Air Force Base and BRAC. Senator Stevenson stated that BRAC was taken through an Economic Development Committee through the State and \$500 thousand dollars was designated into the Governor's Office of Economic Development with the designation attached that it would be spent if necessary by the Utah Defense Alliance.

Mayor Craythorne commented that he and Mr. Hill currently sit on the League Policy Committee for the Utah League of Cities and Towns, and Senator Stevenson has been a great support for the Cities. Mayor Craythorne thanked Senator Stevenson for his support and the efforts he provided during Legislative Session.

8. **Ordinance No. 03-20-2012, a rezone of 19.5 acres from an A-40 (Agriculture) zone to an R-3 (Residential) zone at approximately 600 N 3100 W – Mr. Boyd Davis**

Castle Creek Homes purchased 19.5 acres of property located at approximately 600 North 3100 West from the family of Stan Wise. Castle Creek Homes is requesting that the purchased property be rezoned from A-40 Agriculture to R-3 Residential. The Planning Commission sent notices to residents within 300 feet of the property and posted a Notice of a Public Hearing in the newspaper. The Planning Commission held a Public Hearing on March 8, 2012 and approximately 10 people attended that meeting. Most of the public comment was in regards to the roads, traffic and how the property would be developed. One specific comment came from the homeowner to

the south of this property, she feels that the R-3 (3.6 units per acre) zone is too high of density for this area; she recommended the property be zoned as R-2 (2.7 units per acre) zone. Mr. Davis stated each lot size would have a minimum of 85' frontage, single family units and a minimum of 9,000 sq. foot lot size. He also stated that this rezone is consistent with the West Point City General Plan. The Planning Commission unanimously voted to approve the rezone. At this time, the Staff recommends the approval of Ordinance 03-20-2012, rezoning approximately 19.5 acres from A-40 Agriculture to R-3 Residential.

Council Member Woodward motioned to approve Ordinance 03-20-2012
Council Member Chatterton seconded the motion

Roll Call Vote –

Council Member Chatterton - yes
Council Member Dawson - yes
Council Member Woodward - yes
Council Member Henderson - yes

9. Adoption of Minutes from the March 06, 2012 City Council Meetings: Mrs. Misty Rogers


Council Member Chatterton motioned to approve the minutes from the March 06, 2012 City Council meeting
Council Member Dawson seconded the motion

All voted aye

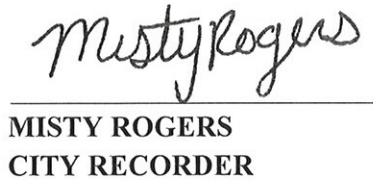
10. Motion to adjourn

Mayor Craythorne entertained a motion to adjourn
Council Member Dawson so moved
Council Member Woodward seconded the motion




ERIK CRAYTHORNE
MAYOR

4/17/12
DATE


MISTY ROGERS
CITY RECORDER

4-17-2012
DATE