

**West Point City
Planning Commission
3200 West 300 North
May 10, 2012**

Present: Rawlee Wilson, John Detamore, Brad Lee, Cory Thompson, Jeremy Strong, Boyd Davis – Community Development Director, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

Excused: Curtis Seeds, Tracy Young

Visitors: Kyle Hamblin

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Rawlee Wilson
- 4. Approval of Minutes from April 26, 2012**

Cory Thompson made a motion to approve the minutes from April 26, 2012, as written. John Detamore seconded the motion. All voted aye.

5. Public Comments: None given

6. Approve/Deny concept plan for Wise property subdivision.

Jeff Oyler stated that the rezone for this property was granted a month ago. The developer has submitted a concept plan. Staff would like to focus mainly on the lot layout and the street layout. It is essential to make sure the streets are stubbed into properties and that the roads are tied in properly. Also, that the lots meet the requirements of the ordinance. Staff has reviewed the subdivision. It has 60 lots, and the way it is currently laid out, all of the lots meet the minimum requirements for the R-3 zoning.

Our Ordinance requires, in the R-3 zone, 85-foot minimum frontage on building lots. It doesn't allow for averaging. The developer has approached Staff about changing that ordinance to allow averaging. They would like to try to get some 90-foot frontage lots that would allow them to put some rambler-style homes. They would like to have some 80-foot lots as well but would still average 85-feet. We have a couple of zones in the city, R-1 and R-2, that allow averaging. This particular zone does not allow averaging. The developer believes this will allow him some diversification in housing styles. This has been discussed by the City Council on two previous occasions and did not pass either time.

Kyle Hamblin, a representative for Mike Schultz, the developer, stated that the reasoning behind this is not to get more lots, but to allow them to build a better product. Kyle said that all of their two-story homes will fit on an 80-foot lot. They have four rambler-style homes that require a 90+ foot frontage. They would like to have more lots that exceed the 85-foot frontage, but still have a few that would have the 80-foot frontages. Kyle stated, "For what we are paying for the ground and other stuff that came to our attention, Mike just doesn't want to lose a lot. His process is to shrink some lots down to 80-feet and bump the other ones up without losing or gaining a lot." Kyle stated that they would provide a table on the plat or construction drawings that indicated that their average is still 85 feet.

This will be constructed in three phases. They plan to build 21 lots in Phase 1. Brad Lee asked Staff why City Council denied the proposal to allow averaging in the R-3 zone previously. Kent Henderson responded that they wanted consistency. Also, they didn't want to set precedence for future developments. Boyd Davis stated that Staff supports the City Council's decision. A brief discussion took place regarding different styles of homes and the frontages required to build those homes. Boyd Davis clarified that a change to the ordinance would first need to be presented to the City Council to inquire whether they would be willing to accept a Code change. If so, it would then come back to the Planning Commission. Kyle said they are ready to go even if they will not change the Code.

Staff has met with the developer a couple of times and discussed utility and road issues. Those things will come back at preliminary approval. Staff is not concerned with any of that in the conceptual stage.

Cory Thompson made a motion to approve the conceptual plan for the Wise property subdivision subject to the eight conditions contained in the Staff Report dated May 10, 2012. Brad Lee seconded that motion. All voted aye.

7. Discuss Planning Commission rules of procedure.

The retreat that was planned for after this meeting has been postponed to a later date so more of the Planning Commission can be in attendance. Jeff Oyler suggested that the rules of procedure be discussed briefly tonight then wrapped up at the retreat. Rawlee Wilson suggested that this item and the following item be discussed in a later meeting rather than discuss them twice. Staff agreed to that. Schedules were discussed to determine when would be best to schedule the retreat. It appears that May 24, 2012, will work best to hold the retreat. The Commission also discussed scheduling conflicts with the regularly scheduled meetings in June. There is a possibility of changing the dates of those meetings. Jeff Oyler stated that they need to get back to the discussion on the church farm project as soon as possible to keep that project moving along.

8. Discuss Planning Commission goals for 2012.

This item will be discussed at a later date.

9. Planning Commission Comments

Jeremy Strong had no comments.

Cory Thompson had no comments.

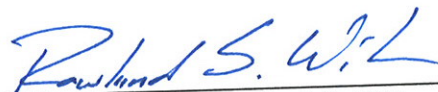
Brad Lee had no comments.

John Detamore had no comments.

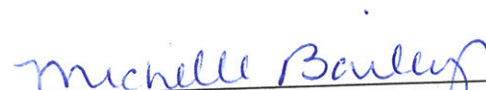
Rawlee Wilson had no comments.

10. Adjournment

Brad Lee made a motion to adjourn at 5:45 p.m. John Detamore seconded the motion.
All voted aye.



Chairperson – Rowland S. Wilson



Secretary – Michelle Bailey

