

**West Point City  
Planning Commission  
3200 West 300 North  
November 15, 2012**

**Present:** Rawlee Wilson, Brad Lee, Jeremy Strong, John Detamore, Boyd Davis – City Engineer, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

**Excused:** Curtis Seeds, Lowell Mielke

**Visitors:** Kyle Hamblin, Brett Zaugg

**WORK SESSION**

**1. Discuss rezone of .65 acres in Mountain Shadows Subdivision**

Jeff Oyler stated that in the last meeting, the commission recommended approval of a rezone of a piece of property in the Mountain Shadows Subdivision. Since that time, one of the property owners decided that they did not want to be party to the rezone. They have asked to be left out of the rezone. Before the commission tonight, is a rezone of a smaller portion of that property. It is .65 acres. It is the same as what was approved last time except it is just excluding the piece that has the home already existing on it. That property will remain A40. The plat will remain the same, only the zoning is changing. There were no further questions.

**2. Discuss Kyle Hamblin rezone request**

Jeff Oyler displayed a map of the area and showed the area that will be discussed. He said the whole area is listed on the General Plan as Commercial. Mr. Hamblin would like the commission to consider rezoning a portion of that property to residential. He submitted a general layout of a subdivision they would like to propose for that area. Staff has met with Mr. Hamblin. The property is owned by Mr. Heslop and Mr. Barber. Staff feels that not all of the property has commercial potential, but they certainly feel that a good portion of it has commercial viability. Mr. Hamblin stated that Castle Creek Homes put the ground under contract approximately two weeks ago. They understand that it is on the General Plan as Commercial property but thought they would approach the City with this proposal. They feel that there may be a need for commercial in that area, but don't feel that it would require the full 20 acres. Discussion took place regarding the widening of 2000 West in that area. Boyd Davis stated that they will take the houses in that widening process, but the lots are very deep; they go back about 500 feet. They feel that there is possibility that it will be Commercial that far back. Rawlee Wilson said he feels that a rezone to residential fits in that area. Just east of this property is residential. But he feels that the strip along 2000 West should be maintained as commercial property. Boyd Davis encouraged the commission to consider this commercial property separate from the commercial property on 2000 West and 300 North. There is commercial potential in both places because there is a traffic light in both places. Discussion took

place regarding thoughts on commercial viability and how much residential area would be feasible. They felt that a minimum of 400 feet should be preserved along 2000 West for commercial use. That would eliminate a few of the lots they had planned in the subdivision. The commission unanimously felt that a portion of the property should be maintained along 2000 West and 800 North for commercial development. They felt the rest could possibly be developed for residential use.

### **3. Zoning updates: Garage Standards**

Jeff Oyler stated that there has been discussion regarding amending the Multi-family housing section of the Code to allow for one-car garages. The current requirement is that every townhome has a two-car garage. We have several townhomes within the city that have only one-car garages. Boyd Davis stated that Staff has gone back to review minutes from prior meetings to determine why that was allowed. It was presented to the Planning Commission and City Council by Staff to allow one-car garages. Then the official ordinance that was recorded said two-car garages. Everyone at the meetings was under the impression that the city would allow one-car garages. Every permit that had a one-car garage was approved. It was an oversight on the ordinance. The intent was to allow one-car garages. Jeff Oyler said he has changed the proposed ordinance to take out the two-car garage and require a minimum of a one-car garage, but they can have two if they want. This changes the requirements a little bit though and now requires 2.5 parking stalls per unit. If you have a two-car garage and at least a 20 foot driveway, from the garage to the sidewalk, you could technically park two cars in the garage and two cars in the driveway. That would meet the requirement. Or, if you have just a one-car garage and one spot in the driveway, you would be required to create an additional half stall of visitor parking somewhere off your property. So for every two units that have one-car garages, they would need to create one visitor parking stall. They looked at what has already been built there. There are nine single-car garage townhomes right now. If this newly proposed ordinance would have been in place when they were built, it would have required them to have 4.5 visitor parking stalls. There are 10 visitor parking stalls there right now. Staff feels that this ordinance would comply with what is being built over there currently. Discussion took place regarding if the commission feels it is reasonable to allow all one-car garages. All of the commissioners agreed that they do not want to see a development that has only single-car garages. It was suggested that verbiage be added to the ordinance allowing a certain percentage of single-car and double-car garage units per building; no buildings with just single-car garages. It was suggested that no more than 50% per building be single-car garages.

### **4. Street Landscape Standards**

Jeff Oyler stated that he had added verbiage that refers to the attachment for the Streetscape. He added "The Planning Commission may alter the landscape configuration, where, in their opinion, modifications would result in a better design." This would give the commission some flexibility if a unique situation came to surface so it could be altered if necessary. He also changed a portion to say "The landscape buffer shall be identified on the plat as property owned in common by a homeowner's

association.” The option to have an easement has been removed. At the last meeting, the majority of the commission said they like six foot back-of-curb sidewalk, four foot grass strip, and eight foot landscape strip. The other option discussed was a five foot mow strip, five foot sidewalk and eight foot landscape strip. Everyone agreed that they should only have one option for continuity purposes throughout the city. Rawlee Wilson stated that he likes the 5-5-8 option better because it pulls pedestrian traffic away from the street. His other concern is the maintenance. He feels that in the 6-4-8 option, the grass will grow into the landscape strip. Boyd Davis said he is ok with six foot sidewalks, but when it is a back-of-curb sidewalk, problems arise during snow removal. The snow is pushed onto the sidewalk, thus limiting the area for pedestrians, but also people then push the snow back into the road and that becomes a problem as well. Jeremy Strong said he prefers the 6-4-8 option better because it is less cost to install and less water to use to maintain, but he is ok with either option. Brad Lee said he likes the 6-4-8 option better because he prefers the wide sidewalk. It also gives more landscaping options. John Detamore said he likes the 6-4-8 option and feels that it has less installation cost.

## **REGULAR MEETING**

### **1. Call to Order**

### **2. Pledge of Allegiance**

### **3. Prayer:** given by John Detamore

### **4. Approval of Minutes from September 27, 2012**

Jeremy Strong made a motion to approve the minutes from October 11, 2012, as written. John Detamore seconded the motion. All voted aye.

### **5. Public Comments:** None given

### **6. Approve/Deny final rezone for .65 acres from A40 – R-3**

Jeff Oyler stated that the proposal is to rezone .65 acres from A40 to R-3. The purpose of the rezone is to allow for residential development on two newly proposed building lots. Jeff Oyler stated that all of the conditions listed on the Staff Report dated October 11, 2012, have been met.

John Detamore made a motion to approve the rezone for .65 acres from A40 – R-3. Brad Lee seconded the motion. All voted aye.

## **7. Approve/Deny zoning ordinance updates to Section 15.20.165, multi-family development**

Jeff Oyler stated that there is a proposal to implement a change to the Code that would allow for some one-car garages to be incorporated into some of the multi-family developments within the city. There are still some changes that need to be made. Staff proposes that this item be brought back at a later date.

John Detamore made a motion to table this item until some new verbiage can be added to the proposal as discussed in the work session. Jeremy Strong seconded the motion. All voted aye.

## **8. Approve/Deny Street Landscape Standards**

Jeff Oyler stated that there have been several discussions regarding the incorporation of some uniform, city-wide streetscape designs that would apply to arterial and collector streets within the city. The City would like to do this in an effort to create some street beautification. This ordinance specifically deals with subdivisions that would back onto a street where backyards would be on an arterial or collector street. If the subdivision faces the street, this would not apply. Rawlee Wilson had a question regarding alternatives and how this would be set up. Jeff Oyler responded that the proposed ordinance states "The landscape buffer must adhere to one of the street alternatives attached to this section. See attachment." We would attach the drawing to the document and you adhere to the street landscape alternative that you pick. It would show up as an attachment to this ordinance. When a subdivision is proposed, Staff would ensure that their drawings adhere to the requirement in the attachment.

Brad Lee made a motion to approve the Street Landscape Standards outlined in Section 16.05.100 as written in Option B. Option B is a six foot back-of-curb sidewalk, four foot grass strip, eight foot landscape strip. John Detamore seconded the motion. A roll call vote was taken. Brad Lee voted yes. John Detamore voted yes. Rawlee Wilson voted no. Jeremy Strong voted yes. The motion carried.

## **9. Planning Commission Comments**

Jeremy Strong had no comments.


Brad Lee thanked Staff for all of their hard work and wished everyone a happy holiday season.

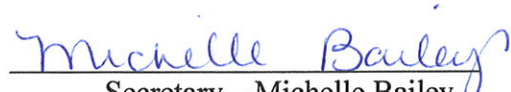
John Detamore thanked Staff for all of the work they have done on the Street Landscape Standards.

Rawlee Wilson wanted to clarify his negative vote on the Street Landscape Standards. He told Jeff Oyler that his negative vote had nothing to do with the way the ordinance was written. He just prefers Option A better. He feels that everything else in the ordinance is fantastic.

## 10. Adjournment

Brad Lee made a motion to adjourn at 7:21 p.m. Jeremy Strong seconded the motion.  
All voted aye.

  
Chairperson – Rowland S. Wilson

  
Secretary – Michelle Bailey

