

**West Point City
Planning Commission
3200 West 300 North
July 12, 2012**

Present: Rawlee Wilson, Brad Lee, Jeremy Strong, Curtis Seeds, John Detamore, Cory Thompson, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

WORK SESSION

1. Discuss preliminary plat for Wise Country Meadows:

Jeff Oyler stated that the developer is ready for preliminary plat approval. This will have 60 lots. They will need to redo the curb, gutter, and sidewalk on 3000 West. There are two cul-de-sacs and a stubbed road. The main road will be done in Phase 1. They still have a lot to do before they are ready for final approval. There is a Clearfield irrigation ditch that runs along the property. It is a shallow ditch that flows all during irrigation season. They will dig the ditch up and drop it down as low as they can and install re-enforced pipe. The developer didn't want to pipe the ditch, but the canal company is requiring them to do that. The piped ditch will be underneath the new road.

Jeff Oyler pointed out an issue with four of the lots on the plat. The four corner lots in the cul-de-sacs are really tight. The developer has one house plan that will fit on those lots and it barely meets the minimum city requirement for setbacks. Staff feels that there will be contention about that. Those lots are traditionally more expensive lots and he will only be able to have a small, two-story home fit on those lots. The developer has already asked the city to waive setback requirements etc. The city will not do that. Jeff has suggested that those four lots be restricted lots. They would be required to put a note on the plat listing what the restriction is. The problem is that it meets the city requirements, but the developer wants the setback requirements to be changed so he can build bigger homes on those lots. There has been a lot of discussion on this matter in trying to resolve the issue.

Mayor Craythorne and the City Manager have asked Jeff Oyler to put together a Street Beautification Ordinance for all arterial and collector streets in the city. Jeff has been trying to get the developer to consider landscaping to the specifications that will soon be in place. Staff is asking that he do a five foot park strip, a five foot sidewalk, and a five foot landscape feature behind the sidewalk. That would require him to move the fence back five feet. Jeff Oyler stated that a lot of cities are doing this. They require a greater setback on busier roads, and they are requiring larger landscape strips to buffer the traffic from the homes. If it is maintained by a homeowners association, it is usually maintained very nicely. The developer doesn't want to put together a homeowners association. Jeff said the standard right now is nine and a half feet. We have a four and a half foot park strip and a five foot sidewalk. Rawlee Wilson said that he and Jeff took a field trip and looked around at areas that have landscape buffers. They saw areas that had 5, 5 and 5.

They saw areas that had 6, 6 and 6. They also saw sidewalk right to the back of curb and then a small mow strip, or a sidewalk to the back of curb right to the fence. The best looking areas had a minimum of 5, 5 and 5. They would like to take the Planning Commission on a field trip to look at all of these scenarios so they can make a good decision regarding the Street Beautification Ordinance. The Staff Report states that Staff recommends the 5, 5 and 5 along 3000 West. They are still discussing this with the developer. The developer is intensely against creating a homeowners association. He has asked that the City take over the maintenance of that area if he installs it. The Mayor and City Manager have said they are not willing to do that. Kent Henderson asked what the developer would be required to do along 550 North for landscaping. Jeff Oyler responded that they haven't discussed that yet. There are a lot of things left to discuss regarding the landscaping before this comes back for final approval.

Jeff Oyler stated that a traffic study has been done and it determined that the impact of this subdivision wasn't going to generate enough traffic to warrant a stop light on 550 North 3000 West, nor will it generate enough traffic to require a turn lane. It will require a need for more crosswalks and signage. They are currently doing their geo-tech study. They are installing a land drain system in the whole subdivision so they will have drains around every foundation. This will be tied into the storm drain.

There is one final issue that Staff feels the Commission needs to be aware of. The developer plans to install a vinyl fence around the perimeter of the subdivision on three sides. Staff has received a couple of calls from property owners that abut this property. Our Ordinance says that wherever a subdivision butts up against agriculture, we require them to put up a chain link fence. The developer wants to install a vinyl fence. The calls have been because a couple of the adjoining property owners are concerned about burning down the vinyl fence when they burn the ditch. They want to know who would be responsible if that happens. Jeff told them they would be responsible if they burned something on their neighbor's property. The Commission felt that a chain link fence should be the minimum requirement but the developer should be able to upgrade from a chain link fence if they want to. Rawlee Wilson suggested that a change be made to the Staff Report on Item 7. All agreed that it would be good to change the verbiage to say "chain link or better" so the developer has options. Jeff reiterated that this is not a point of contention with the developer. He wants to install a vinyl fence. There were no further questions.

2. Discuss the Church Farm plan:

Jeff Oyler showed a concept plan for Gary Wright's property which has been submitted to the city by Gary Wright. This plan is what Gary Wright would like to build in West Point on his 25 acres located on the Church Farm property. This concept plan shows 10 acres of commercial zoning and 15 acres of high density residential zoning. Mr. Wright feels that he can't get the commercial here unless he has the rooftops to support it. Discussion took place regarding if we are trying to create an artificial demand for commercial businesses in the city. Are we going to build apartments and townhomes and condos just so we can have some commercial businesses? Mr. Wright has said that in the

city. The question was posed, "Do people move to West Point because it is close to retail shops and high density housing?" Kent Henderson said he feels that there are more people that move to West Point because we don't have retail and high density housing. A lot of people don't want that in the city. It was suggested that the City Council and the Planning Commission have a joint meeting to discuss this property and get everyone on the same page so the time spent discussing this plan is productive. It was also discussed that there is a great need to get a mixed use zone defined and added to the ordinance.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Brad Lee

4. Approval of Minutes from June 7, 2012

Jeremy Strong made a motion to approve the minutes from June 7, 2012, as written. Cory Thompson seconded the motion. All voted aye.

5. Public Comments: None given

6. Approve/deny preliminary plat for Wise Country Meadows

Jeff Oyler stated that this plan shows 60 lots. It is zoned R-3, which is a minimum of 9,000 foot lots. This will tie 550 North over to 3000 West. All of the lots meet the minimum requirements for the city. Kyle Hamblin was present at the meeting representing the developer. He had a copy of the Staff Report that lists the required items that still need to be met before final approval can be given. Staff recommends the approval of the preliminary plat subject to the items in the Staff Report being met. There is one item that has come up in the past few days that the developer needs to be aware of. Staff has received a couple of calls from residents that live on the west side of this property. They expressed concern about having a vinyl fence along their property. They are worried that when they burn the ditch, it will melt the vinyl fence. Staff responded that they would be responsible to not burn down structures on the neighbor's property. The ordinance requires at least a chain link fence bordering agricultural properties. There is the option of upgrading that to a higher quality fence. The developer of the Wise Country Meadows would like to install a vinyl fence around the property. The neighbors will have to be cautious when burning their ditch. Kyle Hamblin stated that the developer has talked with some of these adjoining property owners. They don't want to make enemies with the adjoining property owners, but they would like to install a nice looking, high quality fence around their subdivision.

Jeff Oyler stated that Staff has talked with the developer regarding landscaping issues. They will need to come to an agreement regarding some enhanced landscaping. This will be worked out before final approval because the property being discussed is part of Phase 1. Kyle Hamblin stated that when he met with Staff, they showed him two different options for enhanced landscaping. Kyle stated that the developer, Mike Schultz, is willing to do what the city is asking, but they are trying to work out the details with Staff. Rawlee Wilson asked Mr. Hamblin to convey to Mike Schultz that the Planning Commission is concerned because the traffic flow on 3000 West will increase and they feel there is a need to have a buffer there for safety reasons.

Cory Thompson made a motion to approve the preliminary plat for Wise Country Meadows with the recommendation that the 15 items contained in the Staff Report dated July 12, 2012, be met before final approval. Curtis Seeds seconded the motion. All voted aye.

Jeff Oyler asked Kyle Hamblin what their expectations are for coming forward for final approval. Kyle responded that they will be back for final approval as soon as possible. They don't expect to get asphalt down this year, but are hoping to get roads cut. They have a sensitive timeline on the irrigation ditch that runs on the south end of the property. They have to wait until after mid October to take care of the ditch. He stated that most of the items listed on the Staff Report are completed.

7. Planning Commission Comments

Curtis Seeds had no comments.

Jeremy Strong had no comments.

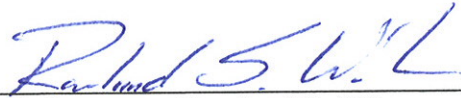
Cory Thompson had no comments.

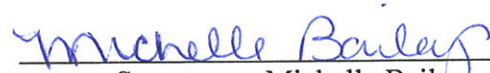
Brad Lee commended Staff on how well done the 4th of July celebration was. Many people from our community and surrounding communities enjoy the celebration and he feels it warrants a special thanks to the City and Staff for all of their hard work. Also, he wanted to express appreciation to Tracy Young for her service on the Planning Commission. He recognized her hard work and service and commented that the citizens should be proud of her service. He wished her well in her new endeavors.

Rawlee Wilson agreed with Brad Lee's comments. He also thanked Staff for their hard work.

8. Adjournment

Brad Lee made a motion to adjourn at 7:30 p.m. Curtis Seeds seconded the motion. All voted aye.


Chairperson – Rowland S. Wilson


Secretary – Michelle Bailey

