

**West Point City  
Planning Commission  
3200 West 300 North  
August 9, 2012**

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

**Excused:** Lowell Mielke

**WORK SESSION**

**1. Upcoming business** – Jeff Oyler stated that Staff has met with a resident named Thomas Harris that would like to build a giant solar tower in his backyard. Staff told him he would not be allowed to build that, but he wants to come to a Planning Commission meeting to state his case. He has said that he will look at other options for now.

On September 13, 2012, the Utah League of Cities and Towns will be holding a conference that will be geared toward training for Planners and Planning Commissioners. Any commissioners that would be available that day are encouraged to attend. The City will pay the fees for that training.

**2. Joint meeting with the City Council** – The Planning Commission will meet with the City Council on August 21, 2012. It was decided that the regular Planning Commission meeting, scheduled for August 23, 2012, will be cancelled.

**3. Discuss the church farm plan** – Jeff Oyler stated that last week, Staff met with Rawlee and Mayor Craythorne to discuss the church farm plan. They came up with a suggestion for a new map of the area. Also, they discussed two things specifically. First, as a general idea, the City is looking at the designated commercial areas as areas for commercial development and nothing else. Staff was asked to go back and look at how much area would be needed to put in the biggest retail commercial building that they could realistically see coming to West Point. That would be for like a large grocery store, a big box such as Target or Costco or something similar. Staff would like the Commissioners to determine how they feel about only allowing Commercial development to go in that area, or could it have some flexibility. Second, they will need to discuss if there is a need or want to have apartments built in the city. If it is zoned Mixed-Use, that would be a combination of residential and commercial. A brief discussion took place regarding the maps that were displayed. Kent Henderson said he feels that once you put residential in with the commercial in that area, it is there for good. You won't get the land back for commercial use at a later time. Rawlee Wilson posed the questions, "Are we putting in high density housing to create a demand for the commercial businesses that we want to come?" Discussion took place about where the commissioners would be willing to place high density housing on this specific property. Gary Wright owns 25 acres of the property. He is proposing to do 15 acres of high density housing and 10 acres of commercial. Mr. Wright said he cannot build the commercial right now; it is probably three years away. He can build the residential

immediately. He is willing to commit to preserving 10 acres of his property for commercial use. Staff feels that it's important to look at this with long term perspective. Rawlee Wilson asked Jeff what Staff would like to accomplish in the joint meeting. Jeff responded that they need to have a map of the area and a clear direction from the City Council of what they would like to see in that area. It sounds like the common consensus from the Planning Commission would be that there would be no apartments in that area whatsoever. Cory Thompson posed the questions, "What would we be offering, right there, that would be drastically different than literally one mile up the same street in Clearfield. What could we offer that would entice people to live in West Point in an apartment rather than in Clearfield in an apartment?" Rawlee Wilson said he feels we would be in a much better position if someone came in and built 200 units with a clubhouse and a pool, than someone that comes in and builds 20 units and has a live-in manager and no amenities. The two questions Staff would like answered in the joint meeting are 1. How much Commercial property should be set aside? 2. Will the City allow apartments or not? If they will be allowed, how many would they allow?

**4. Discuss street beautification plan** – Jeff Oyler asked the Commissioners to read the ordinance that was put in their packets. The Mayor has asked Staff to create a Street Beautification Ordinance for all collector and arterial streets. Staff looked at several different streets in surrounding cities to see what they felt looked the best. They are proposing 5-5-5; which is five feet of landscape, five feet of sidewalk, and 5 feet of landscape buffer. Jeff spoke with Layton City's attorney to ask if a city can require a developer to have a homeowner's association. They said they require that in Layton City. Staff realizes that the landscaping won't be well maintained if it isn't taken care of by an HOA. Jeff showed pictures of what they have in mind and would like to move towards. This will be discussed in greater detail at the next meeting.

## REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Curtis Seeds
- 4. Approval of Minutes from July 12, 2012**

Cory Thompson made a motion to approve the minutes from July 12, 2012, as written.  
Brad Lee seconded the motion. All voted aye.

- 5. Public Comments:** None given

**6. Planning Commission Comments**

Curtis Seeds had no comments.

Jeremy Strong thanked Staff for all of their work on these projects.

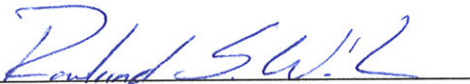
Cory Thompson had no comments.

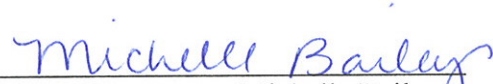
Brad Lee had no comments

Rawlee Wilson had no comments

**7. Adjournment**

Rawlee Wilson made a motion to adjourn at 7:08 p.m. Brad Lee seconded the motion. All voted aye.

  
Chairperson – Rowland S. Wilson

  
Secretary – Michelle Bailey

