

**West Point City  
Planning Commission  
3200 West 300 North  
December 13, 2012**

**Present:** Rawlee Wilson, Brad Lee, John Detamore, Curtis Seeds, Lowell Mielke, Jeff Oyler – City Planner, Michelle Bailey – Planning Commission Secretary

**Excused:** Jeremy Strong

**WORK SESSION**

**1. Discuss meeting schedule for 2013**

Lowell Mielke suggested eliminating the second meetings scheduled in November and December. Also, the second Thursday in February is on the 14<sup>th</sup> so it was suggested that the first meeting in February be held on February 7<sup>th</sup> so as not to hold a meeting on Valentine's Day.

**2. Zoning updates: Garage Standards**

Jeff Oyler displayed a picture of what is being proposed in the new garage standards. Jeff stated that they will require 2.5 parking stalls per unit. The driveways must be at least 20 feet from the garage to the sidewalk or the street to allow parking in the driveway. It will not be allowed to use the neighbor's driveway to meet that requirement. Discussion took place regarding parking spaces that are required per unit and off-site parking. Lowell Mielke suggested they work on the verbiage of the proposed changes. It was suggested it be changed to read "Where units are attached with common wall construction, at least 50% of the units per building shall contain a side by side two car garage."

**3. Zoning updates: Street Landscape**

Rawlee Wilson stated that the recommendation to the City Council on the Street Landscape was not approved. They chose Option A rather than Option B. However, they did like the rest of the verbiage as it was written. They voted to have a five foot mow strip, five foot sidewalk and eight foot landscape strip. The main reason the Council chose this option was due to their concern for pedestrian safety.

## REGULAR MEETING

### 1. Call to Order

### 2. Pledge of Allegiance

### 3. Prayer: given by Curtis Seeds

### 4. Approval of Minutes from November 15, 2012

Brad Lee made a motion to approve the minutes from November 15, 2012, as written. Curtis Seeds seconded the motion. All voted aye.

### 5. Public Comments: None given

### 6. Approve meeting schedule for 2013

Lowell Mielke made a motion to approve the meeting schedule submitted for 2013 with the following exceptions. During the months of November and December, he suggested the second meetings be cancelled. Also, please note, the meeting scheduled for February 14, 2013, has been moved to February 7, 2013. John Detamore seconded the motion. All voted aye.

### 7. Approve/Deny Zoning Ordinance updates to Section 15.20.165, Multi-Family Development

Jeff Oyler stated that the proposal is to make some provisions in the Code regarding townhomes and condominium projects that would allow some single car garages to be built in those projects. The requirement would be to provide 2.5 parking stalls per unit but no building could have less than 50% of the units in that building with one car garages. They may use their driveways on their lots for parking space provided that they are at least 20 feet long. There were some recommended changes in the work meeting. Those changes have been duly noted and incorporated. Jeff read the section with the changes made.

Title 15.20.165 Multifamily Development, Item 5 would read as follows:

All townhouse and condominium projects shall be at least 1,200 square feet per unit and shall have a minimum of 2 ½ parking stalls per unit. At least one single car garage shall be provided for each unit. Where units are attached with common wall construction, at least 50% of the units per building shall contain a side-by-side, two car garage. Driveways can be used to meet the parking requirement provided there is at least 20 feet from the garage to the sidewalk or street. Private driveways can only be used to meet the parking requirement for that particular unit. All apartment style dwellings must be at least 1,000 square feet and shall provide one covered parking space per unit. Only areas of the

dwelling that have been completely finished shall be counted in the minimum square footage.

John Detamore made a motion to approve the zoning ordinance updates to Section 15.20.165, Multi-family Development as just stated. Lowell Mielke seconded the motion. All voted aye.

## 8. Planning Commission Comments

Curtis Seeds thanked Staff for all of their hard work throughout the year. He also thanked the Planning Commission for what they do for the city. He is looking forward to a new year of service on the commission.

John Detamore concurred with Curtis. He stated that he appreciates the service Lowell gave for the past few months in filling a vacancy on the commission.

Brad Lee echoed the thoughts of Curtis and John. He commended Lowell for his service to the city and appreciates his service and friendship.

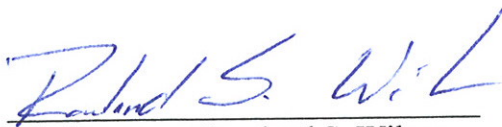
Lowell Mielke stated that he appreciates the opportunity he has had to serve the city again for a short while. Lowell apologized for missing the last meeting wherein a rezone was discussed regarding property on 2000 West. He encouraged the commission to recognize the commercial potential for that area and follow the General Plan as much as possible.

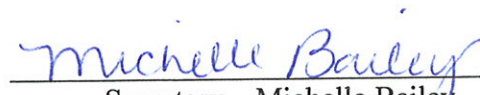
Rawlee Wilson agreed with Lowell regarding the property on 800 North and 2000 West. Upon further thought, Rawlee said he feels that the city needs to preserve some of those valuable pieces of land that we have set aside for commercial use. Rawlee also thanked Lowell for his willingness to serve on the commission again.

Jeff Oyler stated that between 2007 and 2011, seven or eight different subdivisions that were in some form of approval, most had received final plat approval, have expired. We only have two active subdivisions currently in the city. One is Wise Country Meadows, the other is Bartholomew Lane, Phases 2 and 3, and that has just received an extension.

## 9. Adjournment

Brad Lee made a motion to adjourn at 7:26 p.m. John Detamore seconded the motion. All voted aye.

  
Chairperson – Rowland S. Wilson

  
Secretary – Michelle Bailey

