



3200 W 300 N, West Point, UT 84015  
801.776.0970

**West Point City  
Planning Commission Agenda  
January 25, 2024  
WEST POINT CITY HALL**

---

**IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO [khansen@westpointcity.org](mailto:khansen@westpointcity.org):**

- **Subject Line:** Public Comment – January 25, 2024, Planning Commission Meeting
  - **Email Body:** Must include First & Last Name, address, and a succinct statement of your comment
- 

**WORK SESSION – 6:00 PM**

*Open to the public*

1. Discussion of text changes
2. Training
3. Staff update

**GENERAL SESSION – 7:00 PM**

*Open to the public*

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought *(Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought)*
4. Disclosures from Planning Commissioners
5. Public Comments
6. Approval of minutes from the September 28, 2023, Planning Commission meeting
7. Approval of minutes from the October 12, 2023, Planning Commission meeting

**Administrative Items**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application's compliance with the ordinance.*

8. Election of the Planning Commission Chair and Vice-Chair
9. Planning Commission Comments
10. Adjournment

*Posted this 19<sup>th</sup> day of January, 2024*

*Katie Hansen*

Katie Hansen, Deputy City Recorder

---

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

**Certificate of Posting**

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 19<sup>th</sup> day of January, 2024, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at

<http://www.westpointcity.org/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder



# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

**SEPTEMBER 28, 2023**

## **WORK SESSION 6:30 PM**

**Planning Commission Present:** Chairperson Jeremy Strong, Vice-Chairperson Scott Wolford, Commissioner PJ Roubinet, Commissioner Trent Yarbrough, and Commissioner Rochelle Farnsworth

**City Staff Present:** Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

**City Council Representative Present:** Michele Swenson (online)

**Visitors:** Kyle Hamblin and Craig Jacobsen

### **1. Discussion of proposed rezone and subdivision for property located at 3230 W 300 N**

Capital Reef Management has submitted an application for a Planned Residential Unit Development (PRUD) rezone request located at approximately 3240 W 300 N. This overlay zone request would also include the rezone from R-2 Residential (2.7 units/acre) to R-3 Residential (3.6 units/acre) as shown on the West Point City's General Plan Map. The purpose of the PRUD overlay zone as described in WPCC 17.60.160(A) is to "encourage imaginative and efficient utilization of land through large-scale residential development and provide greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units." This property has already been discussed by a previous applicant.

The PRUD overlay zone is a special zoning designation that allows for greater flexibility and increased density in exchange for higher development standards. To qualify for the PRUD zone, a development must meet certain requirements, including providing a minimum of 5% bonus density amenities. Bonus density amenities are features or improvements that go above and beyond the minimum requirements for residential development. Examples of bonus density amenities include parks, playgrounds, street trees, and trails. These amenities provide benefits to both the residents and the community as a whole.

The PRUD overlay zone requires the applicant to submit a concept plan along with a detailed description of the proposed density calculation and bonus amenities. If the property is rezoned to R-3 (3.6 units/acre), up to 13 units would be allowed on this 3.641-acre property.

#### **Request Summary:**

- Reduce front setbacks from 25 to 20 feet to enable the construction of narrower, deeper homes that are better suited for active adults.
- Construction of a private road instead of a public road (27' of asphalt and a 32' right-of-way compared to a 50' right-of-way private road standard).
- 14 total active adult (restricted) single-family lots (7% bonus density of the 20% total allowed)

- 8,700 sq ft (5.53%) open space designated to be used as a detention basin with a pavilion.
- Reduce side setbacks of the existing homes (lot 1 & lot 14) from 20 to 17.5 feet.

Jeremy Strong asked how wide was the street on the proposal for the previous applicant and Troy Moyes stated it was 50 feet, but this applicant is asking for a narrower street due to needing the depth for the houses. There is also no flag lot and cul-de-sac on this application compared to the previous and it ends in a hammerhead. Opinion can be sought from the fire department to ensure the hammerhead will work.

Trent Yarbrough asked about the access for lot 14 and Troy Moyes stated if UDOT follows the same rules as the last proposal, they will only allow one access point. The existing house to the west would have the access and lot 14 would remove the carport and the driveway would be accessed off the private street.

Kyle Hamblin, Ovation: Mr. Hamblin stated the garage is a front load garage and they would have to come around to enter. They have had preliminary discussions with UDOT and is under the belief they will require the same thing as the previous applicant. The idea for this area from Ovation was to maximize as much space as possible and still have it as an active adult community with 6,000 sq ft lot. The reason for the request for the front yard setbacks is to have multiple home options.

There was a discussion held referencing the text change to remove private roads from R-3 and how that would affect this application. Bryn MacDonald stated it is unsure currently. Typically, when a text change is taking place, the applicant is unable to move forward unless it has been taking longer than 6 months. There is a question when the 6-month timeline starts, if it is when Staff starts working on it or when Planning Commission does. Troy Moyes clarified private drives are allowed in a PRUD and that is what the applicant is seeking. He reminded the Commission this is a legislative decision.

PJ Roubinet asked with the width of the street if on street parking would be allowed and Bryn MacDonald stated it is not allowed and only one side of the street will have a sidewalk and there will be no park strips along the street. Mr. Hamblin asked if the Planning Commission would rather have a wider road with the houses closer to the road or a narrower road and the houses with deeper setbacks. Jeremy Strong stated it would depend on the depth of the driveway. Scott Wolford stated he is nervous for the shorter driveway in a senior living area and still keeping it safe and allowing adequate access for fire.

Craig Jacobsen, Ovation: Mr. Jacobsen stated in an active adult community, there are fewer people and fewer vehicles. Typically, there are not vehicles in the driveway because garages are utilized and the garages are 22-24 feet deep.

Trent Yarbrough asked why only the sidewalk on the west side. Mr. Jacobsen stated it is a function to create an open feel and what has been done in other projects. With only 12 homes, there will be very little sidewalk traffic. Trent Yarbrough asked with Ovation Homes owning the two homes on 300 N, if the idea has been presented to demo those homes and creating a few more lots there. Mr. Jacobsen stated no, they would like to keep the two homes, make this road and subdivision work, and then eventually sell the two homes. Mr. Hamblin stated the homes are currently worth more than the lots.

Jeremy Strong asked if the homes on 300 N would be part of the HOA and Mr. Jacobsen stated they would be opted out due to the homes having stairs and basements.

Troy Moyes asked if there is another project where the asphalt is this width. Mr. Jacobsen stated he believes there is one and he will get pictures for it.

Troy Moyes asked if 4-plexes has been researched for this space and Mr. Jacobsen stated he believes there was a discussion about doing some attached units, but the decision was this was a nicer looking project with individual homes. Jeremy Strong stated he has concerns with only 14 lots being able to cover everything with an HOA. Mr. Jacobsen stated it is done in other locations and is no problem.

Bryn MacDonald asked the size of the homes and Mr. Jacobsen stated the detached active adult homes are 1,800 sq ft to 2,400 sq ft. Some homes do have lofts.

Scott Welford asked if they have any information about the pavilion and open space. Mr. Jacobsen stated they try to consider the sustainability of the project and longevity. This open space is a larger area and they are open to suggestions on what type of pavilion the city would like to see here. Mr. Hamblin asked if the size and specs of the pavilion can be negotiated in the development agreement and Scott Welford stated yes.

Troy Moyes reiterated the PRUD is on a point system and they need 7% bonus density for what is being requested. Open space (detention basin) and amenities is what is being requested. It is up to the Planning Commission if they feel this fits the 7% needed. There has not been any information provided for landscaping or the pavilion.

Jeremy Strong stated before this moves on, he would like to see landscape and pavilion details to be able to gage the point system and if it is justifiable for the exceptions being made. Mr. Jacobsen stated as a reminder, in the active adult community, the entire yard is landscaped. He can bring more detailed plans.

It was agreed by the Planning Commission to hold another meeting where more information is presented before a public hearing is held.

## **2. Review of agenda items**

There were no items discussed.



# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

**SEPTEMBER 28, 2023**

## **GENERAL SESSION 7:00 PM**

**Planning Commission Present:** Chairperson Jeremy Strong, Vice-Chairperson Scott Wolford, Commissioner PJ Roubinet, Commissioner Trent Yarbrough, and Commissioner Rochelle Farnsworth

**City Staff Present:** Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

**City Council Representative Present:** None

**Visitors:** Johnny and Debbie Aranda, Lance Cleverly

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer - Rochelle Farnsworth**
- 4. Disclosures from Planning Commissioners**

Jeremy Strong stated he has done some work for the Aranda's in their home.

### **5. Public Comments**

There were no public comments.

### **6. Discussion and Consideration of a Conditional Use Permit for an Accessory Building Located at 2130 W 300 N, Lance Cleverley, applicant**

Lance Cleverly is requesting a conditional use permit to construct a 4,000-square-foot accessory building on his property located at 2130 W 300 N. The property measures 0.69 acres, which is equivalent to 30,056 square feet. According to West Point City Code 17.70.030(A)(5), all accessory buildings that exceed 1,500 square feet, regardless of the lot size, require a conditional use permit.

The property line extends to the center of 300 N and the available land area is 0.64 acres or 27,878 square feet. The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

	<b>Required</b>	<b>Proposed</b>
The combination of all accessory buildings does not occupy more than 20% of the lot area less the footprint of the main building.	$\leq 20\%$	18%
Not closer than 5' from the main building	$\geq 5'$	140'
Roofline equal to or less than the residential dwelling	N/A	N/A
Wall Height (side)		24.3'
Wall Height (rear)		16'
Rear setback	$\geq 4'$	10'
Side setback	$\geq 6'$	6'
Must not be closer than 15' from any dwelling structure on the adjacent lot.	$\geq 15'$	+150'

Troy Moyes stated he does meet all standards as outlined in the Code.

Lance Cleverly, 2130 W 300 N: Mr. Cleverly stated he would like to use it as storage. He has a 38-ft RV and his dad has a toy hauler. Trent Yarbrough asked if there will be utilities and Mr. Cleverly stated only power that will be above ground. There will be one light above the entrance door. Jeremy Strong asked if there will be gravel and Mr. Cleverly stated yes. Scott Wolford asked if the neighbors have gardens where the building will now cast a shadow. Mr. Cleverly stated he has spoken with his neighbor who has no problem. If the building needed to be moved over, he is able to as long as he is able to have enough parking space for one vehicle. Scott Wolford asked if it will be insulated and Mr. Cleverly stated it will be with R-19. Jeremy Strong asked if the building will be metal and Mr. Cleverly stated it will and he will try to match the house. There is a building located on this lot, a small single-car garage, and Mr. Cleverly stated it will be demolished.

Scott Wolford motioned to approve the conditional use permit to construct a 4,000 sq ft accessory building on the property 2130 W 300 N with the condition that all outdoor lighting be shielded and downward directed, Lance Cleverly, applicant. Trent Yarbrough seconded the motion. All voted aye.

#### **7. Discussion and Consideration of a Conditional Use for a Home Occupation (USA Karate & Martial Arts) Located at 3846 W 520 N, Johnny Aranda, applicant**

Johnny Aranda is requesting a conditional use permit to operate USA Karate & Martial Arts out of his home located at 3846 W 520 N. West Point City Code 17.70.140(F) outlines standards for "Home Group Instruction." The applicant has stated that "USA Karate is a martial arts studio or dojo that offers training and instruction in the practice of karate. It serves as a dedicated space where individuals, both adults and children, learn and develop their skills in traditional martial arts."

Johnny Aranda is proposing to offer two to three karate classes a day, four days a week (Monday-Thursday) between the hours of 4:30 pm and 7:30 pm. Each class will have a maximum of 15 students and will be separated by a 30-minute transition period to allow parents to pick up and drop off their children.

West Point City Code 17.70.140(F) states that home group instruction, which includes karate schools, must meet the following requirements:

- The instructor must be a resident of the premises where the home occupation is conducted.
- A group is defined as three or more students attending a session.
- The number of classes is limited to two per day, and the sessions must be separated by at least 30 minutes to allow for pick-up and drop-off.

Mr. Aranda's proposal meets all of these requirements. In addition, he has provided the following information:

- Students will access the home using the walk-out basement on the west side by the garage.
- The home is located on a corner lot and has adequate frontage on both sides.
- Most of the students come from the same family, thus limiting the number of cars. He does not anticipate there being more than 6 cars parked at his home at the same time. Most, if not all, parents drop off the students and then come back to pick them up at the conclusion of the class.

The application has been reviewed by the West Point City Code Enforcement Officer who has stated that there are no significant concerns. He did instruct the applicant that there might be potential parking issues and that he would need to instruct the students and parents to never park in front of the neighbor's driveway, mailbox, or fire hydrants.

Johnny and Debbie Aranda, 3846 W 520 N: Mr. Aranda is aware the City Code states two classes per day, but he would love to be able to do three and keep 8-10 kids in class. He teaches karate and martial arts because he has a passion for it, it keeps him healthy and active, and is a good way to give back to the community. He likes to help out those in the community who have financial needs and also makes every black belt tested perform community service. He was previously in Layton for 40 years and is changing locations due to the high cost of facility rental.

Trent Yarbrough asked if the basement in the home is finished with a studio area and Mr. Aranda stated yes. Trent Yarbrough stated his wife does something similar and is in favor of home occupations that teaches young kids good values and discipline as well as giving back to the community.

Scott Welford stated the home is located next to the road that ends and asked if the surrounding area has plans, especially for the road. Troy Moyes stated the road is anticipated to go north and tie in to 800 N.

There was a discussion on City Code stating two classes per day and if the conditional use is able to change that with three. Mrs. Aranda stated they would hold two classes on Monday, three classes on Tuesday, Wednesday, and Thursday with no classes on Friday, Saturday, and Sunday. The class lengths are 45 minutes for youth and hour long for adults.

Scott Welford motioned to approve a conditional use permit to operate USA Karate and Martial Arts as a home business located at 3846 W 520 N with the following conditions:

1. Classes are to be finished by 8:30 pm
2. There is a 30-minute break between sessions
3. No more than 14 sessions per week.

Trent Yarbrough seconded the motion. All voted aye.

#### **8. Staff Update**

Bryn MacDonald stated three applications have been received for the General Plan. The first is for Cold Spring Road, a property near the interchange area. The General Plan is zoned as R-3 and the application is for high density and apartments. The second is 4200 W 800 N, John Nelson/Psion Homes. The General Plan is zoned R-2 and the applicant is asking for industrial for storage units. The third is 4100 W 400 S, Craythorn Homestead LLC on the north side of SR-193 near the interchange. The General Plan is zoned as R-3. They are asking for R-4 and R-5. All applicants have submitted concept plans and information and will be at the next meeting for a discussion.

A small area plan is taking place for the Main Street Property across from City Hall and the property to the west of Smiths. The Planning Commission should see a new revised map for the General Plan in the coming weeks. City Council will discuss it on October 17<sup>th</sup> and she encouraged the Planning Commissioners to either attend in person or via zoom.

Troy Moyes stated Staff is reviewing plans for Big-O Tires and an oil change business next to 7-11. City Council has not approved the LC zone. The property on the corner of 300 N and 2000 W is potentially being considered for a rezone. No application on that one yet.

#### **9. Planning Commission Comments**

Rochelle Farnsworth had no comments.

Scott Wolford expressed his pleasure to serve this community.

PJ Roubinet stated he was happy to attend and thanked Staff for their efforts.

Trent Yarbrough enjoyed the entertaining evening. He wanted to express some thoughts he is having regarding the rezone that was discussed during the meeting incase he is not at the next meeting. He does not like the thought of removing the sidewalks and leaving the two existing homes. He feels leaving those homes will cause the subdivision to look forced versus tearing them down and making it look like it belongs. If torn down, the drainage pond could be moved creating a better barrier for homes. He feels there is a better product that can be offered to the City if options were considered.

Jeremy Strong thanked the Staff for the guidance and listening to them pontificate.

#### **10. Adjournment**

Trent Yarbrough motioned to adjourn at 7:47 pm.

---

Chairperson

---

Deputy City Recorder– Katie Hansen





# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

**OCTOBER 12, 2023**

## **WORK SESSION 6:00 PM**

**Planning Commission Present:** Chairperson Jeremy Strong, Vice-Chairperson Scott Wolford, Commissioner PJ Roubinet, Commissioner Jeff Turner, and Commissioner Rochelle Farnsworth

**City Staff Present:** Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

**City Council Representative Present:** None

**Visitors:** Mike Richey, Anne Stoddard, John Nelson, Logan Johnson, Craig Jacobsen, Kyle Hamblin

### **1. Discussion of General Plan application for 4200 W 800 N, John Nelson**

Troy Moyes stated John Nelson who represents Psion Homes and who is the acting agent for A G Stoddard Family LLC-2, is petitioning the city to consider amending West Point City's General Plan Map at the location of approximately 4200 W 800 N (that consists of 10 acres) from R-1 residential (2.2 units per acre) to R/I-P (Research/Industrial Park). There is no other location of industrial nearby. The applicant has stated they would like to place storage units on the property due to having limitations of developing.

John Nelson stated because of the West Davis Corridor and the bluff, a subdivision cannot be placed here because of the fire code relating to the length of a block of 600 ft and the city has an ordinance of the same statute. One or two lots could go in, but the lots would be very expensive. He does understand West Point does not like General Plan changes, but this piece is so unique they are hoping to do a higher end storage unit in this unique property. They would like to figure out something to do with the land and not leave it as a dead piece. A discussion took place regarding the properties to the north and Mr. Nelson stated all of them are backyards and there is not a way to connect a road to the north for an access point. UDOT does own the property to the east along 800 N, but it has not been recorded exactly where the corridor will go. Until it is, UDOT will not sell those properties. Troy Moyes stated if the applicant was to obtain those properties, there would still be an issue with fire access. Mr. Stoddard stated an issue with being below the bluff is storm water does get dumped onto this property and if the property was able to be developed, they would fix that issue.

Jeremy Strong asked if they have received input from the neighbors regarding storage units in their backyard. Mr. Nelson stated the product does not have to be storage units. They felt like that option would be the best tax revenue for the city.

Rochelle Farnsworth asked if there is space to do a different business such as a dance studio or office space and Mr. Nelson stated it depends on if it will fit in that space. Troy Moyes stated this will be squished down into a gulley between the corridor and the bluff. Mr. Nelson stated there is no other

type of property like this in the City. Jeff Turner asked if there is a design he had in mind for the storage units and Mr. Nelson stated something similar to the storage units on 3445 W and 1700 S in Syracuse. It would be an office in the front blocking view of the units.

Jeff Turner stated a few weeks ago a survey was completed with the results stating residents want to keep the rural feel. He does understand landowners can do what they want with their land, but he was wondering if these could be made to look more rural to keep that feel. He also understands though the neighbors might not like seeing this in their backyard. Mr. Nelson stated it would only be a few homes and they could make them look nice with good security. He stated they are open for suggestions other than storage units. Bryn MacDonald stated it would be nice to show the public some plans and Mr. Nelson stated he does not want to spend a lot of money for an engineer if it will not happen. Troy Moyes stated the applicant needs to know if the Planning Commission would like to explore the storage unit option. Jeremy Strong stated he does not like when a property owner is not able to use the property and now is the time to think outside of the box to find a use for the City while being able to do something with this property. He suggested to possibly come up with different ideas before they go to the residents with a public hearing.

A decision was made to wait for two weeks to discuss different ideas and come back for another discussion before holding a public hearing.

## **2. Discussion of a proposed rezone and site plan for Oil Changers to be located at 1961 W 350 N**

Logan Johnson, representing Wright Development, is seeking development plan approval for a new business called Oil Changers. The development plan includes a rezone, preliminary plat, site plan, and conditional use permit. The property is located at 1961 West 300 North, just north of 7-Eleven along 2000 West.

Recently the Planning Commission recommended to the City Council a new zone called the Limited Commercial (L-C). This zone permits automotive services to be allowed by a conditional use permit. The City Council has discussed this and will be holding a public hearing on this matter on October 17, 2023. The proposal is to rezone this property from N-C commercial and R-3 residential to the new L-C commercial.

The site plan shows that the development will consist of a single-story building with a total of 1,775 square feet. The building will be located on the front of the property, with a parking lot in the rear. The plans show the existing drive that connects to 350 N will be moved further east. The Planning Commission stated they do like how the access has been moved further to the east and will share the access with 7-11.

Logan Johnson, Wright Development, stated Oil Changers will have two bays so they can come in and come out. They are able to move the access points per the CC&Rs with 7-11 as long as they have clear access at the end. The elevations submitted have been designed to the NC standard. There are gaps that are not currently owned by them, but they will fence those places. He would like to receive feedback from the Planning Commission as the architects are ready to start. He knows there will be a development agreement.

Jeff Turner asked about landscaping and Mr. Johnson stated they just put a preliminary together with the number of trees and grass, but if xeriscaping is wanted, they are able to accommodate that. They will try to match the trees and spacing with 7-11.

Troy Moyes stated Staff has not done a full review on the plans. Scott Wolford stated he feels Staff has communicated appropriately with the Planning Commission and feels this is a good location for this use. PJ Roubinet recommended for Mr. Johnson to possibly located the 7-11 tanks to ensure it will be a clean enter and exit for the tanker vehicles.

A decision was made to hold a public hearing at the next meeting.

### **3. Discussion of proposed rezone and subdivision for property located at 3230 W 300 N, Capital Reef Management**

Troy Moyes stated Capital Reef Management has submitted an application for a Planned Residential Unit Development (PRUD) rezone request located at approximately 3240 W 300 N. This overlay zone request would also include the rezone from R-2 Residential (2.7 units/acre) to R-3 Residential (3.6 units/acre) as shown on the West Point City's General Plan Map. The purpose of the PRUD overlay zone as described in WPCC 17.60.160(A) is to "encourage imaginative and efficient utilization of land through large-scale residential development and provide greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units." This property has already been discussed by a previous applicant.

The PRUD overlay zone is a special zoning designation that allows for greater flexibility and increased density in exchange for higher development standards. To qualify for the PRUD zone, a development must meet certain requirements, including providing a minimum of 5% bonus density amenities. Bonus density amenities are features or improvements that go above and beyond the minimum requirements for residential development. Examples of bonus density amenities include parks, playgrounds, street trees, and trails. These amenities provide benefits to both the residents and the community as a whole.

During the September 28, 2023 work session meeting, the Planning Commission requested more information from the applicant on the following items:

1. Private Road: The applicant stated that they would provide an example of a project in West Haven with similar asphalt width
2. Pavilion: The commission requested that the applicant provide more details on the type of pavilion that is requested.
3. Detention Basin: The applicant will provide additional information about the overall look of the detention basin, including the landscape and depth.
4. Home Setbacks: The commission requested that the applicant look at other floor plans that might allow a more reasonable setback than the proposed 20'.

The private street is actually labeled as a private lane per the City Code. It would need curb and gutter access on both sides of the street and does not provide access to more than 15 units. It meets the requirements for a private lane which is 25 ft and a private street is 50 ft. The current proposal of the subdivision code does not allow private lanes to connect to collector streets and 300 N is a collector street.

Jeremy Strong asked if the City Code has standards for curbs and Troy Moyes stated the standard is a high curb. With the PRUD, it can be stated to have a different curb.

sidewalk. The lane does meet Code, but can eliminate the one sidewalk to give a wider road. They are open to make changes.

Rochelle Farnsworth asked how no sidewalk affects an active adult community. Mr. Jacobsen stated with the photos he took, he did try to show how these communities have thrived and use the street as a driveway as there is not a lot of traffic. Jeremy Strong stated he has thoughts where it is an active adult and there will be minimal children around. Jeff Turner stated he would like to see more road and no sidewalks. Mr. Jacobsen stated if the sidewalks were reduced, the road could be 32 ft with a 20 ft setback.

PJ Roubinet asked for Trent Yarbrough, who was unable to attend the meeting, about demoing the houses. He had the same concerns and how would this change the property. Mr. Jacobsen stated it does not change the width of the property and would be exchanging two new lots. Jeff Turner stated with the new homes, the driveways could be accessed from the private lane and not 300 N. Mr. Jacobsen stated it comes down to cost as they had to purchase the two homes and there are not enough lots in the project to make up for the loss of a finished home.

Bryn MacDonald stated fire would not allow parking on the street. Mr. Jacobsen stated they have in the CC&Rs no parking on the street for nighttime. In the time he has been employed with the company, over 8 years, he has not heard of a complaint regarding private lanes. If the sidewalk were eliminated, then 32 feet would be achieved.

Jeremy Strong asked what City Council feelings would be if there was no sidewalk, a wider street, and the housing were pushed back to achieve more room in the front. Bryn MacDonald stated she was unsure.

Mr. Jacobsen stated in regards to the pavilion, they do not have the full landscaped figured out, but it does qualify as useable space and qualifies for a 10% density bonus.

Rochelle Farnsworth stated this is one of those parcels where considerations will need to be made. She thinks for the open space, it does make sense to push the houses back a little bit more to create the bigger front. She stated she can see the purpose of the no sidewalk, but only if there is a community understanding the road will be used as the sidewalk. She would prefer the sidewalk first though.

PJ Roubinet stated a sidewalk is normally put in as a designation travel way, but in this particular instance, people will not walk on there. Rochelle Farnsworth stated she has family in a wheelchair and without a sidewalk it is kind of hard. PJ Roubinet stated going on the side of the road you are in the gutter pan so you tilt. Everyone who purchases a home in this project will be aware of what they are getting.

Jeremy Strong stated when he thinks about the other proposals for this property, he feels the street width will be hard. He would be okay to lessen the back and move the houses back and his preference is to remove the sidewalk and get a bigger street as in other communities they do not use the sidewalks.

Mr. Jacobsen stated the active adult communities have been their best-selling product and generally when they have commissioned studies, most communities want to have a different housing type for the older population. Jeremy Strong asked if the CC&R states anything about a company coming in

Planning Commission 10-12-2023 Page 4 of 6

and buying them and renting them out. Mr. Jacobsen stated yes, they have to be owner occupied. Jeremy Strong stated there needs to be a give and take. The two houses on 300 N are nice, but the backyards are wasted as there is nothing productive happening with them. In having a deficit of housing, there needs to be something done to keep the residents here as they do get older.

Kyle Hamblin, Ovation, stated if they demolish the houses to bring in a 60 ft road with a public right of way, it would bring in a different product, feel, and people. They are trying to do what is of most value and best for the City. Mr. Jacobsen stated the 55+ really like these types of communities and they do get younger, empty nesters who want to move in and they have to limit it and really try to keep it to the 55+.

Bryn MacDonald clarified the recommendations to the applicant would be to eliminate the sidewalk and add that spacing to the road, push the houses back so the front has a setback of 22 foot in front and 18 feet in the back. Mr. Jacobsen expressed concern for the homes on the west side having 18 ft which might feel too close to the other backyards. Troy Moyes pointed out these homes do have covered patios. Rochelle Farnsworth asked if those 4 homes on that side could be smaller homes and a different variation. Mr. Jacobsen stated it would be better to have setbacks of 20 ft in the front and 20 ft in the back, allowing 32 ft of asphalt with no sidewalk and the Planning Commission agreed to that.

In discussing amenities, it was asked to have benches placed in the open space, obtain measurements for the pavilion, and a walkway around the open space at the detention pond. Bryn MacDonald asked if UDOT has approved the one driveway and Mr. Jacobsen stated they do not have an official approval. It was asked for the applicant to bring back as much detailed as possible in all aspects with a letter.

A decision was made to hold a public hearing at the next meeting.

#### **4. Staff Update**

Bryn MacDonald stated Staff has received an application from J. Fisher for apartments at the interchange. They have also received an application for phase 5 and 6 for Craythorne Homestead, Jerry Preston, applicant. The applicant has asked to hold a public hearing at the next meeting. The applicant is asking for R-4 and R-5. The R-4 would be single family, 5,000-6,000 sq ft lots (6 units per acre). This was presented a year ago and the Planning Commission denied due to the market study being conducted and awaiting results. Jeremy Strong stated apartments get the City nowhere in relation to home ownership. Rochelle Farnsworth stated condos would be better. PJ Roubinet stated he remembers from a year ago the reason the applicant was seeking a different feel than originally proposed was due to UDOT placing the street down the middle of the project. Bryn MacDonald stated the interchange coming in has also changed plans.

There was a discussion on what the consultants have suggested the General Plan map to look like, but Staff has some work to do and it will come to the Planning Commission soon to review.

#### **5. Planning Commission Comments**

Rochelle Farnsworth had no comments.

Jeff Turner had no comments.

PJ Roubinet appreciated the comments made by everyone which gave him some things to think about.

Scott Welford had no comments.

Jeremy Strong thanked everyone for the comments and all their hard work.

**6. Adjournment**

The meeting was adjourned at 8:10 pm.

---

Chairperson

---

Deputy City Recorder– Katie Hansen