



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

APRIL 11, 2024

---

## WORK SESSION 6:00 PM

**Planning Commission Present:** Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford (online), Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, and Commissioner Adam King

**Planning Commission Excused:** None

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

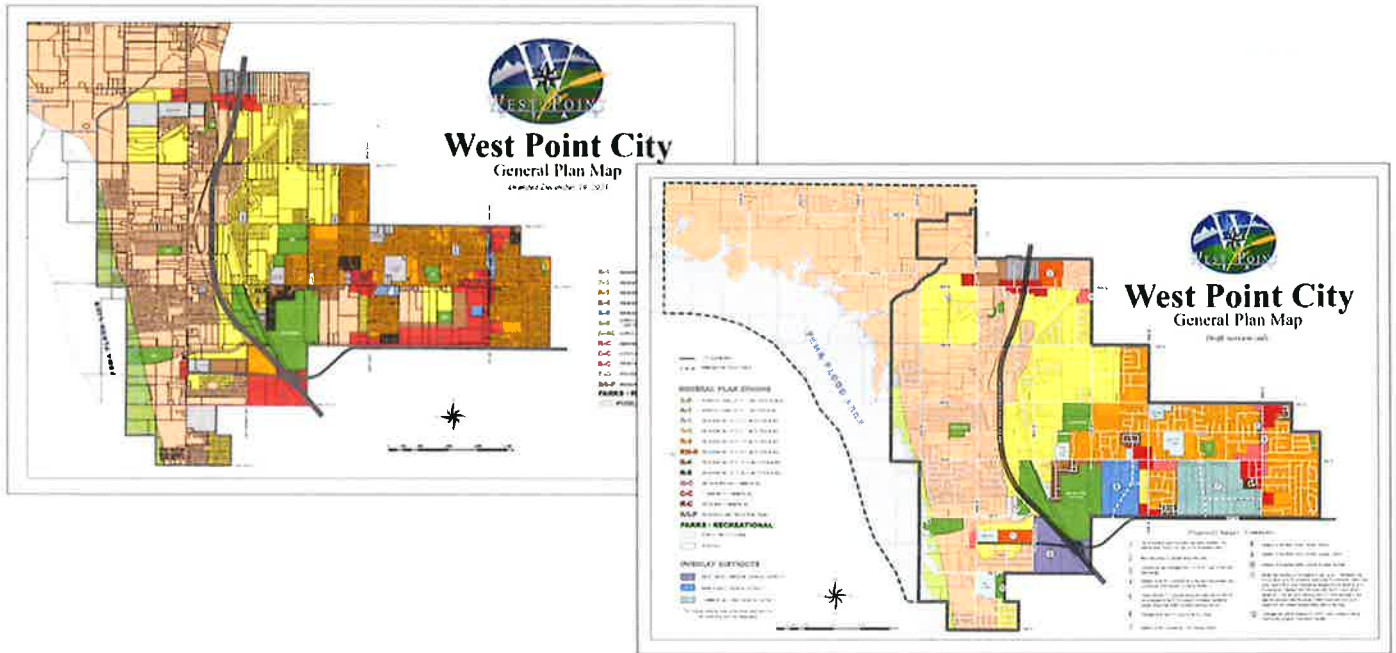
**Visitors:** None

### 1. Discussion of draft General Plan map

Troy Moyes introduced the first item on the agenda, the General Plan map draft, emphasizing that it is a significant part of the broader effort to update the General Plan with consultants' help over the past year. The process included a visioning session with City Council, and now the goal is to present preliminary information to the Commission for feedback. The General Plan update comprises three components: The General Plan map, the text, and the small area plans. The current discussion focused on the General Plan map. Troy Moyes requested feedback on what the Commissioners liked or disliked, emphasizing that while input from developers and property owners might be considered, the plan was not driven by their interests at this stage. He presented the draft map showing current plans on the left and proposed changes on the right, explaining the need to review each proposed change in detail (draft map on next page).

Bryn MacDonald elaborated that the General Plan serves as a vision document guiding zoning decisions. It does not directly approve or change zoning but indicates future land use intentions, helping developers understand the city's plans when seeking zoning changes. Troy Moyes added that this vision helps city staff respond to developers' requests more effectively, aligning with the city's long-term goals.

The discussion then moved to specific changes in the General Plan map. The first change involved modifying the boundary to remove an unincorporated area, which Clinton City is petitioning to annex. The legend on the map was updated to specify "up to" certain units per acre, providing more flexibility. The R-4 zone was reclassified to allow up to 10 units per acre, and a new RN-6 zone (residential neighborhood) was introduced, permitting up to six units per acre. Additionally, the A-40 zone was replaced with the A-1 zone for clarity, and the PL zone was removed. Commercial zones were adjusted to include professional office spaces. The map now includes the actual FEMA flood



line, and new overlay districts were added, such as the commercial core, Main Street, and West Davis Corridor overlay districts. Proposed parks, schools, and public facilities were also identified on the map.

Commissioner Roubinet inquired about the process for building in overlay districts, asking if rezoning would be necessary. Troy Moyes clarified that the small area plans would propose zoning. Commissioner Turner confirmed that the public would review these changes, and Bryn MacDonald stressed that the Commissioners should shape the plan according to their preferences.

The discussion then shifted to the industrial zone, where there was interest in extending it. Troy Moyes noted recent interest in storage units and potential property tax benefits of industrial developments. Bryn MacDonald and Commissioner Wolford highlighted the pros and cons of industrial areas, including tax revenue, traffic, emissions, and community impact. Commissioner Farnsworth suggested creating a special industrial zone with select uses, and Bryn MacDonald explained that zoning decisions would consider the specific use proposed by developers.

Commissioner Roubinet raised an issue related to an easement for trails in certain neighborhoods, and Troy Moyes stated he believed there was a trail planned. The Commissioners also debated the future of residential areas along 2000 W, with Commissioner Farnsworth suggesting office buildings could be a better fit than townhomes. Bryn MacDonald and Troy Moyes noted the limitations of lot sizes for large commercial developments.

The discussion concluded with Troy Moyes emphasizing the need for further discussion on the annexation area and other proposed changes. The plan will continue to evolve with input from the Commissioners and the public. Bryn MacDonald reiterated that zoning decisions could be made at the time of annexation, either as R-1 or agricultural, with future adjustments as needed. Troy Moyes promised to email the map for further review and continued discussion in upcoming meetings.

**2. Discussion of the accessory building ordinance**

Bryn MacDonald highlighted the need to revise the code for accessory buildings to prevent oversized and intrusive structures in backyards. The current code permits these buildings to cover 20% of the lot area minus the footprint of the house. Bryn MacDonald suggested changing this to 10% of the total lot area to simplify calculations and prevent excessively large structures. She noted that while most accessory buildings are within acceptable limits, a few have been excessively large, prompting this proposed change.

Bryn MacDonald further explained that currently, accessory buildings on lots smaller than 20,000 square feet must be less than the height of the house, with a maximum height of 30 feet. On larger lots, they can exceed the house height. The new proposal suggests limiting the height to 18 feet or less on smaller lots and 25 feet on larger lots.

<b>Current rear and side yard setbacks:</b>	<b>Wall Height (Feet)</b>	<b>0 to 12</b>	<b>12+ to 16</b>	<b>16+ to 19</b>	<b>19 + to 22</b>	22+ to 25	25+ to 28	28+ to 30
	<b>Minimum setback (feet)</b>	1	3	4	5	6	7	8

<b>Proposed rear yard setbacks:</b>	<b>Wall Height (Feet)</b>	<b>0 to 10</b>	<b>10+ to 15</b>	<b>15+ to 20</b>	<b>20 + to 25</b>
	<b>Minimum setback (feet)</b>	3	5	10	15

**All side yards are 5 feet**

Troy Moyes clarified that these buildings are typically used to store large items like RVs, which require 14-foot doors and 16-foot walls, leading to overall heights of about 23-24 feet. He emphasized that on smaller lots, these structures look disproportionately large and can be very close to property lines, which is problematic.

Commissioner Turner inquired whether the changes included accessory dwellings, to which Troy Moyes responded negatively, indicating they are treated differently. Commissioner Wolford asked about multiple accessory buildings and Bryn MacDonald confirmed that while multiple buildings are allowed, their combined footprint must not exceed 10% of the lot area.

Bryn MacDonald also addressed setbacks, explaining that the proposed changes would increase setbacks, especially for taller structures, to prevent large buildings from being too close to property lines. She noted that currently, a 22.5-foot tall accessory structure can be built very close to the property line, which is undesirable.

Troy Moyes proposed standardizing side yard setbacks to five feet regardless of the lot size. He acknowledged that any changes to the code would likely upset some residents, as accessory building size is a common inquiry.

Commissioner King questioned the need for the 20% to 10% reduction, expressing concern that it might be too drastic. Bryn MacDonald responded that the change would significantly reduce the maximum allowable size, but noted that most people do not build structures close to the current maximum.

Troy Moyes and Bryn MacDonald agreed to provide examples to illustrate the impact of the proposed changes and to continue the discussion to reach a consensus that addresses the community's concerns while maintaining reasonable regulations.

**3. Review of agenda items**

This item was not discussed due to time expiring in the work session.

**4. Staff update**

This item was moved to the General Session due to time expiring in the work session.



3200 WEST 300 NORTH  
WEST POINT CITY, UT 84015

# WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

APRIL 11, 2024

## GENERAL SESSION 7:00 PM

**Planning Commission Present:** Chairperson PJ Roubinet, Vice-Chair Jeff Turner, Commissioner Scott Wolford, Commissioner Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Spencer Wade, and Commissioner Adam King

**Planning Commission Excused:** None

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

**Visitors:** Blake Bastian, Jared Jensen, Terry Ellis, Michele Swenson, Kelsie Sanchez, Mark and Mary Montgomery, Devin Fisher, Mitch Vance, Amber Wade, David Donaldson, Jaren Freckleton, Chad Bessinger, Britton Bauer, and Steve and Wendy Tate

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Prayer – Joe Taylor**

**4. Disclosures from Planning Commissioners**

There were no disclosures from the Planning Commissioners.

**5. Public Comments**

There were no public comments.

**6. Discussion and consideration of a rezone from R-1 to R-4 (Residential/8 units per acre) for property located at approximately 4100 W 600 S; Craythorne Homestead LLC, applicant**

Jerry Preston and Blake Bastian, representing Craythorn Homestead, LLC, have applied for a rezone for 20.85 acres of land located at approximately 4100 W 600 S. The request is to rezone from R-2 Residential (2.7 units per acre) to R-4 Residential (8 units per acre). This area is located just north of the future SR-193 extension to 4500 W and east of the new elementary school. The applicants have also submitted a preliminary plat for the property (which is not on for decision). The City Council approved a General Plan amendment for this property in December 2023. The General Plan was changed from R-2 to R-4 (8 units per acre). The property being considered contains two separate parcels: parcel number 12-045-0079 (15.55 acres) and parcel number 12-045-0080 (5.30 acres) for a combined area of 20.85 acres.

The preliminary plat has 98 single-family dwellings with a density of 4.7 units per acre. This is less than the max density of 8 units per acre in the proposed R-4 zone. Staff has reviewed the plans for compliance with the code. The proposal complies with density, lot size, and lot width. The R-4 zone requires 30% open space. The current plan does not propose any open space. The new subdivision code also states that private roads are only allowed in multi-family developments. The applicant has indicated that they will change the roads to all be public. A development agreement will be required to allow the requested deviations from the zone.

The applicant would like the following exceptions included in the development agreement:

- Building setbacks on side yards to be reduced from 10' to 5'. The front yard setbacks to be reduced from 25' to 23' (This is in order to make the roads public). The side setbacks for corner lots reduced from 20' to 15.
- Open space to be waived from 30% to 0%. A landscape strip along SR-193 and Cold Springs Road will still be required and not part of this exception.
- Eliminate the park strips on the north and south of each of the block and install of 6' sidewalk instead of a 5' sidewalk.

The applicant has also included on the development agreement architectural restrictions as followed:

- Front facades to be at least 40% brick, rock or stone
- Minimum square footage of 1,400 sq. ft. on main level for rambler style homes
- Minimum square footage of 1,900 sq. ft. above grade for two story style homes
- All homes must have a minimum 4-12 pitched roof
- All homes will have a minimum 2 car garage
- No vinyl siding will be allowed

Troy Moyes noted the pictures the applicant submitted were of houses similar to those in the Craythorne Homestead development to the south. Commissioner Taylor raised a concern about the absence of a park strip and if there would be an impact on water line maintenance. Troy Moyes explained that most water lines would be in the road and that is a detail to be addressed in the preliminary stages.

Commissioner Turner inquired about R-4 zoning allowances for townhomes, and Troy Moyes clarified that while R-4 zones could include townhomes, this project opted for exceptions to maintain a single-family area feel, thus limiting open space. Commissioner Turner sought clarification on a previous discussion about creating a path from the neighborhood to the school.

Blake Bastian, 7689 S 1750 E, South Weber, applicant: Mr. Bastian noted that the school did not allow a specific gate through the subdivision to their property. The school is typically fenced off and installing a gate would have required special permission from the school district. Therefore, the plan is to use the sidewalk along SR-193 as the walking path to the school. Mr. Bastian noted along the other phases of Craythorne Homestead is a concrete fence that runs along the back of the subdivision adjacent to SR-193, followed by an eight-foot landscape buffer, a five-foot sidewalk, a park strip, and then the curb. The same arrangement would be implemented on the other side. Along Cold Springs Road will be a vinyl fence with the same eight-foot landscape buffer. The

easement in the plan was designed to route the sewer out of the subdivision, running along the back of the school district property and out to 4500 W.

Troy Moyes clarified that the Cold Springs Road landscape buffer would only have shrubs due to canal restrictions not allowing trees. Mr. Bastian added that eliminating the park strip on interior blocks gained about nine feet of width, enabling wider lots and three-car garages, which would improve and reduce off-street parking, while sidewalks would still be present along the sides of the houses.

Commissioner Farnsworth motioned to open the public hearing

Commissioner Turner seconded the motion

All voted aye.

**a. Public Hearing**

Mary Montgomery, 696 S 3500 W: Mrs. Montgomery emphasized with her property, they are in a dispute regarding her property going to the middle of the road while her neighbors, the Manning's, own the other half. She questioned if the easements are moved for this applicant, will that eventually mean it will be moved on her property because what is done for one, will be done for another. She expressed concern about removing the parking strip as it will create a safety issue for children who will be walking to and from school. The parking strip allows extra room between the sidewalk and the street from speeding cars. She does not have children who attend schools but does have grandchildren.

David Donaldson, 4289 W 475 S: Mr. Donaldson walks this neighborhood almost every day and was pleased that the plan changed from high density housing to single-family housing, promoting homeownership and buying into the community. He appreciates the width of the road and sidewalks. He does note there needs to be landscaping that will still need to take place.

Jared Jensen, 4245 W 625 S: Mr. Jensen expressed his reservations about the proposed development, acknowledging that while it may not be classified as high-density housing, it still appears densely packed on the plot map. Drawing on his professional experience as a law enforcement officer for 12 years, Mr. Jensen raised concerns about the potential increase in property crimes and violent crimes in the area due to the introduction of such housing. He emphasized the lack of a local police department to support the community, highlighting the challenges faced by neighboring cities in responding to incidents in West Point. Mr. Jensen stressed the importance of prioritizing basic infrastructure, including the establishment of a police department, before considering developments of this nature. He cited FBI data suggesting the need for a significant number of police officers per 1000 residents, far exceeding the current capacity of Davis County. Mr. Jensen concluded by advocating for the preservation of West Point's low-crime reputation and urged a cautious approach to development until adequate infrastructure is in place to manage potential challenges effectively.

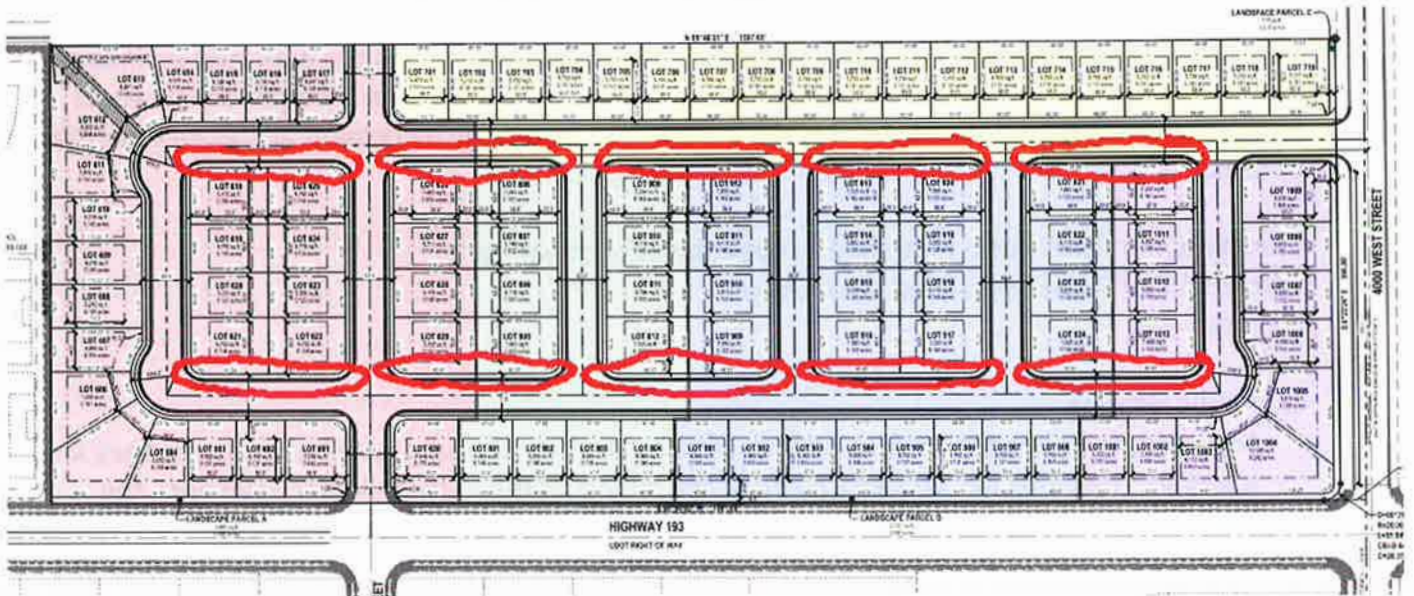
Commissioner Turner motioned to closed the public hearing

Commissioner Taylor seconded the motion.

All voted aye.

**b. Decision**

Commissioner Roubinet asked which parking strips were being reduced and Troy Moyes clarified that the ones circled in red were the ones being eliminated.



Commissioner Wolford expressed appreciation for Sergeant Jensen's participation, reflecting on his own experience with high-density housing issues in Weber County. He acknowledged that while increased density does not necessarily lead to more crime, it does increase service calls. He emphasized the need for balanced development, advocating for options that allow individuals control over their property, which could benefit young families currently priced out of the market. Commissioner Wolford noted that despite public resistance to more housing, there is a desire for affordable starter homes for young families.

Commissioner Roubinet mentioned during the City Council and Planning Commission joint discussion on March 19, the police force was discussed and suggested contacting Kyle Laws, City Manager, to answer questions related to the contract with the Davis County Sheriff's Office. Commissioner Turner supported Commissioner's Wolford's comments and highlighted recent concerns about water conservation. He recalled a water conservation class that suggested eliminating park strips to significantly increase water capacity, noting that the current plan also enlarges lot sizes to accommodate three-car garages and reduce on-street parking. Commissioner Turner emphasized that the City Council had already designated the area as R-4 zoning, and he praised the developer's efforts to adapt the plan accordingly.

Mr. Bastian reinforced that the zoning had been changed to R-4 and explained that although the zoning would permit 166 units on their 20.85-acre property, they were proposing only 98 units. This proposal aimed to balance the interests of the citizens and the staff, demonstrating the developer's commitment to working collaboratively with the community.

There was a public question on whether the single-family homes would have basements or not. Mr. Bastian stated the intention is to build them with basements, but if a potential owner did not want a basement, they could build it slab on grade.

Commissioner Farnsworth motioned to defer the decision on agenda item 6 until after the discussion on agenda item number 7 as the two are tied together. Commissioner King seconded the motion. All voted aye.

The motion for agenda item number 6 was made after the motion for agenda item number 7.

Commissioner Wade motioned to recommend approval to the City Council for the consideration to rezone residential property at approximately 4100 W 600 S from R-1 to R-4 residential. Commissioner Wolford seconded the motion. All voted aye.

**7. Discussion and consideration of a development agreement for property located at approximately 4100 W 600 S; Craythorne Homestead LLC, applicant**

Troy Moyes explained that the development agreement is a legally binding contract that ensures the developer builds according to the approved plans, shifting from legislative to administrative oversight once approved by the City Council.

The applicant would like the following exceptions included in the development agreement:

- Building setbacks on side yards to be reduced from 10' to 5'. The front yard setbacks to be reduced from 25' to 23' (This is in order to make the roads public). The side setbacks for corner lots reduced from 20' to 15.
- Open space to be waved from 30% to 0%. A landscape strip along SR-193 and Cold Springs Road will still be required and not part of this exception.
- Eliminate the park strips on the north and south of each of the block and install of 6' sidewalk instead of a 5' sidewalk.

The applicant has also included on the development agreement architectural restrictions as followed:

- Front facades to be at least 40% brick, rock or stone
- Minimum square footage of 1,400 sq. ft. on main level for rambler style homes
- Minimum square footage of 1,900 sq. ft. above grade for two story style homes
- All homes must have a minimum 4-12 pitched roof
- All homes will have a minimum 2 car garage

No vinyl siding will be allowed

Commissioner Farnsworth expressed her concern about the lack of open space, but appreciated that each family would have their own lot, partially mitigating this issue. She also mentioned the desire for school access, but does understand the complications. Commissioner Farnsworth did not have issues with side setbacks, noting they provided more options for families.

Commissioner Wade inquired about the side setbacks, questioning if allowing five-foot setbacks instead of eight-foot ones would set a legal precedent. Bryn MacDonald clarified that this decision was legislative and would not set a precedent, although developers might request similar

exceptions in the future. Bryn MacDonald also mentioned that the R-4 zone is typically for townhomes, which is why the setbacks may not suit single-family homes, justifying the exceptions.

Commissioner Wade opened the public hearing  
Commissioner Farnsworth seconded the motion  
All voted aye.

**a. Public Hearing**

There were no public comments.

Commissioner Taylor motioned to close the public hearing  
Commissioner Turner seconded the motion  
All voted aye.

**b. Decision**

Commissioner Turner asked about landscape plans, to which Mr. Bastian responded that there would be landscape buffers along SR-193 and Cold Springs Road, including zero-scaping with shrubs and trees. However, individual homeowners would be responsible for landscaping their own lots within a year of closing, as stipulated in the CC&R. Troy Moyes added that specific landscape plans would be discussed during the preliminary approval stage.

Commissioner Farnsworth acknowledged that the City Council had already changed the General Plan to R-4 for the property, suggesting that despite some issues, it might be better to move forward with the current proposal. She felt the developer had made efforts to address most concerns and believed it was a reasonable option for the area, preferring it to potentially worse alternatives.

Commissioner Turner motioned to recommend to the City Council the development agreement with the plan showing the 98 lots for the property located at approximately 4100 W 600 S, Craythorne Homestead LLC, applicant. Commissioner Wolford seconded the motion. All voted aye.

The Planning Commission moved back to agenda item number 6 and voted.

**8. Discussion and consideration of a General Plan amendment from R-3 to R-4 (Residential/8 units per acre), R-5 (Residential/20 units per acre) and R-C (Regional Commercial) for property located at approximately 500 S Cold Springs Road; JF Cold Springs LLC, applicant**

Bryn MacDonald explained the focused is on a General Plan amendment for the property at 500 S Cold Springs Road, near the interchange. This step only involves amending the General Plan and not attaching any specific plans or zoning entitlements. The current zoning for the property is R-1, and the General Plan designation is R-3, allowing for 3.6 units per acre. The requested amendment seeks to rezone portions of the property to R-4, which permits up to 8 units per acre, R-5 for up to 20 units per acre, and a regional commercial designation for a commercial corner.

Bryn MacDonald reminded the Planning Commission that the city had conducted a small area plan for this property the previous year, outlining a vision for residential development on the north side of SR-193 and a large commercial center on the south side. She noted that SR-193 construction would be completed in the next few months, alongside ongoing construction of an elementary and a junior high school.

Mitch Vance, representing J. Fisher Companies, addressed the meeting to introduce his company and provide context for their proposal. J. Fisher Companies, a Centerville-based developer, undertakes projects primarily in Davis, Weber, and Salt Lake Counties. As a full-stack developer, they manage the entire development process from acquisition and approval to construction and long-term management. Their commercial builder, Strategic Builders, constructs their commercial projects, while Henry Walker Homes, their single-family home builder, handles residential construction. Additionally, their property management company, Olive West, ensures long-term community investment.

Mr. Vance emphasized that J. Fisher Companies had been engaged with West Point City for an extended period, having owned the property in question for five years. They initially planned to develop it soon after acquisition, but paused due to the unveiling of plans for the West Davis Corridor and SR-193. This delay allowed for comprehensive planning that considered the site's unique context, bordered by a freeway, a major arterial road, and single-family homes.

The development concept presented aimed to balance these constraints. The intersection of SR-193 and Cold Springs Road was identified as ideal for commercial development due to high traffic, while the site's lower section, with poor access, was deemed suitable for multi-family housing. Townhomes were proposed as a buffer between single-family homes and the commercial and multi-family areas. The latest plan, reflecting feedback from the Planning Commission, reduced the number of apartment units from 504 by eliminating one building and adding smaller single-family lots with rear-loaded alleys and front doors opening onto common paseos connected to open spaces.

Mr. Vance highlighted that the introduction of SR-193 and the West Davis Corridor changed the site's context, necessitating a shift in planning. He argued that density in the southeastern part of the city made sense due to the surrounding infrastructure. Increased rooftops would support commercial development and generate tax revenue crucial for city growth, including the potential for establishing a police department. He assured that J. Fisher Companies aimed to design a project that balanced density's benefits with minimizing negative impacts, leveraging their long-term commitment to the community.

He concluded by showing pictures of actual floor plans suitable for small lots and conceptual images from similar projects in other locations. These included affordable, well-designed single-family lots and townhomes, which would provide accessible entry points into the housing market. The townhomes, modeled on a project in Layton, ranged from 1,800 to 2,900 square feet, indicating a density of about 12 units per acre but with considerable open space in the current concept. Bryn MacDonald sought the asking price of these units, but Mr. Vance expressed his apologies in not knowing that figure.

Commissioner Farnsworth inquired about the types of commercial businesses typically pursued for such developments. Mr. Vance responded by explaining that, given the site's context at a key intersection and exit, the commercial use would likely be low impact. He suggested businesses like a gas station or professional offices as probable fits. He emphasized that this location was not suitable for big box stores or large retailers, thus envisioning a more modest commercial presence.

Commissioner King motioned to open the public hearing

Commissioner Taylor seconded the motion

All voted aye.

**a. Public Hearing**

Mary Montgomery, 696 S 4500 W: Mrs. Montgomery asked if there would be enough parking for the apartments, citing when the apartments were in by Smith's, Council Member Gary Peterson asked if there will be enough parking and it was answered yes. Those residents in fact do not have enough parking and are using the Smith's parking lot for the parking.

Kelsey Sanchez, 4142 W 625 S: Ms. Sanchez residing on a road between 4000 W and 4500 W, expressed concern about the infrastructure and road capacity in light of proposed developments. She highlighted the potential strain on roads due to increased traffic from new apartments and homes, particularly affecting routes to nearby schools. Emphasizing the importance of road safety for children walking to school, she voiced apprehension about the impact on neighborhood traffic flow and safety. Ms. Sanchez urged the city to prioritize road expansion and infrastructure development to accommodate future growth, emphasizing the need to address these concerns preemptively rather than relying on costly retroactive solutions.

Bob & Cydni Schneider, 4027 W 625 S, email: "I was displeased to hear that once again you are trying to rezone the area that we and our neighbors in the community have tried so hard to keep a community area without apartments and townhomes. We moved to this area 4 years ago, from Woodbridge, Va. The whole idea was it was a nice housing area with still a good view of the mts. and not a lot of traffic. We have seen so much growth already in those 4 years and it is definitely not all good. You are once again proposing single homes, multifamily homes, apartments & townhomes. This is way too many homes for the area as you continue to take away the scenery of West Point and the crime, traffic and quality of residents it will bring to the area will continue to grow in a disproportional(sp) way. We have lived many areas in the USA as my husband was in the USMC for 23 years. We have seen what this type of development can do to any area. This is to be our forever home we had built on 625 S in West Point. The prices of homes are only continuing to rise and the interest rate is killing everyone who would like to buy. The idea that we could even find a place we like better is not possible with the rising cost no matter what we would sell for we wouldn't get enough to buy another home!!"

David Donaldson, 4289 W 475 S: Mr. Donaldson, who relocated from Bountiful last May due to concerns about a nearby apartment complex development, expressed reservations about the proposed 276 apartment units. He emphasized the potential impact on community cohesion, noting that renters may not have the same long-term investment in the area as homeowners. Drawing from past experiences, particularly in Bountiful, he expressed concern about the maintenance and upkeep of such developments over time. While acknowledging the intentions

of J. Fisher, he remained skeptical about the long-term quality of high-density housing. He suggested exploring alternative locations within the city for such developments.

Commissioner King motioned to close the public hearing  
Commissioner Wade seconded the motion  
All voted aye.

**b. Decision**

Mr. Vance address the concerns expressed by the public noting that the company would meet all city parking requirements for the development. He emphasized that adequate parking was a priority to attract residents. He acknowledged infrastructure concerns but highlighted the site's advantageous location near major roads, which would facilitate traffic flow. Vance also mentioned that the density of the development had been reduced by 25% to 388 units, aiming to address community concerns. He reminded the Commission that they were responsible for determining the best land use, with the City Council handling final approvals.

Commissioner Roubinet clarified that the discussion was focused on a General Plan amendment, not on rezoning or a development agreement. This amendment would allow certain uses in the area, but would not finalize any specific plans.

Commissioner Taylor inquired about the plans for widening 4000 W. Bryn MacDonald explained that while she couldn't provide engineering specifics, 4000 W had been planned to accommodate the proposed density. Improvements to the road would need to be completed before any construction on the property. Troy Moyes added that Cold Springs Road was planned to extend to 300 N in the future.

Commissioner Turner reflected that the small area plan, approved by the City Council, aligned with the proposed density to attract commercial space. This commercial development aimed to offset or defer rising property taxes for residents. While Commissioner Turner appreciated the plan's intent, he expressed some reservations. He acknowledged that more discussion and planning were necessary, especially regarding the commercial value of the south side of SR-193. He appreciated the property owner's efforts, but believed that the Planning Commission was not yet ready to make a final decision, valuing public input and further deliberation.

Commissioner Roubinet suggested that if a vote were to take place, the recommendation would likely be to table the matter for additional discussion. He emphasized the importance of considering public comments and gathering more information, particularly concerning traffic volume on Cold Springs Road.

Commissioner Turner reiterated the necessity of placing high-density developments near major corridors rather than in the city's center. He referenced the Craythorne Homestead development as a model for addressing the need for diverse housing options, highlighting the importance of discussing the feasibility of an R-3 subdivision in the area.

Commissioner Roubinet shared his thoughts, agreeing that more discussion was needed and proposing that one additional meeting might suffice to resolve the outstanding issues.

Commissioner Wade acknowledged the rapid changes on the west side of the city, driven by the new highway. He recognized the validity of concerns about road capacity and infrastructure, stressing the need to ensure that any high-density developments were executed correctly. Commissioner Wade suggested that further consideration would help ensure that current residents had adequate access and that all developments were integrated smoothly into the city's infrastructure.

Mr. Vance emphasized that while there had been extensive discussion, the project was far from immediate implementation. He clarified that the General Plan amendment was to secure the possibility of future development, which would take five to seven years to complete. Mr. Vance assured that detailed planning would occur during the rezone and development agreement stages, allowing the city to ensure the project meets its needs. He also noted that the proposed R-5 zoning would be confined to the southeast corner, exclusively for apartments, and that infrastructure improvements would precede construction.

Commissioner Farnsworth highlighted the flexibility of the General Plan change. She acknowledged that the proposed densities exceeded current limits, which could be adjusted in the development agreement. She argued that approving the General Plan amendment would demonstrate the city's openness to higher density, potentially attracting commercial investment necessary to offset rising property taxes. She stressed the importance of fairness to the applicant by allowing the proposal to advance, while noting that the amendment did not lock the city into specific details, offering room for future modifications.

Commissioner Roubinet supported Commissioner Farnsworth's points, reiterating that the General Plan amendment was a preliminary step. He emphasized that approving the amendment would not finalize any specific development plans but would signal the city's willingness to consider higher density with commercial development. This approach, he noted, aligned with the City Council's vision and would allow for extensive future discussions on the project's specifics, such as apartment orientation and height.

Commissioner Farnsworth recommended approval to the City Council for the General Plan change for the J Fisher property for parts to change to R-4, R-5, and R-C as indicated in the plan. Commissioner King seconded the motion.

Roll Call:

Commissioner Wade - aye

Commissioner Farnsworth - aye

Commissioner King - aye

Commissioner Turner - nay

Commissioner Taylor - aye

Commissioner Wolford - nay

Commissioner Roubinet - aye

Motion passes 5 to 2.

#### **9. Staff update**

City Council is having a public hearing on the Land Use Code updated definitions at the next City Council meeting. They also approved the site plan for the new junior high seminary.

Multiple locations/buildings are under construction: The building for the business Oil Changers, Whitesides Place and West Field Estates subdivisions, and the new elementary and junior high school. An application was received for final plat for Wildfire Estates Phase 5.

In March, staff received an application for a General Plan amendment. It is for a property on 1800 N seeking to change to industrial which is the same designation as the property next to them. Staff is still waiting on information for Big-O Tires and CW Urban commercial. Staff will bring back examples to continue the work session discussion on accessory buildings. Staff is also looking at updating the PRUD zone. Plans have been received for the Hall Haven subdivision.

#### **10. Planning Commission Comments**

Commissioner Wolford had no comments.

Commissioner Taylor stated his appreciation for staff and their work.

Commissioner Turner had no comments.

Commissioner King thanked the public for being in attendance and sharing opinions. He also thanked the Planning Commissioners for sharing their thoughts and insights.


Commissioner Farnsworth appreciated how civil the meeting was and the opinions expressed.

Commissioner Wade was thankful for the comments shared as they are big decisions for the city and he appreciated the patience of the developers. He stated as a new Commissioner, he is trying to learn and understand the needs of the city and he hopes to continue to get public input at further meetings.

Commissioner Roubinet agreed with the Commissioners comments. He emphasized the importance of thorough discussion and consideration before making a decision on the proposed rezone and development agreement. He suggested that while the current meeting focused on changes to the General Plan, the next steps would involve more detailed plans and public input. He advocated for allowing more time for discussion and public feedback before finalizing any decisions. Commissioner Roubinet expressed gratitude to the staff for their support and responsiveness to inquiries following a recent training session.

**11. Adjournment**

Commissioner Taylor motioned to adjourn that meeting at 8:48 pm. Commissioner King seconded the motion. All voted aye.



Chairperson – PJ Roubinet



Deputy City Recorder– Katie Hansen