



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES**

APRIL 25, 2024

WORK SESSION

6:00 PM

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

Planning Commission Excused: Commissioner Scott Wolford

City Staff Present: Bryn MacDonald, Community Development Director; Katie Hansen, Deputy City Recorder

Visitors: Debbie and Bradley Layman

- 1. Discussion of the draft General Plan land use map and**
- 2. Discussion of a proposed amendment to the General Plan for property located at 3942 W 1800 N**
Bryn MacDonald began by discussing the General Plan map, focusing on a property on 1800 N, which had an application from the Layman's. The discussion narrowed to concerns about residential zoning in areas on 1800 N and 2000 W, specifically focusing on transitioning the 1800 N area from low-density R-1 zoning to a denser RN-6, six units per acre zone, to better align with the adjacent industrial and commercial areas. The Layman's, owning a long and narrow property next to the industrial zone, requested similar zoning to facilitate cohesive development.

Bryn MacDonald emphasized that the lots in this area may need to be developed together due to their shape and the presence of non-buildable wetlands. Commissioner Farnsworth noted a reluctance to increase storage unit density in the area, preferring thoughtful zoning that balances industrial, commercial, and residential needs. She inquired about the non-buildable areas, and Bryn MacDonald confirmed wetlands were present, complicating development plans. The discussion shifted to potential uses and zoning impacts, with a consensus to carefully consider industrial expansion to ensure beneficial development while avoiding over-saturation with storage units.

Commissioner King raised concerns about the viability of industrial development on land with significant wetlands, and Bryn MacDonald noted that specific designations and assessments would be necessary. The discussion also covered access and road placement, emphasizing the need for a shared access road to serve both industrial and residential areas. Bryn MacDonald suggested extending commercial and industrial zoning for better control over access points, with the possibility of using a Planned Residential Unit Development (PRUD) ordinance to manage open space and buildable areas effectively.

Commissioner Farnsworth mentioned the potential for using an easement along Derby Acres for trails, which could affect adjacent development plans. The conversation acknowledged the gap between General Plan intentions and actual development realities, with some properties unlikely to develop soon without substantial offers. Bryn MacDonald concluded by stating that the Layman's application would likely need to be considered as part of the broader General Plan update, rather than as an isolated amendment, to ensure comprehensive and well-thought-out changes.

Bryn MacDonald discussed the property on 2000 W between 470 N and 750 N, noting that the existing General Plan designated it for professional office use, while the proposed plan showed it as R-4 for townhomes. The idea of townhomes along 2000 W was unpopular, so the plan will revert to professional office zoning. Commissioner Turner supported this change, viewing it as a flexible placeholder to observe future developments. Despite the limited space for business, Bryn suggested it could accommodate insurance agencies or strip medical offices, possibly requiring shared access if houses are replaced. The depth of the area was estimated at around 125 feet, with a 25-foot setback for commercial buildings from the road.

When asked about the timeline and process for the General Plan update, Bryn MacDonald stated there was no specific timeline and that the process had already begun. A comprehensive 100+ page document will soon be distributed to the Planning Commissioners for review, followed by a public hearing. Bryn MacDonald anticipated that this phase would take about 2-3 months.

3. Discussion of a text change regarding accessory buildings

Bryn MacDonald discussed proposed changes to accessory building regulations, focusing on three main aspects: lot coverage, maximum height, and setbacks. Currently, code permits up to 20% lot coverage minus the house footprint; the proposed change simplifies this to 10% of the total lot size. Bryn MacDonald clarified that the existing calculation, which subtracts the house footprint and allows 20% of the remaining area, can be complex. Simplifying to 10% of the total lot size makes it easier to understand and implement.

Commissioner Turner questioned the rationale behind using the entire lot size. Bryn MacDonald explained that previously, 25% of the rear yard was considered, but this approach was complicated due to varied backyard features like patios and pop-outs. Defining the rear yard from the house foundation to the property line also posed challenges, hence opting for a straightforward percentage of the entire lot was deemed cleaner. Bryn MacDonald added that the accessory building could be in the side or back yard, not the front yard, with different setback rules for side yards.

Bryn MacDonald highlighted issues with the current 20% rule, noting that in practice, most structures are much smaller. Measuring dozens of backyards revealed that few approached the 20% limit, and those that did were often too large for the neighborhood context. The new proposal aims to prevent such oversized structures by reducing the allowable coverage to 10%. Bryn MacDonald confirmed that most existing structures were around 10%, with only a few reaching 15-18%.

Commissioner Taylor inquired if the 10% rule aligned with other cities' practices. Bryn MacDonald replied that most cities use a percentage of the rear yard, typically 25%, but the proposed 10% of the total lot size yields similar results and is easier to communicate.

Commissioner Turner raised concerns about exceptions for properties with no immediate neighbors, but Bryn MacDonald stated no exceptions would be made. She also mentioned the challenge of corner lots where large structures might be too close to neighboring properties, impacting their view and space. Agricultural buildings on agricultural property are exempt from these rules.

The height regulation also changed; currently, the maximum height is 30 feet, but for lots less than 15,000 square feet (1/3 acre), structures cannot be taller than the house. The new proposal sets the maximum height at 18 feet for lots under 20,000 square feet (1/2 acre) or must be shorter than the house, with a maximum height of 25 feet for larger lots.

Concerns about setbacks were also discussed. Currently, a 25-foot-tall building can be six feet from the property line. The new proposal requires a 15-foot setback for such structures. Bryn MacDonald suggested that Planning Commission members view examples to better understand the impact of these regulations.

Bryn MacDonald concluded by asking if the Planning Commission wanted further discussion or to schedule a public hearing. Commissioner Roubinet suggested holding a discussion one more time with Staff sending out examples for the Planning Commission to view and provide feedback at the next meeting. Bryn MacDonald agreed to provide addresses for review. Commissioner Turner questioned if reducing the coverage to 10% would significantly reduce complaints, to which Bryn MacDonald responded that the new rules would have prevented some of the problematic structures under current regulations.

4. Staff update

On the agenda for the next City Council meeting will be the Craythorne Homestead rezone and the J Fisher General Plan amendments the Planning Commission made recommendations on.

The business Oil Changers is still under construction on 2000 W. The subdivisions Whitesides Place and West Field are under construction. Staff is still waiting for information from Big-O and CW Urban. There will be an upcoming discussion with City Council regarding PRUD. This discussion is taking place before the Planning Commission has a chance for discussion. This is to help know the scope of the change. Hall Haven Subdivision has submitted a preliminary plan.

5. Planning Commission Comments

Commissioner Taylor had no comments.

Commissioner Wade stated as a new commissioner, he would appreciate hearing opinions of other commissioners before voting, especially on big discussion items.

Commissioner Turner had no comments.

Commissioner Farnsworth had no comments.

Commissioner King had no comments.

Commissioner Turner had no comments.

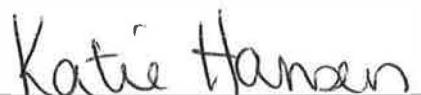
Commissioner Roubinet had no comments.

6. Adjournment

The meeting adjourned at 7:47 p.m.

A handwritten signature in black ink, appearing to read "PJ Roubinet".

Chairperson – PJ Roubinet

A handwritten signature in black ink, appearing to read "Katie Hansen".

Deputy City Recorder – Katie Hansen