

**West Point City
Planning Commission
3200 West 300 North
December 10, 2015**

Present: Brad Lee, Jeff Macfarlane, John Detamore, Curtis Seeds, Kent Henderson – City Council Representative, Troy Moyes – City Planner, Michelle Bailey – Planning Commission Secretary

Excused: Korey Kap, Jeremy Strong, Brian Vincent,

Visitors: Troy Wolverton, Keith Russell, Jeff Turner

WORK SESSION

1. 2016 Planning Commission Meeting Schedule

There were no suggested changes made to the proposed schedule.

2. Discussion regarding final plat approval for the Homewood Subdivision located at approximately 4300 West 300 North, Keith Russell, applicant.

The preliminary plat was approved in the last meeting. Nothing has changed from what was submitted previously. There were a couple of items mentioned in the Engineering report that needed to be addressed. There were minor drawing plans on the plat that needed revision. They received approval letters from UDOT and Davis/Weber Canal Company. The letter from Davis/Weber Canal was a “can supply” letter so they may still provide a final letter. They need a payback agreement for the stub road. Also, they need to provide the storm water calculations. Discussion took place regarding shared driveways. Jeff Macfarlane stated that he had a resident ask him if the developer has purchased water rights. Troy Moyes confirmed that he must purchase water rights. Staff has had conversations with Mr. Carter who has concerns with water rights and his field being able to drain. Staff is working with the developer to ensure there will be certain piping used so Mr. Carter is not affected by this development. Items that still need to be completed are: water shares, payback agreement, new drawings, and approval from Hooper Water and North Davis Sewer District. Staff will not move this item forward to City Council until all items have been completed. Staff recommends approval.

3. Discussion regarding Pad Site Plan Approval for the Smith’s Fuel Center located at approximately 2000 West 300 North, Smith’s Food & Drug Centers, Inc.

Troy Wolverton was present to answer questions. Staff had a couple of questions for Mr. Wolverton. They asked if the stone on the fuel center would match the stone on the Smith’s Food Center building. Mr. Wolverton confirmed that it will match. Also, Staff asked the developer if they would consider placing planter boxes in front of the kiosk to break things up a bit. Mr. Wolverton explained that there are things not shown in the elevation they were looking at. There will be merchandising items placed in those areas; such as a cooler with drinks, snack items, etc. He showed the commission a different

elevation which has the merchandizers listed in different areas. It shows an ice merchandiser, two drink merchandisers, frito-lay merchandiser, etc. With all of that in place, there won't be room for concrete planter boxes.

Troy Wolverton said they have two permits at the Fire Department waiting for review at this time. One is for the site plan and the other is for the underground storage tank. The plans have been submitted and they are waiting for comments to come back. Kent Henderson asked how many tanks will be installed. Troy Wolverton responded that there will be three tanks; an unleaded tank, a premium, and a tank for diesel. The premium and unleaded are blended to make the mid-range fuel. They don't have a tank for mid-grade fuel itself. Jeff Macfarlane asked if Smith's has ever considered installing compressed natural gas. Troy Wolverton responded that Smith's hasn't gone in that direction yet; the demand isn't high enough yet for the Smith's stores. Troy Wolverton went over some changes that have been made. He said the canopy for the click list ended up on the order of \$150,000.00 to have it installed. They have decided to move away from having a canopy so they will have the click list, but it won't have the canopy. There will still be the stalls, as shown on the site plan, but they have eliminated the canopy. The other element of it is instead of having the drive-up and the call box, the sign will just have a cell phone number on it and people can dial in to let them know they are there to pick up their groceries. The attendant will still bring them out. The signage that was displayed for the canopy has been deleted. The little monument sign associated with the click list area will now have a phone number added to it. When the actual permit is issued for the signs, there will be some minor modifications. The structure and form of the sign has not changed, however. Rocky Mountain Power has confirmed the location of the poles. They will be located back of the sidewalk now in accordance with a request from UDOT. UDOT is moving forward with some property and easement acquisition related to the widening of 2000 West for this particular site. That will get the poles relocated to the back of the walk. That should be occurring in January. There were no further questions.

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by John Detamore
- 4. Approval of Minutes from November 12, 2015.**

Curtis Seeds made a motion to approve the minutes for November 12, 2015, as written. John Detamore seconded the motion. All voted aye.

- 5. Public Comments:** None given

John Detamore made a motion to amend the agenda to include the approval of the 2016 Planning Commission meeting schedule. Curtis Seeds seconded the motion. All voted aye.

6. Final plat approval for the Homewood Subdivision located at approximately 4300 West 300 North, Keith Russell, applicant.

Keith Russell was present to answer questions. Troy Moyes reviewed what was discussed in the work session. Troy stated that the plans were submitted and Staff has reviewed them. This was granted preliminary approval at the last meeting. The removal of the private drive was removed from the original preliminary plat. Also, one lot was deleted from the plan. There are now shared accesses onto 300 North rather than having a private drive. This still meets the zoning and subdivision requirements for entrances into subdivisions and access to the lots. Staff asked Mr. Russell to address a few things. They have now received a final letter from UDOT but are still waiting on a few letters from outside entities. Jeff Macfarlane asked about the approval letters that are still out. Keith Russell responded that he is still waiting on letters from the water district and sewer district. Troy Moyes asked Keith Russell to address the water shares issue. Keith Russell said he has some water shares but not enough so he will be purchasing more.

John Detamore made a motion to approve the final plat approval for the Homewood Subdivision located at approximately 4300 West 300 North, Keith Russell, applicant, contingent upon him purchasing sufficient water shares, the payback agreement being in place and all other required letters from outside entities. Jeff Macfarlane seconded the motion. All voted aye.

7. Pad Site Plan Approval for the Smith's Fuel Center located at approximately 2000 West 300 North, Smith's Food & Drug Centers, Inc.

Troy Wolverton was present representing the applicant. Troy Moyes gave a review of what was discussed in the work session. Staff has reviewed the submitted plans and had a couple of comments that were addressed in the work session. Staff asked if the stone on the fuel center would be the same as the stone on the building. Troy Wolverton confirmed that it will be the same. Also, Staff asked if they could place some planter boxes by the kiosk. Mr. Wolverton pointed out that there won't be room for planter boxes due to merchandising items being placed in those areas. Staff feels comfortable recommending approval of this pad site.

Jeff Macfarlane made a motion to approve the pad site plan for the Smith's Fuel Center located at approximately 2000 West 300 North, Smith's Food & Drug Centers, Inc.. Curtis Seeds seconded the motion. All voted aye.

8. Approval of the 2016 Planning Commission meeting schedule.

Curtis Seeds made a motion to approve the proposed meeting schedule for 2016. Jeff Macfarlane seconded the motion. All voted aye.

9. Planning Commission Comments

Jeff Macfarlane thanked Staff for a great Christmas party.

John Detamore seconded that statement and thanked Staff as well for the work done on the meeting items.

Curtis thanked City Council and City Staff for all that they do. He also commented on the awesome City lighting ceremony that was held.

Brad Lee thanked Staff for the job that they do. He wished everyone a Merry Christmas and a Happy New Year with family and friends.

10. Adjournment

John Detamore made a motion to adjourn at 7:24 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Brad Lee


Secretary – Michelle Bailey