

**West Point City
Planning Commission
3200 West 300 North
January 14, 2016**

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

Visitors: Gorman Turner, Bill Phifer, Brian Zaitz, Michelle Day, Teri Hinckley

WORK SESSION

1. Planning Commissioners training and discussion regarding election of Chairman and Vice Chairman.

Troy Moyes briefly reviewed the nomination process. Brad Lee stated that if the commission chooses to re-elect him as chairman, he will gladly serve in that position for one more year and then feels it is time to step aside and let someone else fill that position.

Troy Moyes also spoke with the commissioners about some goals for the Planning Commission this year. The Mayor is considering formally opening the General Plan to review it and make any changes needed. Troy reminded the commissioners that if they are unable to attend any meeting, they need to notify the Planning Commission Secretary. Missing three consecutive meetings without being excused could result in dismissal from the Commission. Troy asked the commission how Staff can better serve them and help them in their duties. Brad Lee mentioned having some training at the upcoming Planning Commission Retreat. After a brief discussion, it was decided to hold the retreat on February 25, 2016. It was suggested that the meeting begin at 5:30 pm.

2. Discussion regarding site plan approval for Lot 7, The Point Commercial Development, Medical Tenants, located at 81 North 2000 West, Brian Zaitz, JZW Architects, applicant.

Troy Moyes stated that a multi-tenant building is being proposed. It will be filled mostly with medical tenants. A landscape plan was submitted. Several things were outlined in the Staff Report dated January 14, 2016. Troy wanted to discuss a few of the items listed from the Staff Report. For every 20 stalls, they must have a landscape buffer inside the parking area. They are showing this on the plan. There is a requirement that there be a minimum five-foot landscaped area provided around building foundations except at building entrances, drive-up windows and loading and utility areas. The submitted plans show a concrete walkway around the building. They have entrances on the front of the building. Exceptions to the minimum landscaping standards may be granted by the Planning Commission during the standard approval process. They have a buffer in the front and are planting trees there. Staff doesn't feel that it's a problem not having the landscaping next to the foundation.

Staff feels like the building looks nice. It matches the color of the Smith's Market Place building. Staff had a conversation with Spencer Wright regarding a few concerns they had with the building. They asked him to move a ladder shown on the building to another location so it will be hidden. Also, the windows shown along the back of the building will be glass rather than just a cut out. They also removed the wainscoting of brick along the back of the building and made the doors and the walls the exact same color so the doors would blend in better. The back of the building will face 2000 West. Staff tried to figure out why they placed the building that way, but realized there is not a configuration that can change it. The parking won't work as planned if they turn the building. The commission expressed concern about the building looking like the shopping center in Syracuse. This building will have landscaping along the back unlike the buildings in Syracuse. West Bountiful has frontage buildings like this and they have landscape between the building and the road and it looks very nice. Staff spoke with Spencer Wright about putting some glass on that side of the building. The proposed building meets all of the requirements of the Code. Staff asked for comments and feedback from the commission. Corey Kap said he didn't like the way the building faces. Boyd Davis said he spoke with Spencer Wright and he shared some information and examples with Boyd. There are a lot of cities that are actually requiring the developer to have the buildings close to the street. An example would be the buildings in Bountiful by Costco. They back up to the street, yet they look nice. The difference Staff can see between those businesses in Bountiful and the shopping center in Syracuse is the landscaping between the building and the road. The commission was under the impression that the building would be facing north. Troy Moyes responded that Staff spoke with Spencer Wright about that. Spencer replied that they have turned it several ways, but this is the only way the building will work on the pad. John Detamore mentioned that it isn't a problem for medical offices to face away from the street, but retail businesses and restaurants need to be facing the street. Therefore, if the building changes uses in the future, those businesses would want to be facing the street. Jeremy Strong asked if they can't alter the look of the back of the building so that it doesn't look like it's the back of a building. Corey Kap suggested that they remove the doors and do more landscaping along the building, or do more windows to break it up more. Spencer Wright would prefer not to have the doors, but the doctors want the doors in the back so they aren't using the main entrance to enter/exit the building.

3. Discussion regarding a rezone from A-40 to R-1, located at 3794 West 1800 North, William Phifer, applicant.

Troy Moyes stated that Mr. William Phifer is requesting a rezone so he can change the lot line slightly on his property. There are two homes on this property and he owns both of them at this time. He would need to come in for a plat amendment if the rezone is granted. It is part of the Davis Farms South Subdivision. The front property is too small to remain in an A-40 zone if he changes the lot line. He has decided to rezone both properties to R-1. Mr. Phifer has no intention of subdividing the property. Mr. Phifer plans to sell the front home and wants to decrease the size of that lot and increase the size of his lot. There were no further questions.

4. Discussion regarding preliminary and final plat approvals for Caves Creek Subdivision located at approximately 1300 North 3000 West, Dave Pitcher, applicant.

Troy Moyes stated that Staff has received many calls in the past regarding this property. Dave Pitcher is under contract on the property at this time. He is proposing to subdivide this property into three lots. This a split-lot parcel with the back half zoned R-3 and the front half zoned R-2. He exceeds the minimum frontage for the lots so he wouldn't be required to rezone the property. Staff has reviewed the plans and suggested some minor drawing changes. He needs to show a utility easement on either side. The current home will remain there. He will build a home on one lot and sell the other lot. There were no further questions.

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Prayer: given by Brad Lee

4. Approval of Minutes from December 10, 2015.

Korey Kap made a motion to approve the minutes from December 10, 2015, as written. Brian Vincent seconded the motion. All voted aye.

5. Public Comments: None given

6. Election of 2016 Chairman and Vice Chairman

Jeremy Strong made a motion to open nominations. Curtis Seeds seconded the motion. John Detamore nominated Brad Lee. Korey Kap seconded the nomination. There were no further nominations. All voted aye. Brad Lee will be the Chairman for 2016.

Korey Kap nominated Curtis Seeds for Vice Chairman. Jeff Macfarlane seconded the nomination. There were no further nominations. All voted aye. Curtis Seeds will be the Vice Chairman for 2016.

7. Consideration of a site plan approval for Lot 7 The Point Commercial Development, Medical Tenants, located at 81 North 2000 West, Brian Zaitz JZW Architects, applicant.

Brian Zaitz was present to answer questions. Troy Moyes stated that Mr. Zaitz had requested pad approval for a building located at 81 North 2000 West. He is proposing to construct a 7,000 square foot building. This building is a multi-tenant building with a medical tenant to occupy most of the building. The Planning Commission will need to assess the walkable nature of the site, aesthetic qualities and the compatibility of the development with adjacent structures. This lot faces 2000 West. Troy showed a picture

illustrating the proposed landscaping. Staff feels that this meets the requirements in our Code for landscaping except for landscaping right next to the building. As discussed in the work session, the commission may remove that requirement if they choose. The newly submitted plans show the ladder that was located on the north elevation has been removed and placed on the south elevation. The west elevation is the interior face of the building. The east elevation will face 2000 West. The developer removed the brick that was along the east elevation. The doors now blend in with the stucco on that side.

Brad Lee said there were several questions that came up in the work session. Korey Kap stated that the commission is concerned with the back of the building abutting 2000 West. They are wondering if they could change the appearance of that to make it look more appealing. They are looking for more street appeal. Brian Zaitz responded that he was told the commission would like more glazing (windows) along the east side. Brian said his client, Spencer Wright, was a little opposed to doing that because it is the back of the building. There is no purpose to putting a store-front look there. Korey Kap pointed out that they are pouring sidewalk around the building so it wouldn't be an entire waste to make the building look more appealing. Brian Zaitz said they have a preliminary floor plan for the medical office that is going in on the north side of the building. They have indicated that they only want one egress door. Brian said they could possibly put a storefront door there with some side lights there. Korey suggested that they could eliminate the doors along that side of the building and beef up the landscaping. Brian said in the past they have put landscaping along there and evergreen bushes. Or they could install lattice with vines growing on it. Jeff Macfarlane expressed concern with having the back door on the main road where all the traffic will be. Brian Vincent said the position of where the building will be is right up against the road and that is the face of West Point. They aren't comfortable seeing the back of the building as being the face of this nice development. The commission discussed placement of the building; maybe shifting it back a little bit on the lot, turning it, etc. They are just concerned with the aesthetic look of that on the main road.

John Detamore asked Brian Zaitz, based on his own experience, if he knew what percentage of businesses remained in business with their store fronts facing away from a main road. Mr. Zaitz didn't know what that percentage would be. Mr. Zaitz commented that when the project was started and the master plan was approved that there had to have been discussion on the site plan. He wondered why this hadn't been addressed at that time. The commission was under the impression in the beginning that the front of the building would face North rather than West. Korey Kap said he understands the need to face the building to the west, but the commission would like the portion of the building facing the road to look more appealing. Mr. Zaitz said there could be an opportunity to increase the vegetation along the path and also put some vegetation between the columns against the building. They could also add shrubs and lattice in some areas. Jeremy Strong mentioned the Megaplex area in Ogden. They have a lot of buildings there that back up to the main road and the front of the building abuts the parking. The back of those buildings are made to look more like a store front to be more appealing. Jeremy asked if the building here will always remain for medical use or could it turn into retail use? Brian Zaitz responded that even though this is medical now with approximately a five year lease, they don't know what could go in there in the future. The Wrights asked him to design it with columns. It could possibly turn into retail space in the future. Glass in the

back would not be a useless feature if the use changes in the future. Brian Zaitz asked if they would rather have more landscaping added or more storefront glazing. Brad Lee asked if there was a purpose to turning the building to face West rather than to face North. Brian Zaitz asked if they had the approved site plan to look at. Boyd Davis responded that they didn't have it right there, but the site plan didn't show which way the building would face. Brian Zaitz said that is how they gave him the plan and it was designed to fit on the lot that way. Brian feels it would be difficult to convince the owner and the tenants to flip the building. Korey Kap said he feels that the best options are to beef up the landscaping or to increase the glazing and make it look more appealing. Brian Zaitz said he felt that it would be a good idea to go back to the drawing board and come up with more ideas for the glazing and landscaping.

Brian Vincent made a motion to table the site plan approval for Lot 7 The Point Commercial Development, Medical Tenants, located at 81 North 2000 West, Brian Zaitz, JZW Architects, applicant. Jeremy Strong seconded the motion. All voted aye.

8. Public Hearing regarding a rezone from A-40 to R-1, located at 3794 West 1800 North, William Phifer, applicant.

Troy Moyes reviewed the application information. Mr. Phifer is requesting a rezone for Lots 7A & B Davis Farms South Subdivision, located at 3788 West 1800 North and 3794 West 1800 North from an A-40 zone to an R-1 zone. Mr. Phifer approached Staff regarding the process to realign two of his properties lines. Staff advised him to request a rezone because it would make Lot 7A too small to still be in the A-40 zone. The minimum lot size for the A-40 zone is 40,000 square feet per lot. Mr. Phifer is looking to sell this property and wants to make that lot a bit smaller and make his lot a little larger. By State and City Code, we are required to hold a public hearing for any rezones within the City. Jeremy Strong asked what zone the General Plan calls for in that specific area. Troy Moyes responded that it has it as R-1. John Detamore made a motion to open the public hearing.

Gorman Turner – 3756 West 1800 North – Mr. Turner's only concern is that he can't develop the rear property (3794 West). His understanding is that he would have to have a 40 foot road going back to it, which he doesn't have, so Mr. Turner is ok with the rezone.

Teri Hinckley – 3834 West 1800 North – Our property runs along what is currently Mr. Phifer's driveway. We don't have any objections to this rezone happening. The little piece in question is part of a separate pasture area and he occasionally uses it to move his animals from the back pasture up to isolate the small area and he simply wants to be able to sell the house as a yard and house. They have no long term plans to develop it. All of us just want to be agricultural up there.

9. Consideration of a rezone from A-40 to R-1, located at 3794 West 1800 North, William Phifer, applicant.

Jeremy Strong made a motion to approve the rezone from A-40 to R-1, located at 3794 West 1800 North, William Phifer, applicant. Jeff Macfarlane seconded the motion. Mr. Phifer asked to include both addresses in the motion for clarity purposes. Jeremy

amended his motion to approve the rezone from A-40 to R-1, located at 3794 West 1800 North and 3788 West 1800 North, William Phifer, applicant. Jeff Macfarlane seconded the amended motion. All voted aye.

10. Preliminary and Final Plat Approval for Caves Creek Subdivision located at approximately 1300 North 3000 West, Dave Pitcher, applicant.

The applicant was not present. John Detamore made a motion to table the preliminary and final plat approval until the applicant could be present. Jeremy Strong seconded the motion. All voted aye.

11. Planning Commission Comments

Brian Vincent had no comments.

Curtis Seeds congratulated Brad Lee on his election to be Planning Commission Chairman. He thanked Brad for the job he does.

Jeremy Strong congratulated Brad and Curtis for their re-elections and thanked them for the job they have done over the past year.

Jeff Macfarlane seconded the comments just made.

Korey Kap had no comments.

John Detamore seconded the comments made and thanked Staff for the job they do to assist the commission.

Brad Lee expressed appreciation to the other commissioners for the work that they do and for their support and confidence in him. He feels it is an honor to serve with each of them.

12. Adjournment

Korey Kap made a motion to adjourn at 7:39 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Brad Lee


Secretary – Michelle Bailey