

**West Point City  
Planning Commission  
3200 West 300 North  
January 28, 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:** Josh Mackay, Sheri Mackay, Spencer Wright, Kevin Pitcher

**WORK SESSION**

**1. General Training**

Troy Moyes gave some general training to the commissioners regarding their responsibilities. He told them that one of the struggles associated with being a planning commissioner is that they wear three different hats; a legislative hat, an administrative hat and sometimes a quasi-judicial hat. Each of these have different requirements. On the judicial level they pretty much have free reign to make whatever rules and regulations they see fit within State and Federal requirements. When acting administratively, they are limited on what they can approve or deny based on the Code that was made by the legislative body. When issues come up with appeals as to whether the body has been arbitrary or capricious in their decision making meaning what rules did they follow? We may have differing opinions on what we like, but what gives you the right to deny or approve a development? Sometimes the Code gets too wordy and eliminates the opportunity for developments/businesses to come into the city even though they would be a great asset. Troy Moyes led a discussion regarding a portion of the Code dealing with site plans and pad development. The landscape code was also read and discussed.

**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.**

Commissioners discussed the landscaping and brick requirements on the building. Brad Lee stated that he was always under the impression that the building on Pad F would face north and the back of the building would face the homes that are there now. Brad expressed concern again regarding the back of the building facing 2000 West. Troy Moyes pointed out where the trellis' and signage would be located on the back of the building once it is occupied. Korey Kap questioned the reasoning behind having the sidewalk go all the way around the building. He didn't feel like that was necessary. The commission liked the revised landscaping proposal. Jeremy Strong expressed concern about the look of the building from 2000 West during the winter months when there aren't leaves on the trees. They also expressed concern about the trees blocking the signage as the trees get taller.

**3. 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 this meets Code and Staff recommends approval. Korey Kap mentioned that he does work for this applicant as well as another applicant on the agenda occasionally. He asked if he needs to recuse himself from voting. Troy told Korey that he can either recuse himself from voting, or acknowledge that he knows the developer and note that he is only voting on the development but not possible work on the project.

**4. Discussion regarding preliminary and final plat approval for Barneck Subdivision located at approximately 2737 West 300 North, Doug Barneck, applicant.**

Troy Moyes stated that Staff receives a lot of calls regarding this property. This is not a buildable lot because there are not utilities run to it and it's just a parcel; it's not part of a subdivision. The owner is now filing to have it be its own subdivision. He will have to stub in utilities. Keith Russell is the engineer on the project. Staff feels that it can go through the preliminary approval process but they don't feel that it is ready for final approval yet.

**5. Discussion regarding preliminary and final plat approval for Mackay Subdivision located at 855 North 4000 West, Josh Mackay, applicant.**

Jeff Macfarlane had a question about the address on this application because a church sits at that exact address. Troy Moyes responded that they can amend the agenda stating that it is approximately at that address. Troy continued by stating that the lot actually doesn't even have an address assigned to it at this time. Staff has a question regarding the tail water coming off the farm and what will be done with that. The developer is still waiting on letters from some outside entities. Staff feels comfortable with approving this application.

## **REGULAR MEETING**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Brian Vincent
- 4. Approval of Minutes from January 14, 2016.**

John Detamore made a motion to approve the minutes from January 14, 2016, as written. Korey Kap seconded the motion. All voted aye.

- 5. Public Comments:** None given

**6. 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.**

Troy Moyes stated that this item was tabled at the last Planning Commission meeting. The landscape plan has been submitted and meets City Code. The revised plans have been submitted. At the last meeting, the commission was concerned about the back of the building facing 2000 West. The commission wants to make sure the building will look nice from the road and blend in with the rest of the development. This was discussed at length in the work session.

Spencer Wright was present to answer questions. Spencer stated that they have two medical tenants that are interested in this building. They are anxious to get the building under construction soon and hopefully open corresponding to Smith's. They have been working with City Staff and with the architect, Brian, to address the concerns from the previous commission meeting. As stated earlier, it meets City Code and they feel that it looks really nice. They have added a lot of architectural features to the back of the building that they wouldn't normally put on the back of a building, including the metal awnings, the windows, the trellises, and the glass doors. Pursuant to Staff's request, they have removed some of the doors on the rear of the building. They have added additional landscape. It meets the requirements for the brick on the building. Brad Lee asked for clarification on the doors. Spencer Wright said they are glass doors. They made that change pursuant to Staff's request. Normally they would be metal doors that match the color of the stucco but Staff thought it would look better to have glass doors. The metal awnings match the other elevation of the building. Brian Vincent expressed appreciation to Mr. Wright for what they have done in taking into consideration their concerns and addressing them. Brian asked if, during the planning, they discussed adding more glass along the rear of the building. Spencer said they did consider doing that. But one of the problems with putting a store front on the back of the building is that is the back of the building where you have electrical meters, restrooms, mop sinks, etc. From a functionality perspective, the tenants don't like to see a store front on the back of their store because that's where things are that don't need to be seen. You could black things out to keep people from being able to see into the store front, but with the architectural design of the building, the windows that are up above are features that are carried over from the front of the building. They feel that it ties in really well and is functional at the same time. It also meets the glass requirement for the building. Brian thanked Spencer for the work that has gone into this. He expressed appreciation for the landscape work that has gone into the plan as well. They were just concerned because they realize that the building will look really good in the spring and summer but in late fall and winter when the vegetation dies off, then they are back to a bare, plain building look from the road. Spencer said they could plant some evergreen trees to keep as much green there as possible in the winter. The trellises that were added there will always be there and will break up the building and add some good architectural features as well. Korey Kap commented that he realizes they did what the commission asked them to do, but they aren't excited about it and would like to be more excited about it. This will be the first building next to that road and they want it to make a good impression and he is struggling with it a little bit. Spencer Wright said he appreciates the feedback.

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

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

Kevin Pitcher was present for the applicant. Kevin said he is not very familiar with the project. He knows that his brother wants to subdivide the property into three lots. The corner has an existing house which he will keep as is other than removing some sheds and unwanted structures that are not attached to the home. Troy Moyes stated that Staff has been in contact with Dave Pitcher to make sure this meets Code without a rezone. It does because of the frontage of the lots due to the way it was subdivided. Staff has reviewed this for preliminary and final plat approval. They have supplied the applicant with the engineer's comments. Mr. Pitcher is working on getting the approval letters back to Staff. There were also some minor changes that needed to be made to the plat. Staff recommends approval at this time.

Curtis Seeds made a motion to approve the preliminary and final plat for Caves Creek Subdivision located at approximately 1300 North 3000 West, Dave Pitcher, applicant. John Detamore seconded the motion. All voted aye.

**8. Preliminary and final plat approval for Barneck Subdivision located at 2737 West 300 North, Doug Barneck, applicant.**

Brad Lee made a motion to table this item because the applicant was not present. John Detamore seconded the motion. All voted aye.

**9. Preliminary and final plat approval for Mackay Subdivision located at approximately 855 North 4000 West, Josh Mackay, applicant.**

Josh Mackay was present to answer questions. Troy Moyes stated that Mr. Mackay met with Staff and has worked diligently to meet the requirements in a timely manner. Staff has reviewed the application and addressed any concerns that they had. They had a couple of questions about tail water and irrigation lines which can be addressed later. He is still working on some approval letters from outside agencies. Staff recommends approval of this application at this time.

John Detamore made a motion to approval the preliminary and final plat approval for Mackay Subdivision located at approximately 855 North 4000 West, Josh Mackay, applicant contingent to meeting the requirements from the Staff Reports. Brian Vincent seconded the motion. All voted aye.

## 10. Planning Commission Comments

Brian Vincent thanked Staff for all the work they have done over the past several weeks on these projects.

Curtis Seeds thanked Staff for the work that they do, and thanked Troy for the training that he did in the work session.

Jeremy Strong seconded everything that had been said so far.

Jeff Macfarlane echoed everything previously said and thanked Brad Lee for leading the commission.

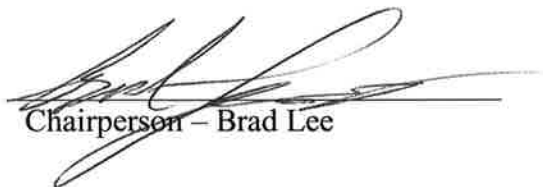
Korey Kap thanked Staff.

John Detamore thanked Staff for the work that they do.

Brad Lee thanked his fellow commissioners for the job that they do and the time they spend serving their community. He congratulated Jeremy on the new addition to his family.

## 11. Adjournment

Jeff Macfarlane made a motion to adjourn at 7:26 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey

