

**West Point City  
Planning Commission  
3200 West 300 North  
April 24, 2014**

**Present:** Brad Lee, Jeremy Strong, Korey Kap, John Detamore, Brian Vincent, Jeff Macfarlane, Boyd Davis – City Engineer, Kyle Laws – City Manager, Kent Henderson – City Council Representative, Michelle Bailey – Planning Commission Secretary

**Excused:** Curtis Seeds

**Visitors:** Kyle Hamblin, Darin Price

**WORK SESSION**

**1. General Plan revision for the Heslop property**

Boyd Davis stated that we will hold a public hearing regarding this property at our next meeting, which will be held on May 15. As a review, Boyd stated that Castle Creek Homes is the owner of the property. They were denied last year on their request for a rezone by the City Council because it didn't match the General Plan. Castle Creek is now asking that we amend the General Plan in order for them to rezone this property. The City Council is ok with this application; they just don't want to set a precedence of going against the General Plan. The plan that was submitted last year, showed all single family homes. Now the proposal is to amend the General Plan to an R-5 zone which will allow for townhouses. The rezone is just for the east strip of ground. The City Council is comfortable with this idea because they feel like that is a good buffer between the existing houses and the future commercial property. Commercial fits better with townhouses. Also, the thought process is, if those townhouses weren't there and single family houses were built, those houses would want a buffer also and it would just shrink down the commercial property further. They feel like this would be a good place for a buffer.

The proposal is for an R-5 zone. It is approximately seven acres. Staff estimates it will fit about 60 units of townhouses. This proposal does not include the small section of ground that will tie onto that stub road. The Codes says you may only have 30 units on a single access. If they aren't able to connect to the stub road, they only have one access out to 800 North so they would be limited to 30 units. Staff has looked at the plan and is wondering if there are some options to accommodate what they are asking for. Their first idea was they asked if they could just stub a road for a future access and have that count as a future second access. The Code says it must connect to an existing road. The Code does say, however, that the City Council can grant an exception to that. If the Council would like to allow 60 units off one access, they can do that. The other idea is if the Council doesn't want to grant that exception, they could run just the road through that property. It wouldn't have to be rezoned in order to just stub the road through there; the

road can go in any zone. Korey Kap asked if that access would cause a problem with the fire department. Boyd said that is something they would have to look into.

Boyd asked the commission, "We will have to talk about this access a lot more in future, but, in general, what do you think about the idea of 60 lots on a single phase? Do you think we should limit them to 30 or should we try to accommodate the 60?" Jeremy Strong said he feels like they should try to accommodate them. We have held them up for a year or so and it's their property. He feels they should do the best thing for both which would be to accommodate them. Jeff Macfarlane said he feels that Castle Creek Homes has a good reputation for completing things and doing what they have said they would do. Boyd Davis stated that 60 units would take quite awhile to develop. Kyle Hamblin estimated it would be about a three year project to do 60 units. Kyle Hamblin expressed concern about the access road. They don't want to do a disservice to the people in the existing subdivision with delivery trucks coming through there into a commercial property later on down the road. It was suggested that it be a controlled access commercial property to eliminate semi-trucks driving through the residential neighborhood.

Boyd Davis reviewed the process that will follow. The plan has been reviewed. Staff will advertise for a Public Hearing, and then the Public Hearing will be held on May 15, 2014. Planning Commission will vote on a recommendation that night, if they feel comfortable doing it then. After a recommendation, it will be forwarded to the City Council.

## **2. Review Price Estates single lot subdivision.**

Boyd Davis stated that this is for a one lot subdivision. The property is on 800 North and 4000 West. It has been a vacant lot for a number of years. According to City Code, they have to do a subdivision in order to convert it into a building lot. It doesn't have most of the utilities there yet. It does have secondary water and power. They will be required to bring in the other utilities. They have purchased more property and are combining two lots which, combined, will be a half an acre. He has submitted a plat and Staff has given him back some comments. The comments are fairly minor. They are mostly things the surveyor needs to correct on the plat; the numbers are correct, he just needs to change some of the verbiage. Staff feels it would be appropriate to approve this and send it on to the City Council.

The process on this will be once approval is granted from the Commission, it will be sent on to the City Council for their approval. Mr. Price will be required to come in and get a permit to cut the road and stub the utilities into that lot before he can get a building permit.

Darin Price asked about the open ditch on the front of that property. He has spoken with the canal company and they stated that they are not responsible for anything after it leaves their holding pond. It then goes to the different ditches with ditch masters. Darin asked if anyone knows who the ditch master is so he can contact him. Darin would like to pipe the ditch. It is an open ditch there but it is closed on both sides of it. Kent Henderson

said Marty Simonson would probably know that information. The canal company explained to Darin that if there is not an easement there, if whomever owns the canal doesn't have an easement, you can fill it up. But he would like to pipe the ditch if it's possible.

## **REGULAR MEETING**

### **1. Call to Order**

### **2. Pledge of Allegiance**

**3. Prayer:** given by John Detamore

### **4. Approval of Minutes from March 27, 2014**

Korey Kap made a motion to approve the minutes for March 27, 2014, as written. John Detamore seconded the motion. All voted aye.

**5. Public Comments:** None given

### **6. Consideration for Final Approval of Price Estates single lot subdivision, located at approximately 3989 West 800 North, Darin Price, applicant.**

Darin Price was present to answer questions from the Commission. Boyd Davis stated that Mr. Price is combining a lot that has been vacant for several years with some additional property that he purchased to the south. The full acreage is .47. He has submitted a plat and it looks to be in order. He has been given a list of Staff comments that need to be addressed. There isn't anything in the comments that would be serious enough to prohibit the commission from granting final approval tonight. These things just need to be completed before this is presented to the City Council. Brad Lee asked about the correct spelling of Darin's name. There is a discrepancy between the Staff Report and the agenda. It should be spelled as it is on the Staff Report.

Jeremy Strong made a motion to approve the application for a single lot subdivision located at 3989 West 800 North, Darin Price, applicant, contingent upon the Staff comments in the Staff Report being met. Brian Vincent seconded the motion. All voted aye.

### **7. Planning Commission Comments:**

Brian Vincent had no comments.

Jeremy Strong had no comments.

John Detamore had no comments.

Korey Kap had no comments.

Brad Lee had no comments.

**8. Adjournment**

John Detamore made a motion to adjourn at 7:08 p.m. Korey Kap seconded the motion.  
All voted aye.

  
Chairperson – Brad Lee

  
Secretary – Michelle Bailey