

**West Point City
Planning Commission
3200 West 300 North
January 8, 2015**

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

Visitors: Troy Wolverton, Gary Wright, Dennis & Linda Day, Robert Freeman, Gerald & Margaret Hodson, Kent & Sherry Fullmer, Terry Park, Greg Cooper, Burt Johnson, Dan Williams, Al Morey, Julie Morey

WORK SESSION

Discussion regarding the proposed rezone of property located at 2000 West 300 North.

Boyd Davis stated that most of this property has already been zoned Commercial. The reason a rezone request is being discussed is because there is a small sliver of property the developer has to buy in order to fit Smith's on that property. It isn't big enough right now for the building. Gary Wright is in negotiations to purchase that sliver of property from PRI. The negotiations look favorable at this time, but that sliver of property hasn't been zoned Commercial. The property being considered is about 120 feet wide. Staff feels that with this property being directly adjacent to the commercial property, it is obviously a good fit and recommend it be approved. Since that property is in transition and hasn't been purchased by the developer yet, he can't be the applicant for it. This rezone is actually being initiated by the City. Staff advertised this as required.

This is 2.3 acres and is currently zoned A-40. The proposed zone is C-C and the proposed use is a Big Box store. There were no further questions.

Discussion regarding a Conditional Use Permit for Smith's Marketplace Commercial Center, located at 2000 West 300 North, Smith's Food and Drug, applicant.

Boyd Davis stated there are four conditional use permits being requested. The will be a conditional use permit for the big box store, the garden center, the convenience store, and the buffer yard. A conditional use permit is a permit that makes that use allowed, but conditions may be placed on it with good reasoning. Boyd reviewed the conditions that Staff is proposing. On the big box store, Staff recommends that the fence be placed around the property to screen the project. That is also a requirement of the Code. Staff thought about requiring a block wall around the project. The developer isn't in favor of that, and upon further consideration, Staff feels that may not be the best idea. The developer is proposing a vinyl-coated chain link fence. Staff is satisfied with that suggestion. In addition to that, they are proposing to do landscaping in front of the fence. They like that because it cuts down on vandalism immensely. Staff would recommend that some standards be set so it will be a high quality fence that will have the appropriate

gauge sizes on the posts and the fabric, also a concrete mow strip underneath that so it is a quality fence. This fence would be along the west side and the south side of the property. Boyd also mentioned the block wall to the south of Pad F which was discussed in the last meeting. Gary Wright has agreed to put a block wall there to shield the home to the south of the property. Korey Kap asked how tall the block wall will be. Boyd Davis stated it would be six feet. Korey suggested they require it to be eight feet tall. Pad F will not be constructed right now. UDOT may widen the road before Pad F is constructed. If that is the case, Mr. Wright won't even need to put the block wall up. Discussion took place regarding the block wall. Korey Kap suggested giving the developer a choice of putting up a block wall or a tilt-up wall. Since the wall is temporary, he feels the commission could be flexible. The commission was in favor of giving him those specific options of materials for the wall.

Boyd Davis stated, "On the big box store, we would like you to include in your motion the fence with landscaping and state that it must be a quality fence with the appropriate posts, fabric and possibly the concrete mow strip". The other condition Staff recommends is that they screen the dumpster area and the loading area with a wall. Jeff Macfarlane expressed a desire to address the care given to the vacant lots until they are developed so they don't turn into weed patches. Korey Kap asked if they should require the developer to lay asphalt and roadbase on the future pads to eliminate the weed problems. Boyd Davis suggested asking the developer what he plans to do with the future pad sites.

Also, there will be conditional use permits for the garden center, the convenience store and the buffer yard. Staff couldn't foresee any conditions needing to be placed on the garden center. They feel it won't impact the neighbors in any way. The Code required a conditional use permit for the convenience store. Staff isn't even sure if the kiosk at the fuel center would be considered a convenience store, but they are requiring a conditional use permit for it just to be thorough. Staff had no suggestions for conditions being placed on the convenience store. The last conditional use permit would be for the buffer yard. That has already been discussed.

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by John Detamore
- 4. Election of Chair and Vice Chair**

Brad Lee opened nominations for Planning Commission Chairman 2015. Korey Kap nominated Brad Lee as Chairman for 2015. Jeff Macfarlane seconded the nomination. Brad Lee called for other nominations two more times. There were no other nominations. All voted aye.

Brad Lee opened nominations for Vice Chairman 2015. John Detamore nominated Curtis Seeds. Korey Kap seconded the nomination. Brad Lee called for other nominations two more times. There were no other nominations. All voted aye.

5. Approval of Minutes from December 11, 2014

Jeff Macfarlane made a motion to approve the minutes for December 11, 2014, with the suggested correction of changing the word “quick claim” in the first paragraph of the first page to “quitclaim”. John Detamore seconded the motion. All voted aye.

6. Public Comments: None given

7. Public Hearing regarding the proposed rezone of property located at approximately 2000 West 300 North.

Boyd Davis stated, “The property on the corner of 300 North 2000 West has been owned by a commercial developer for several years. He has announced that Smith’s Food King is planning to build a Smith’s Marketplace which is a large department-type store with food and other items. The property, you can see here on the map, that is currently owned by the developer is slightly smaller than what they need for the Smith’s store. They are in negotiations to purchase an additional 120 feet to the west of their property. That portion of the property has not been zoned for commercial use yet. The rest of the property has been. It’s been zoned as commercial for quite a few years. This additional piece they are negotiating to purchase also needs to be zoned commercial in order for the project to move forward. That’s what is on the agenda tonight, for the Planning Commission to consider approving the rezone to commercial from a current zone of agriculture.” Boyd showed the General Plan map and illustrated the area being discussed. The area being considered is 2.3 acres. It is a current zone of A-40, which is agriculture, and proposed to be changed to a zone of C-C which is Community Commercial, which does allow for big box retail stores. Staff has reviewed this and recommends to the Planning Commission that this rezone be approved. There were no questions from the Commission, so Brad Lee opened the public hearing.

Dan Williams 45 North 2000 West – My question would be what is the reason in needing that additional 120 feet? Boyd Davis responded that the property simply isn’t wide enough for the project so they need additional property.

Gerald Hodson 2220 West 300 North – Can you address the idea as to where the entrance from the property will go onto 300 North? Boyd Davis stated, “With this rezone, we are not necessarily discussing the particulars about the site. That will be done at a separate meeting. The rezone is simply to discuss what uses would be allowed on this property. There will be a separate meeting where we will discuss the site plan. We will show pictures of that tonight as well. This rezone step is simply to say that a big box store would be allowed on this property. The details of the site plan will be done later. Boyd emphasized that this is not a final decision on the rezone; it will be forwarded on to the City Council.

Kent Fullmer 37 North 2000 West – “I know we are just talking about the rezone here, but I just wanted to know if they are going to take into consideration what this is going to do to the thoroughfare on 300 North and 2000 West with the added extra business here as well as Syracuse planning a charter school north of Syracuse High School. That whole area there with this added is going to increase traffic flow in front of our properties significantly. I just wondered if while they are doing all of this and deciding the entries and how they will go into this area and how the traffic is going to access this business, that they think about the people on 2000 West mostly because of all the other things on 2000 that may not have as big of entryways on 2000. Please keep this in mind as you start doing all of this stuff.”

Burt Johnson 914 North 2000 West – (manager of the church farms) “My question is, we have no problem with extending on the red part there, but my question is, in the trade, Gary, does that which we are going to trade need to be rezoned back to agriculture or can it be left as is and be farmed still.” Gary Wright responded, “The LDS Church owns the piece in crosshatch which Smith’s needs in order to acquire to the depth of their store. Part of the agreement with the Church is there is a parcel to the south, as per the initial agreement with the Church, which is currently zoned commercial, but it will still be allowed to be farmed in that exchange. It will have a commercial zoning but it’s not a problem as far as farming.”

Dennis Day 49 North 2000 West – My question about that rezoning is how can you talk about rezoning something when you don’t want to discuss entries and exits? Boyd Davis responded, “We do have some plans, and we can show those tonight as well, but typically on a rezone we are simply talking about what uses would be allowed on that property. They do it in two separate approvals. They try to do the rezone first simply to state what types of building would be allowed regardless of what project may or may not come. Once we rezone that, the developer may not build the actual project that is being proposed. Things could fall apart and it may not happen. The rezoning needs to be considered regardless of what specific project is going to take place. Dennis Day asked, “Without putting questions on exits and entrances to that property, the property owners along the street, how do they have the chance to say ‘yes, we want to rezone it, or no, we don’t’ without knowing where it’s going to impact. Right now, we have to time our travel along the road as it is, let alone with this new development.” Boyd Davis responded that this is simply the process we go through. Then after the rezone is done, we go through the site plan approval process and discuss specifically those entrances and so forth. The developer can’t get final approval to build the project without a site plan approval. There are protections built in.

Gerald Hodson 2200 West 300 North – I appreciate Dennis bringing this up because your little extension there reaches right across the street from my home and right now I have to set up safety flares and so on and so forth and have my neighbor come out and direct traffic in order for me to get on the road. I’m very concerned about that other piece of ground there. It looks to me like that would be an exit onto 300 North. That would be right across from my home and would create lots of problems. I’ve lived there for 40

years now. My great-grandparents settled West Point and Hooper and I feel like I have a place here in the community so that is a concern of mine. Traffic will exit off that little strip onto 300 North right across from my home. Thank you.

Greg Cooper 2150 West 300 North – “I understand the site plan and such will be discussed at another time. What about the streets? Widening of the streets, possible stoplights etc. Specifically here on the agenda it mentions the buffer requirements. Will the street be widened? I’m bringing this up because it’s not necessarily part of the site plan; it’s the street.” Brad Lee responded, “Any widening of those corridors is first submitted to UDOT and then is approved through UDOT in a process. Obviously with a development of this nature, there are going to be some changes to the road, especially to 2000 West. When that will be, I don’t know if we have a definite answer from UDOT. Some people have said it could be two – three years. UDOT will have to accept or reject proposed entrances and exits. Generally that doesn’t come to the City for any requests.” Boyd Davis added, “The developers are seeking approval from UDOT. Both 2000 West and 300 North are State highways and any widening and entrances to those roads must be approved by UDOT. They are working through that process right now.” Boyd continued saying, “UDOT does have a large project planned on 2000 West to widen that. We’ve been told that it’s in the planning stages and could happen as early as 2017. We don’t know the details of that yet.”

Dan Williams 45 North 2000 West – “It’s pretty obvious what everybody’s concerns are. What are going to be the entrances and exits to this project? I think most people are probably supportive or happy that it’s finally coming to pass, but the impact for the people on 2000 West and 300 North really resolves to what are the entrances and exits going to be? Are they going to be strictly off of 300 North? Or is it going to be a combination of 300 North and 2000 West? You can’t tell me you guys haven’t seen some type of site plan that specifies what those entrances and exits are. I think it would be only appropriate that it be shared with the citizens so they can have their concerns put at ease.” Korey Kap responded, “Dan, the rezone is what we are considering now. We do have a site plan and that is coming up next, but the only thing we are dealing with now is the rezone. When we finish with this, we will move into that and you can see what the entrances and exits are. UDOT is going to dictate where those are more than we will. Dan responded, “Yeah, I’ve heard this before, UDOT is the grand designer of all this stuff, but the City has a role to play in this; we all know that, and you’re going to give input to UDOT. If you don’t, you’re not doing your job. The point I’m making is we can feel a lot better about giving you the go-ahead or our endorsement to do the rezone if we know and have the visibility to what the project is all about. I understand you wanting to do it this way, but if you want the community’s support, you need to be more open and up front. It makes no difference if you show the site plan now and get our buy-in or go ahead and do your thing and then show us the site plan. We are going to be a lot happier if we know what this is all about. That’s the only point I’m making. Boyd Davis stated, “We definitely don’t have anything to hide, this is simply the process.” He posted the site plan for the audience to see. He pointed out the entrances/exits.

Gerald Hodson 2220 West 300 North – “Do you have any idea where trucks are going to enter and exit?” Troy Wolverton pointed out on the map different entrances trucks would use to get to the different docks. Troy stated, “Everything you have said about the traffic is true; we aren’t here to debate that. We have made the same observations as what you are saying. Gerald Hodson stated, “Once again you are not living where I am and I am a light sleeper. Those trucks driving in and out at midnight or all night long...”

Dennis Day 49 North 2000 West – “The width of 2000 West at the end of the property is how wide? The expansion of the road? Does it change going west? Are you moving the road west next to my property?” Troy Wolverton responded, “UDOT’s current environmental impact statement shows the expansion of the road 35 feet to the west. The sidewalk is going to go across your porch.” Gary Wright commented, “As I understand it, just to clarify what UDOT’s plan is for widening 2000 West, it’s on their five year plan. When a project, like 2000 West, goes on their plan that means they are forecasting the funding for that. The funding for the expansion of 2000 West, from what I’ve been told by UDOT, is 2017. This Smith’s store will open in the Spring of 2016. We don’t have any control of the design or the width, that’s been done by the environmental impact statement. There may be a short period of time during construction where that full width is not there and the existing pavement will be used with accesses into the project. We have even explored the idea of having UDOT move the process up, but it’s not possible based on the size of the project and the number of homes that need to be acquired along the west side of 2000 West. They are aware of this. They are trying to cooperate and work with us the best they can to make this work so that it fits but that is what UDOT’s plan is. As I understand it, 300 North is a State road but there is not current plan by UDOT to widen it. Now the Smith’s and the developer will be widening 300 North, putting in new curb and gutter and widening on the south side of 300 North to help accommodate this project.” Dennis Day said, “I think this is a must do project, personally, but my concern is, where is UDOT? Why aren’t they here? Don’t we as citizens, or the City, have any input on UDOT? We are in the same State. Troy Wolverston said, “Could I explain where we are at with UDOT? We’ve met with UDOT and then they require us to study the two corridors. We have completed that now and are just in the process of writing the final draft. With that information, we will go back to UDOT and basically tell them what they already know; the corridor lacks sufficient capacity. That’s why a lot of you are having difficulty getting in and out of your homes during those peak hours that the traffic is stacking back on 2000 West to the south all the way to 100 North. That obviously, will be dissipated with the additional lanes that will provide additional capacity. The long term answer is the widening of the road. Our challenge is working with UDOT and their timing. They’re just entering the design phases, then they will do property acquisition, then there will actually be construction. That’s why it is 2017; it’s just the time it takes to do that. We’re coming back with more information that shows that, yes, there are some things that could happen to the signal to help it function better. There is a lot of time given for right and left-hand turns right now that could be given to through travel to reduce the lane stack. These are some of the things we are seeing in our analysis but we need to go back and report that information to UDOT and get their response. That is the part we are looking at is what UDOT will do with the information. As I’ve mentioned, the information that we’ve collected while

looking at the traffic during these peak hours is consistent with what you are representing. I don't live there, and I appreciate what you are saying. This is the access issue, it's not just for the center, it's for the folks who live around it. They can't get out of their driveways, so how do we coordinate and try to facilitate as best we can during the interim between the project coming and the road itself being widened. We are just in that part. UDOT is not here because they are waiting for our report." Dennis Day thanked Mr. Wolverton for his comment. He commented about the increase in traffic when Syracuse High School was built. The traffic increased again when Highway 193 was constructed. They are still living on 2000 West and waiting for the road expansion that has been discussed for years. He feels they shouldn't put the horse last. They should do the outside infrastructure; create the road and then build the project.

Dan Williams 45 North 2000 West – This has been very helpful and I appreciate your willingness to expand on your presentation. It has opened up a lot more understanding. I can't tell what all of those building are along 2000 West. Are they planned as part of the big development immediately, or are they just future proposed sites that will be added later. Troy Wolverton responded, "That is part of our traffic analysis actually. Phase 1 will be the Smith's Marketplace and the fuel center. What we would like to see is the Smith's be able to be approved and constructed and just hold at that stage, then the road would be widened, and following the widening of the road we anticipate the remainder of the pads to be constructed. Now timing of the economics of all that say it may be that a bank or something like that wants to come in on the corner a little premature, and that, of course, needs to be analyzed and we would look at the traffic impacts and continue to work with UDOT. We would like to phase this in, because each of those pads out front have drive-thrus, and from a traffic standpoint, drive-thrus draw a lot of traffic and trips, so that's why we would like to phase in some of those greater trip generators and try to phase in with the construction and widening of the road. That needs to be worked on with UDOT." Dan Williams asked if they have any proposed retail outlets that are bidding for those spots at this point. Gary Wright responded, "As the developer, I'm not building the Smith's, that will be done by Smith's, but the parcels out on 2000 West will be owned by the Wright Development Group. This is a master plan concept until the tenants come and say they want to be here. We do have two credit unions who are interested in locating on the corner, but no other tenants. Those tenants usually will not come until the Smith's is there and open and then there is a lag time. That has been consistent with all development. They've got to have a major tenant there before they will consider location. On the very south parcel, we are negotiating with a group of doctors who want a medical building of about 3,000 – 5,000 square feet." Dan Williams asked about a portion of the property and Gary Wright told him that would be a detention basin for the project. The parcel next to it is owned by Wright Development and there are no plans for that parcel yet. They aren't sure commercial will go there; it might, or it might be something like an assisted living center or something else that is compatible with that area. Dan Williams asked Mr. Wright what he intends to do with the access road that comes off from 2000 West and goes back around to the property on the west. Mr Wright was not aware of that dirt road. He said it would be incorporated then with the south pad and would be abandoned and would not be an access. It is not his plan to use that dirt road as access. Dan Williams said that road provides access to the property owners along 2000 West so

they can get into the back part of their property. It has been there from the beginning so there is an issue of access. Boyd Davis stated that detail is not being considered tonight. Dan Williams said they need to pay attention to that because you just can't take away an access that's been there for probably over 50 years without some type of mitigation.

Brad Lee closed the public hearing for the proposed rezone.

8. Consideration of a rezone request for property located at approximately 2000 West 300 North.

Korey Kap made a motion to approve the rezone request for property located at approximately 2000 West 300 North. Brian Vincent seconded the motion. All voted aye.

9. Public Hearing regarding a Conditional Use Permit for Smith's Marketplace Commercial Center, located at approximately 2000 West 300 North, Smith's Food and Drug, applicant. The Conditional Use Permit will include the following uses: a big box retail store, a garden center, a convenience store, and an adjustment to the buffer requirements.

Boyd Davis gave a brief presentation. Being considered tonight is a conditional use permit for the Smith's Marketplace project. A conditional use permit is just what it says, they will get a permit to build the store, but the Planning Commission can put certain conditions on that if deemed appropriate. There are certain conditions that Staff is recommending tonight. We've looked at the site plan and are really happy to have a good developer and a good tenant that are coming to this property. We think they will make it a very attractive site and it will be a great amenity to West Point City. That said, there are four different conditional uses being considered tonight. These things are required, by West Point City Code, to have a permit. First, the big box store would need a conditional use permit, as well as the garden center that is part of the store. Staff doesn't see that the garden center will have much impact, but they are required to have a conditional use permit. At the fuel center, there is a small kiosk where they will take payments. There is not a lot of selling of other items at the kiosk, but to be thorough Staff considered that to be a convenience store and recommend a conditional use permit for that use. The last item is for the buffer yard. Pad F is the last pad on the south end. Because of the proximity to the existing home to the south, there is a conditional use permit required there as well. As said, the conditional use is required because of the impact that some of these items can create on the neighbors. The Planning Commission can impose certain conditions. The first one Staff is recommending is for the big box store. Staff would like the property to be fenced along the west side to screen the store from the adjacent property. We are recommending that, by Code, they would be required to have a chain link fence. We would like that to be a high quality chain link fence. Staff has discussed with the developer doing a vinyl coated chain link fence. In addition to that, they have recommended doing dense landscaping in front of that fence to provide more privacy. In addition to the fence on the property line, Staff is also recommending that the dumpster areas and the loading areas be screened with a wall to screen those visibly and also to contain the noise and any other disturbances that can happen in those areas. Staff didn't

see any conditions they would recommend to impose on the garden center or on the convenience store. On the buffer yard, because of the proximity to the house on the south, they recommended a block wall, or some type of solid wall, be placed on that property line between the uses. That will provide more protection to the home owners and screen them from the potential noises and things that could happen at that site. Also, the developers have stated they would also be willing to put landscaping in front of that wall to make it look attractive and to prevent it from being vandalized. Those are the conditions Staff is recommending to the Planning Commission.

Troy Wolverton 2010 North Redwood Road – We have been in the process of developing a 3D model. Because this development is in preliminary stages still, there are still detail issues. Troy went through some slides that showed different views of the development. Troy pointed out that the trees depicted in the pictures represent trees that are more mature than what they look like when first planted. He pointed out features previously discussed as seen from the different views shown such as access points, green screens, loading docks, fencing on the west side of the property, elevation of property, and pedestrian walkways.

Gary Wright – Gary said that the City ordinance requires that anytime commercial borders residential, a buffer is required. Gary said they are interested in doing whatever type of buffer they can to make it as palatable as possible for the adjoining property owner until UDOT buys their property and widens the road. Gary Wright stated, “Again the chances are that this development on that pad will not take place until UDOT has already acquired your home, but this is in place and required by the City under a conditional use so that if this development were to occur before UDOT bought your home, this would go into place so that it creates a buffer and a transition from the commercial to your residential home.” Gary continued saying, “The truth is, the approval of this project really puts a lot of pressure on UDOT to widen the road, acquire all the homes on the west side of 2000 West and to put these improvements in. They know that. We’ve met with them and the State Legislatures who represent this area; Stewart Adams and Jerry Stevenson, and they are aware of it and they are pushing UDOT. This has been funded on their five year program for 2017.” Dennis Day said, “It’s a must-do project, but do we as landowners need to get legal representation to make sure we get treated fair, or do I go home and put a sign in my yard that says, ‘Commercial sales property’? That’s the question I need to deal with.” Gary Wright assured Mr. Day that when UDOT does the widening project, they will widen the road from 300 North all the way south to Antelope Drive.

Al Morey 42 North 2000 West – When this goes through and the road widens, these people over here, my neighbors, they are gone. I’m the only one left. Gary Wright responded, “It’s just UDOT’s plan. You and I don’t have any control over that. We can certainly voice our opinions or give input, but UDOT has done environmental impact statements and have had time for responses.”

Dan Williams 45 North 2000 West – Do you have any thoughts about the property south of this development once those houses are all gone? Gary Wright responded, “I’ll

speaking to that as a commercial developer. That property, by the City, is master planned Commercial, and perhaps the highest and best use for that is commercial to keep moving.”

Julie Morey 42 North 2000 West – “We are going to be residential. So tell us how great your plan is. Just open up and say it. If you were living in my home and someone comes in there and says, ‘we’re just going to put more traffic on that street’ would you just be so happy or would you just be ticked off like I am? I bought a house for a retirement home like we were going to live there until our kids buried us and now you’re ruining that dream. Does that feel good? That was my dream. That was my dream house.” Gary Wright responded, “I think you’re right. I think this project” Julie interrupted him and said, “I wish it were your house and my house is a beautiful home and I’m going to end up hating it because of traffic to your Smith’s. You don’t have a response for me.” Gary responded, “Every time any type of development occurs, it always impacts someone. You can’t do anything, you can’t do a residential subdivision or a shopping center, or put in a church, or do anything without it affecting the adjacent landowners. I apologize for that. But this property has been master planned and zoned as part of the City Master Plan by West Point City to be developed as commercial.” Boyd Davis asked that the public hearing begin and reminded the citizens that the procedures for a public hearing are that the Planning Commission may or may not answer your questions. It is a time for them to take comments so they can consider those.

Brad Lee opened the public hearing regarding a Conditional Use Permit for Smith’s Marketplace Commercial Center, located at approximately 2000 West 300 North, Smith’s Food and Drug, applicant. The Conditional Use Permit will include the following uses: a big box retail store, a garden center, a convenience store, and an adjustment to the buffer requirements.

Greg Cooper 2150 West 300 North – I noticed there were not any lights in the depictions that I could see. I live on 300 North and my concern is about lighting. How bright will it be? Will it shine in my yard? Boyd Davis said, “They will be required to submit a photometric study that shows just how far the spread of the lighting will go. We do have requirements for the lights to be downturned. That is not part of the conditional use, it will be part of the site plan.”

Gerald Hodson 2220 West 300 North – I would like to place a thought in your mind. This proposal here, in its fruition, will totally change the environment and the face of West Point forever after. The wonderful community that we’ve lived in for 45 years and my great great grandparents settled many many years ago will be gone. The Church indicates that they are going to, within five years, get rid of this property. No more will they farm in this area. The largest farmer in West Point plans on getting rid of his property within five years. What you men are faced with is that you’re going to have home after home after home, hundreds of them. Are you going to be prepared for what needs to be done for those homes with water, roads and sewer because this will open the floodgates.

Greg Cooper 2150 West 300 North – For those of us that will still be residential for the foreseeable future, what kind of assessment has been done on the value of the property? Brad Lee said he is not aware of any studies that have been done.

Dennis Day 49 North 2000 West – What is designed west of the Smith's Marketplace and actually the church farm? What is the far end proposal for that? Brad Lee stated that all of that land is currently zoned agriculture. Nothing can go in there unless it comes to the City for a rezone. Boyd Davis offered to show Mr. Day the City's Master Plan following the meeting.

Brad Lee closed the public hearing.

10. Consideration of a Conditional Use Permit for Smith's Marketplace Commercial Center, located at approximately 2000 West 300 North, Smith's Food and Drug, applicant. The Conditional Use Permit will include the following uses: a big box retail store, a garden center, a convenience store, and an adjustment to the buffer requirements.

John Detamore made a motion to approve the Conditional Use Permit for the Smith's Marketplace located at 2000 West 300 North, Smith's Food and Drug, applicant, with four considerations. First the big box store with Staff's report as written, that there would be a concrete mow strip added, quality landscaping with a quality, durable fence and also the area that has the loading be screened with it enclosed with the sound barriers as included. The garden center as written on the staff report. The convenience store as written on the staff report. As Gary Wright indicated, a buffer with an 8-foot tall block wall or a tilt-up wall. Curtis Seeds seconded the motion. All voted aye.

Boyd Davis stated that the engineer asked a question for clarification. In the motion regarding the buffer wall, John mentioned an 8-foot wall. They would like clarification on which side it would be measured from. Pad F is higher than the home to the west. Would you like the eight feet to be measured from the level of Pad F or from the home side? They would like it measured from the home side.

11. Planning Commission Comments

Brian Vincent thanked the public for coming.

Curtis Seeds had no comments.

Jeremy Strong had no comments.

John Detamore had no comments.

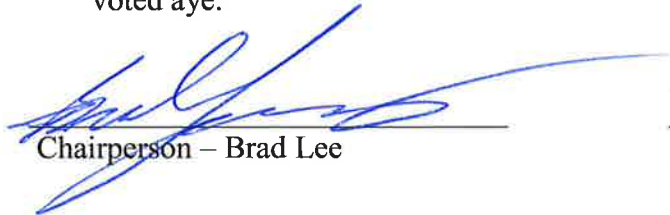
Korey Kap had no comments.

Jeff Macfarlane had no comments.

Brad Lee thanked the public for coming and expressing their feelings. He also thanked the commission for their friendship and trust to elect him to serve another term as chairman.

12. Adjournment

John Detamore made a motion to adjourn at 8:30 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey