

**West Point City
Planning Commission
3200 West 300 North
April 23, 2015**

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

Excused: Curtis Seeds, Jeff Macfarlane

Visitors: Nichole Houskeeper

WORK SESSION

Discussion regarding an accessory building located at 199 North 2975 West, Nichole Houskeeper, applicant.

Boyd Davis stated the homeowners would like to put a shed on their lot. It's a small shed and normally this wouldn't need Commission approval, but they want to construct the shed on the side of their house. If a shed is in the side yard, it requires a conditional use permit. They must stay 10 feet away from the house and eight feet from the property line. Other than those items, there are no further regulations on it. They obtained signatures from their neighbors. Jeremy Strong asked why it requires a conditional use; why is it written in that way? What is it protecting? Boyd Davis responded that the Code requires approval because the accessory building is more visible if it is in the side yard, and it's closer to the neighbors.

Discussion regarding Smith's Marketplace project

Boyd Davis distributed the latest site plan for the Smith's Marketplace project. The official name of the development will be The Point. Smith's needs to pull the building permit by June 1st. They have obtained the conditional use permits. The zoning has been approved, and the preliminary plan has been approved. Staff wanted to go over the final details of the project so the commission will be prepared to discuss the final approval at the next meeting.

Boyd Davis reviewed the project plans. He mentioned the site plan has changed slightly. Pad F is now called Office F. There is a doctor's group that is interested in that location. It was originally planned for a fast food restaurant. Boyd then discussed items listed that must be completed or addressed before granting final approval.

Zoning: A - is completed. B - is regarding the required conditional use permits. C - is the beer license. They don't need this to get the construction permit, but they will need it before opening the store. They intend to obtain the beer license soon. D - the plat must be approved by the Planning Commission and City Council to actually divide those property lines. E - doesn't apply because Gary Wright is planning to own all of those and lease

them out. F - The lots they are creating meet the Code. The proposed setbacks for the buildings meet the Code.

Site Plan: A Parking - there is more than enough parking. B Lighting - They need to submit a lighting plan. C Buffers - Gary Wright still agrees to put a wall up when Office F is constructed if the home is still there. That will be included in the Developer's Agreement. D Circulation, and E Pedestrian access both look good. Staff suggested they consider other sidewalks on the site, but there is no Code requirement. F Ingress/Egress - the access looks fine but they still need UDOT approval. They may not have that approval by the next meeting. G Signage - They have not submitted signage plans yet. H Fire Department - their plans have been submitted to the Fire Department so we should hear something back about that. I Fencing - the Mayor has been pushing to upgrade the fence on the west of the property. They had proposed a black vinyl, powder coated chain link fence. The Mayor asked them if they could do something better than that. It sounds like they are willing to do it and they will probably use some of the tax-incentive money to pay for part of the fence. They are looking into doing a concrete post and panel wall on the west side. They are using the wall by the Winco in Roy as an example. J Landscaping - The Code requires two trees every 50 feet in the park strip, but they only showed one. They didn't want it quite as dense along 2000 West. This is part of the Developer's Agreement, as well. Also, in the parking lot, they have tree diamonds. The Code requires an island rather than just the diamond. They claim doing an island will ruin their parking plan and take away the parking that is needed. They asked for tree diamonds rather than the islands. This will be part of the Developer's Agreement. K Architecture - Everyone is familiar with the building plans. L Dumpsters - They will be screened with a concrete wall.

Streets: A - They have a traffic analysis done. B - UDOT approval is still coming. C - They will not be widening the street in front of the project. They are doing a temporary gravel landscaping out there and then letting UDOT finish the road a couple of years later. This will be part of the Developer's Agreement.

The remaining items will be discussed at the end of the regular meeting.

REGULAR MEETING

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer:** given by Jeremy Strong
- 4. Approval of Minutes from March 26, 2015.**

Brian Vincent made a motion to approve the minutes for March 26, 2015, as written. John Detamore seconded the motion. All voted aye.

- 5. Public Comments:** None given

6. Consideration of an application for an accessory building located at 199 North 2975 West, Nichole Houskeeper, applicant.

Nichole Houskeeper was present to answer questions. Boyd Davis stated that Nichole is requesting a Conditional Use Permit for a 12' x 12' shed. Typically a shed this size doesn't require a permit, but because it is on the side of the house, the Code requires they obtain a permit. Staff recommends approval. The shed must be kept 10 feet away from the house and eight feet away from the property line. Both neighbors have signed the application, so Staff assumes they do not oppose the shed being built.

Jeremy Strong made a motion to approve the application for an accessory building located at 199 North 2975 West, Nichole Houskeeper, applicant. Korey Kap 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. Continued discussion regarding Smith's Marketplace project

Continued discussion from the work session.

Streets: D – Gary Wright owns to the center of 2000 West right now so that's just a comment that he needs to dedicate that part of the road to the City. E – On 300 North, there is a piece of land that is part of the property that Gary Wright is acquiring and that needs to be dedicated as well. F – this item doesn't apply anymore. G – This is shown on the plans now. H and I were already discussed.

Water: A – The City has given them the amount they will need. The amount of water Smith's will use is equivalent to 16 houses. They will be required to transfer those shares to the City. B – They need approval from the Fire District.

Sewer: A – They have submitted plans to the Sewer District. Staff doesn't see any issues with that. B - They are requiring an easement. The sewer will all run to 300 North and then to the West. They have to acquire an easement across the church farm to make that sewer work because it is too shallow where the project is. They will put that easement in the City's name so we have access to maintain that sewer. C – They have submitted the sewer calculations. D – Their engineer has already contacted us. They are putting grease traps inside the building as well as a major grease trap outside the building.

Storm Drain: A – They have submitted their calculations. B – They have to submit the SWPPP plan but it is not required for the Planning Commission’s approval, just before starting construction. C – They are creating drainage swells along the side of the road so the water coming off of 2000 West will collect right there. Staff has asked them to put a drain from those to make sure the water that goes into those swells will then go into their storm drains. The Commission discussed the need for a drain and all felt it was necessary to require them to install a drain. D – They have connected the storm drain on 300 North.

Secondary Water: A – They have submitted plans to Davis & Weber Counties Canal Company. B – Water shares must be transferred to the City for secondary water as well.

Land Drain: This is a non-issue because they won’t have any basements.

Irrigation: A – The irrigation ditch along 2000 West will be ripped out so there won’t be any issues with that. There is an old irrigation pipe along 300 North. We have asked them to inspect that to see if it needs to be replaced. B – They need approval from the irrigation company and have submitted plans to them as well.

Other: A - They must submit a copy of the geotechnical report. There are some issues with that. They have said the first project they will do is bring in fill to help the soil settle. It will be left there for 30 days to compact the soil. It will be removed before construction begins. B – They will need approval from the State and the Fire District for the underground fuel tanks. They are going to do the gas station on a different permit later on so it won’t be an issue in the upcoming meeting.

John Detamore asked what items may not be complete by the May 14th meeting that would cause contingencies to be placed on the approval. Boyd Davis responded that they may still be waiting on the lighting plan, the signage plan, and UDOT approval. Boyd told the Commission they will voting on three items at the next meeting: the subdivision plat, the site plan, and the building plans. He encouraged the Commission to call him to voice any concerns they may have before the next meeting so Staff can talk to the developer beforehand so they are prepared to address each concern.

Brian Vincent asked about the size of the rocks along 2000 West the developer is proposing to use. If the developer doesn’t put a storm drain in there and there is standing water in this area, the City could have potential liability problems. He feels it could be a safety issue. The Commission discussed the costs of installing a storm drain there. They could tie into the storm drain on their site. The Commission would like to discuss that with the developer at the next meeting.

9. Adjournment

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


Chairperson – Brad Lee


Secretary – Michelle Bailey