

**West Point City  
Planning Commission  
3200 West 300 North  
May 14, 2015**

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

**Excused:** Curtis Seeds, Jeff Macfarlane, Jeremy Strong

**Visitors:** Troy Wolverton, Kip Cashmore, Kenneth Payne, Logan Payne, John Diamond

**WORK SESSION**

**1. Discussion of Point West Estates Subdivision, preliminary approval, located at approximately 1200 South 4500 West, Matt Meyer, applicant.**

The developer has been working on this project for several years. They were finally able to get approval from UDOT and are now prepared for consideration for preliminary approval. Originally they were planning to have 31 lots, they did not get approval from UDOT for a driveway access off from 4500 West so they will have 30 lots in the subdivision. Thirty lots are allowed in one phase with one access. Korey Kap asked if there is a benefit or hindrance to granting preliminary approval when the developer has so many things left to complete. Boyd responded that it is fine to do preliminary approval. That gives the developer the ok to start his construction plans and his engineering etc. The policy is that you may not get final approval from the Planning Commission until all of those requirements have been met. They show a detention pond on the plan but it will be eliminated. They got approval from Davis County that they will accept the drainage into the County drain without a detention pond.

One big issue with this property is that there is a lot of junk fill in this area. A geo-tech report was done and discovered the junk fill. That must all be removed and replaced with structural fill before they can build any houses. The cost of doing this is up to the developer, not the personal lot owners. They must replace the junk fill where the road will be as well as where any buildable lots are. There are trees, concrete and other junk materials buried there. Mr. Meyer said he has attended the Hooper Water board meeting and received verbal approval from them but is waiting for a letter on that. He must complete the structural fill requirement, receive the other agency approvals and then come back to the Commission for final approval. He could divide the property and complete it in phases so he doesn't have to deal with the structural fill requirement at this time. Staff recommends granting preliminary approval.

**2. Discussion regarding Smith's Marketplace Final Approval, located at 300 North 2000 West, Gary Wright, applicant.**

This is only for the Smith's Marketplace building. They will come back at another time to get approval for Pad A and for the fuel center. At the last meeting, the commission asked

Boyd to look into two issues. There were questions about the trees along the frontage of 2000 West. They are asking for an exception to the Code. The Code requires two trees every 50 feet. They only want one tree every 50 feet for two different reasons. One reason is due to the overhead power lines. The other is because Smith's wants more visibility of their store. Kroger, their parent company, won't allow them to do that. Staff is ok with that exception. The other question was regarding the drainage swales along the front. After talking to the Engineer, they agreed to put some drainage pipes in there. They will be temporary 4" pipes but it will prevent standing water there.

They have asked for some exceptions. All of these exceptions are clearly written out in a developer's agreement which the City Council must approve. 1. The tree diamonds in the parking lot. The Code requires them to have long, skinny islands. They feel like that takes away too many of their parking stalls so they are proposing tree diamonds instead. 2. The number of trees along the frontage. 3. The roofline of the building. The Code says they must change the height of the roofline every 60 feet to give it some variation. The span in the middle of the building goes 75 feet without a change. Staff feels that the building looks fine though. 4. The bump outs on the front of the building. By Code the columns on the front of the building must bump out 18". These bump out 10". Staff feels the building looks great and they support the exceptions. The developer agreed to the additional rock requirement we asked of them. 5. The false windows on the north side of the building. Instead of having false windows on the north side of the building, they are going to install green screens. That is a wire lattice that goes up the building and they will have vines that grow up through it. The Commission didn't voice any concerns regarding the exceptions.

Boyd Davis discussed some of the pending items which still need to be done. It needs to go to City Council next for their final approval. They must obtain a beer license. The agricultural protection easement along a portion of the property must be removed. The access on 300 North. UDOT approved all the proposed accesses except one, because they feel it is too close to the intersection. Staff has gone to several meetings with them and they even have a traffic analysis that says the intersection will function well even with that access, but UDOT refuses to approve it. The City Manager and the Mayor negotiated with the director of UDOT Region 1 to transfer 300 North to the City so the City may grant approval of that access. 300 North was to become a City-owned road anyway due to SR-193. It is a right turn in and right turn out only access. The developer was willing to put a median to keep people from turning left on that access but UDOT was not willing to budge on it. The signage plan will be back for approval. The fuel center and Pad A will be back for approval. The issue of a chain link fence versus a concrete wall along the back of the property. Their original plan was to use the black, vinyl-coated chain link fence with landscaping in front of it. The Mayor has asked them to do a post and panel concrete wall. They have agreed to do that if there is enough money left over. They will get two bids on that. They must transfer water shares to the City when they record the plat. There will be three different approvals voted on in the meeting. The subdivision plat divides it into different pads. The site plan covers the plan for the entire site. Pad approval for the Smith's Marketplace building only.

**3. Discussion regarding Craythorne Homestead Subdivision, Phase 1, final approval, located at approximately 500 South 4500 West, Craythorne Construction, applicant.**

This is not on the agenda for approval in the regular meeting. It is just being discussed to refresh their memory and answer any questions they may have. It will be back for approval soon. The preliminary plan was approved recently. Phase 1 will have 18 lots. All of those lots meet the Zoning Code. A couple of issues to discuss would be that they must show the 8-foot landscape strip on their plan. Also, they will be required to form an HOA to maintain the landscape strip. They are still waiting for UDOT approval, as well as approval from other entities. There were no questions.

## **REGULAR MEETING**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Prayer:** given by Corey Kap

**4. Approval of Minutes from April 23, 2015.**

Brian Vincent made a motion to approve the minutes for April 23, 2015, as written. Corey Kap seconded the motion. All voted aye.

**5. Public Comments:** None given

**6. Preliminary plat approval, Point West Estates, located at approximately 1200 South 4500 West, Matt Meyer, applicant.**

Kip Cashmore was present, as the developer, to answer questions. Boyd Davis reviewed the plans for the subdivision. There will be 30 lots, with a single access coming off from 4500 West. One of the big issues they have been working on is getting approval from UDOT for that access. That approval was granted a week ago. The original plan had one more lot with a driveway going out onto 4500 West. UDOT did not approve that so it was eliminated from the plan. There is a line on the plan that represents the FEMA Flood Line and the elevation that they are not allowed to build below. There is a detention pond shown on the plans. Davis County has said they will allow the drainage to connect into the County drain on the north side of the project without a detention pond so that will be eliminated from the plans. Some of Staff's comments on the project: Approval has been granted by UDOT and Davis County Flood Control. They still need approval from Davis & Weber Canal for the secondary water, from Hooper Water for the culinary water, from North Davis Sewer District; and from North Davis Fire District. The Commission discussed the structural fill requirements in the work session. Boyd Davis spoke with Mr. Cashmore before the meeting and Mr. Cashmore is under the impression that the junk fill is a little further west than what Staff thought. Wherever it is located, it will need to be tested to make sure there is not junk fill under any of the roads or building lots. The next steps for the developer would be to get the approvals from the other agencies and then

come back to the Planning Commission for final approval. Staff recommends approval of the preliminary plan.

John Detamore made a motion to approve the application for a preliminary plat for Point West Estates, located at approximately 1200 South 4500 West, Matt Meyer, applicant, contingent upon requirements listed in the Staff Report dated May 14, 2015. Korey Kap seconded the motion. All voted aye.

**7. Final plat approval for The Point commercial subdivision, located at 300 North 2000 West, Gary Wright, applicant.**

Troy Wolverton was present at the meeting representing the applicant. Boyd Davis summarized the plans. Boyd stated that the site plan has been reviewed numerous times. It includes the Smith's Marketplace building and seven other pads for various other commercial uses. The approval being considered tonight is for the overall site plan and then the approval of the Smith's building. In the last meeting, the trees along 2000 West were discussed. There are fewer trees than were originally required. The drainage swales along 2000 West now have a pipe provided to drain that so there won't be standing water there. The tree diamonds are an exception, the trees along the frontage of the property, the roofline of the building is slightly different, also the columns on the front of the building don't bump out quite as much as the Code requires, and the false windows on the North side. Rather than windows they will have the green screens with the vines growing on them.

The next steps will be receiving City Council approval, obtaining their beer license, and there is an agriculture protection strip that needs to be removed. They will come back later for approval of their sign plan and the fuel center and Retail Pad A. There may be a concrete wall along the back or a concrete post and panel wall along the back depending on how the bids come back on that. They will also need to transfer the water shares.

Staff recommends approval. They also recommend approval of those exceptions. Brad Lee asked if the Ag protection portion discussed is to the west of the project. Boyd Davis said it is 120 feet deep on the west part of the property. Gary Wright had to purchase an additional 120 feet in order to fit the building on that property.

Brian Vincent made a motion to approve the Final Plat for The Point commercial subdivision, located at 300 North 2000 West, Gary Wright, applicant with the exceptions as discussed. John Detamore seconded the motion. All voted aye.

**8. Final site plan approval for The Point commercial subdivision, located at 300 North 2000 West, Gary Wright, applicant.**

Korey Kap made a motion to approve the final site plan for The Point commercial subdivision, located at 300 North 2000 West, Gary Wright, applicant, with the exceptions as discussed. Brian Vincent seconded the motion. All voted aye.

**9. Commercial pad approval for Smith's Marketplace, located at 300 North 2000 West, Gary Wright, applicant.**

John Detamore made a motion to approve the commercial pad for Smith's Marketplace, located at 300 North 2000 West, Gary Wright, applicant, with exceptions as discussed. Korey Kap seconded the motion. All voted aye.

**10. Planning Commission Comments**

Korey Kap thanked Staff for their hard work on the project.

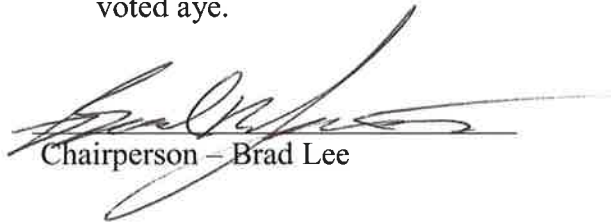
John Detamore thanked Staff and commented that he feels the commercial development that is coming will make our city even better than it already is.

Brian Vincent thanked Staff.

Brad Lee echoed the comments given.

**11. Adjournment**

Korey Kap made a motion to adjourn at 7:16 p.m. Brad Lee seconded the motion. All voted aye.

  
Chairperson – Brad Lee

  
Secretary – Michelle Bailey

