

**West Point City
Planning Commission
3200 West 300 North
February 25, 2016**

Present: Brad Lee, Jeff Macfarlane, John Detamore, Jeremy Strong, Korey Kap, Brian Vincent, Boyd Davis – City Engineer, Troy Moyes – City Planner, Michelle Bailey – Planning Commission Secretary

Excused: Curtis Seeds

Visitors: Erik Craythorne

WORK SESSION

1. Discussion regarding Conceptual and Preliminary Plat approval for Bennett Century Farms Subdivision, located at approximately 1300 North 4000 West, Craythorne Development, applicant.

Troy Moyes stated that this property was rezoned on November 17, 2015, from A-40 to R-2. Craythorne Development is seeking conceptual and preliminary plat approval. There will be future phases, but right now we will be focusing on Phases 1 & 2. There are varying lot sizes; half acre, full acre, and 13,000 square foot lots. It meets the density requirements for the R-2 zone. Staff suggested a few changes that need to be made. They need to add an eight foot parkstrip along 1300 North and 4000 West that will need to be maintained by a Home Owner's Association (HOA). Also, they still need approval letters from the North Davis Fire District and Davis/Weber Canal Company. Water shares are required. They will also need to do some upgraded utility work along 4000 West and 1300 North. Jeremy Strong asked if they are allowed to develop two phases at once; usually developers are required to sell a certain percentage of lots before moving to the next phase. Boyd Davis said that on preliminary approval they look at all of the phases; on final approval they can only do one phase at a time. They had submitted a conceptual plan around the time of the rezone, but had the cul-de-sac too deep so they made modifications to that. Staff recommends approval contingent upon meeting the requirements outlined in the Staff Report.

2. General Training

A short training video was shown which was put out by the Land Use Academy of Utah (LUAU) regarding property rights and how they relate to land use rights.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Brad Lee
4. **Approval of Minutes from February 11, 2016.**

John Detamore made a motion to approve the minutes from February 11, 2016, as written. Brian Vincent seconded the motion. All voted aye.

5. **Public Comments:** None given

6. **Conceptual and Preliminary Plat approval for Bennett Century Farms Subdivision, located at approximately 1300 North 4000 West, Craythorne Development, applicant.**

Erik Craythorne was present to represent the applicant. Troy Moyes stated that Craythorne Development is seeking conceptual and preliminary plat approval for the Bennett Century Farms Subdivision, Phases 1 and 2, located at approximately 1300 North 4000 West. The 70 lot conceptual plan consists of 49 one-third acre lots and 20 half acre to one acre lots. West Point City Council approved the rezone request on November 17, 2015, from A-40 to R-2. Staff has reviewed the submitted plans and suggested that an eight foot parkstrip be added along 1300 North and 4000 West for a buffer as outlined in the Subdivision Ordinance. An HOA will be required to maintain that buffer. Approval letters are still needed from the North Davis Fire District and Davis/Weber Canal Company. Water shares are required. Also, some utility upgrades will be required.

Brian Vincent made a motion to approve the conceptual and preliminary plat for Bennett Century Farms Subdivision, located at approximately 1300 North 4000 West, Craythorne Development, applicant. Jeff Macfarlane seconded the motion. Brian asked to amend the motion. He wanted to add that the approval be contingent to the requirements outlined in the Staff Report being met. John Detamore seconded the amendment to the motion. All voted aye.

7. **Planning Commission Comments**

Jeff Macfarlane thanked Staff for the work they do.

Korey Kap had no comments.

John Detamore expressed gratitude for the minutes done for the last meeting.

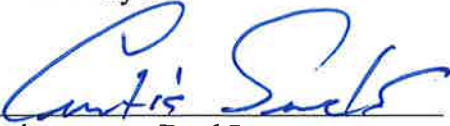
Jeremy Strong echoed that comment. He missed the last meeting and enjoyed reading what took place.

Brian Vincent also commented on the detailed minutes.

Brad Lee thanked Staff for the great service that they do.

8. Adjournment

Korey Kap made a motion to adjourn at 7:12 p.m. Brad Lee seconded the motion. All voted aye.


Chairperson – Brad Lee


Secretary – Michelle Bailey

