

**West Point City
Planning Commission
3200 West 300 North
March 10, 2016**

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

Visitors: Wallace Hermansen, Paul Hitzelberger, Jay Larsen, Shane McCombs, Eric Hitzelberger

WORK SESSION

1. Discussion regarding a Conditional Use Permit for a roof-mounted antenna, located at 4403 West 800 North, Spencer King, applicant.

Mr. King has withdrawn his application at this time.

2. Discussion regarding churches as an allowed use in a C-C zone.

Boyd Davis said the Cornerstone Church came to City Hall yesterday to say they are building a church. As Staff looked into it, they realized that a church is not an allowed use in the C-C zone; they are only allowed in the residential zones at this time. The applicant was surprised to hear that because he has already signed a lease with the owner of the building. Staff discussed the issue and feel like it isn't a bad use for that building; we would like to have that building occupied. The question at hand is whether the Commission is interested in possibly changing the Code to allow churches in the C-C zone. It is common in other cities. There is a down side to it though; if churches occupy commercial space then it reduces our tax base because they don't pay any sales tax. The building is located just east of City Hall in the offices there. There is some unfinished space in one of the buildings that they plan to finish and use for their church. They are under the gun for time; they need it finished by April 1st or they will have no place to meet. Jeff Macfarlane said he prefers not to make a new zone for this specific issue. Staff recommends issuing a Conditional Use if the Commission decides to allow it in the C-C zone. Boyd checked with surrounding cities and most of them allow churches in commercial zones; some by conditional use and some are just permitted. Korey Kap mentioned that having the church there might actually boost business for the other businesses that are there now. Brad Lee asked if we are setting a precedence for the future. If so, we need to be cautious with the direction we go. Staff feels that the risk is fairly small that churches would want to build in commercial areas because the cost would be so high for commercial property. The commissioners agreed that they would like to consider this at the next meeting after receiving feedback from the City Council. They feel it would be best to do it under a Conditional Use Permit. Curtis Seeds asked if Staff knows the approximate size of the congregation due to fire code regulations. Boyd responded that he didn't know, but the church has met with the Fire Marshall and discussed the regulations.

3. Discussion regarding a Conditional Use Permit for an accessory building located at 3164 West 1050 North, Wallace Hermansen, applicant.

Troy Moyes stated that the applicant meets all of the requirements for an accessory building. He was close on Item #3 Open Space Requirements which states that you can't have a building that takes up more than 20% of the open space of the property. Mr. Hermansen is at 14% so he is still compliant. He is building the accessory building to store supplies in. This will just be an addition to the already existing accessory building. There were no further questions.

4. Discussion regarding Pad Approval of Lot 6 The Point Subdivision for a Del Taco restaurant, located at 124 North 2000 West, Del Taco, applicant.

This lot is slightly larger than one acre in size. Staff asked them about windows on the south side of the building. They meet that requirement because it is not facing a public road so it isn't an issue. They will need approval from the North Davis Fire District. A big concern that Staff has is the small building on such a large lot. They are planning to have 47 parking stalls. Staff checked on Del Tacos in other cities. Riverdale's Del Taco has 24 parking stalls, Roy has 24 stalls, Bountiful has 23 stalls, Draper has 25 stalls, and Lehi has 33 stalls. Troy Moyes spoke with Jay Larsen and expressed his concerns and asked what their thought process is and reasoning behind having so many stalls. Jay Larsen responded that Del Taco is trying to provide more parking stalls at their newer restaurants. The Del Taco in Saratoga Springs has the same layout as the one will have here. They have 48 stalls which is comparable to our 47 stalls. This does not violate anything in the Code. Del Taco has noticed that a lot of their patrons are construction workers that are pulling trailers. They have designed stalls that are conducive to them parking their trucks and trailers there. Korey Kap didn't feel like the dumpster pad was in a functional place. Discussion took place about where else that could be placed. Staff feels like it is a nice building, and it meets Code.

5. General Plan discussion

Brad Lee commented that he felt that the joint meeting with the City Council was very informative. It helped to get everyone on the same page as we look at opening up the General Plan for the city as a whole. Brad recommended to the commission that as they look at different land uses, if they see something that would potentially lead to an issue or could be a loophole that needs to be closed, please speak up and voice your opinion.

Troy Moyes asked the commissioners how they would like to go about this; would they like a map and pens to start marking things up? Would they like Staff to come back with suggestions? John Detamore suggested that Staff contact some of the cities that have experienced tremendous growth and find out how they handled that and what they did with their General Plan before the growth happened. Troy Moyes said he feels that we have a great building block and we need to just build on that as we look to the future.

The City Council would like the Planning Commission to come up with ideas of what they want to see and then present those ideas back to them. Korey Kap suggested that they start in the central area of 2000 West and 300 North and work out from there. He

also suggested looking at the transportation plan for the City. Brief discussion took place about ideas they would like to look at creating in the city; parks, amphitheaters, transportation etc.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by John Detamore
4. **Approval of Minutes from February 25, 2016**

Brian Vincent made a motion to approve the minutes from February 25, 2016, as written. Korey Kap seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Consideration of a Conditional Use Permit for a roof-mounted antenna, located at 4403 West 800 North, Spencer King, applicant.**

Mr. King has withdrawn his application. Jeremy Strong made a motion to table this item indefinitely. Brian Vincent seconded the motion. All voted aye.

7. **Consideration of a Conditional Use Permit for an accessory building located at 3164 West 1050 North, Wallace Hermansen, applicant.**

Mr. Hermansen was present to answer questions. Mr. Hermansen wants to extend his current accessory building. Staff was concerned about the size of the building. An accessory building cannot occupy more than 20% of open space on a lot. With this additional building, he will be at 14% so that meets the requirement. The drip line of the roof has to be at least one foot from the property line and he meets that requirement. Staff recommends approval.

Korey Kap made a motion to approve the Conditional Use Permit for an accessory building located at 3164 West 1050 North, Wallace Hermansen, applicant. Jeff Macfarlane seconded the motion. All voted aye.

8. **Consideration of Pad Approval for Lot 6 The Point Subdivision for a Del Taco restaurant, located at 124 North 2000 West, Del Taco, applicant.**

Jay Larsen was present to represent the applicant. Boyd Davis said Staff reviewed the building elevations that were submitted. It is a nice looking building and meets all of the Code requirements. They have sufficient windows on the building. Staff had brought up the need to add more windows on the south elevation, but that is not required. Staff felt

like there was more parking than anticipated there. Also, as discussed in the work session, there was a question about the location of the dumpster. Other than the concern about the parking, Staff recommends approval of the building because it meets Code.

John Detamore asked Jay Larsen what the reasoning was behind having so many parking stalls. Mr. Larsen responded that this is a little larger than they usually do. The playground is a draw for families so they stay longer. Therefore, turnover isn't as great. The parking on the west side will frequently be used for trailer parking. The restaurants in Saratoga Springs and Farr West have about the same amount of parking.

Jeremy Strong asked about the screen around the dumpster. Jay Larsen responded that it will be a block wall with metal gates on the front. It is enclosed with an opening on the side so they won't have to open the dumpster doors to dump the trash. The block will match the brick on the building. Korey Kap asked if there would be issues for the garbage truck getting to the dumpster with the landscape island close by. Jay Larsen responded that there are two dumpsters that slide in together on wheels. The driver will pull in, pull them out, dump them, push them back in and then go. It works very well.

Korey Kap asked what the purpose is of having such a long drive through. Jay Larsen responded that it is for stacking purposes. They have found it works best to do that for a better flow of traffic.

John Detamore made a motion to grant pad approval for Lot 6 The Point Subdivision for a Del Taco restaurant, located at 124 North 2000 West, Del Taco, applicant. Korey Kap seconded the motion. All voted aye.

Paul Hitzelberger from Del Taco commented on how excited they are to be part of West Point City. He said they have received many requests to open a restaurant here and they feel it will be ideal to be located by Smith's Marketplace. He mentioned that the long drive through lane is to help service. It allows them enough time to make the food fresh to order and not have it sitting under heat lamps. The flow through the parking lot will be very convenient.

9. Planning Commission Comments

Jeff Macfarlane commented on how great it was to have lots of public attend the meeting.

Korey Kap thanked Staff for the work they do.

John Detamore thanked Staff and welcomed Del Taco to West Point City.


Brian Vincent echoed the comments made and also said that he is looking forward to working on the General Plan.

Jeremy Strong had no comments.

Curtis Seeds thanked Staff. He also commented that he appreciates City Council meeting with them and he is glad they are all going in the same direction for the future of West Point City.

10. Adjournment

John Detamore made a motion to adjourn at 7:18 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey

