



3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointcity.org

West Point City Planning Commission Agenda

Notice of the Regular Scheduled Meeting of the
Planning Commission of West Point, Utah
November 8, 2018

Public notice is hereby given that the Planning Commission of West Point, Utah, will hold their regularly scheduled meeting at the West Point City Building at 3200 West 300 North on Thursday, November 8, 2018. This meeting will begin at 7:00 pm.


Work Session

The Planning Commission will hold a work session beginning at 6:00 p.m.

1. Discussion regarding Preliminary and Final Plat Approval for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant.
2. Discussion regarding Preliminary Plat Approval for Dahl Estates Subdivision, located at approximately 4300 West 300 North, Epic Development, applicant.
3. Discussion regarding amendments to West Point City's General Plan.

Commission Meeting

1. Call to Order.
2. Pledge of Allegiance.
3. Prayer (Please contact the Commission Clerk to request meeting participation by offering a prayer or inspirational thought).
4. Approval of Minutes from October 25, 2018.
5. Public Comments
6. Preliminary and Final Plat Approval for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant.
7. Preliminary Plat Approval for Dahl Estates Subdivision, located at approximately 4300 West 300 North, Epic Development, applicant.
8. Planning Commission Comments
9. Staff Update
10. Adjournment



Troy Moyes
City Planner

****Public Hearing and Public Comment:** If you wish to make comment to the Commission, please use the podium and clearly state your name and address, keeping your comments to a **maximum** of 2 ½ minutes. Please do not repeat positions already stated. This is a time for Planning Commission to receive new information and perspectives.

****If you attend the regularly scheduled meeting and, due to a disability, need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance.**

Planning Commission Staff Report

Subject: Preliminary & Final Plan – Little Field Estates Ph. 2
Author: Troy Moyes
Department: Community Development
Date: November 8, 2018



Background

Erik Craythorne is seeking Preliminary and Final Plan approval from the Planning Commission in regarding a two and a half acre, one-lot subdivision called Little Field Estates Phase 2 located at 710 N. 2400 W. This location of this development is currently zoned R-3 Residential. This is a simple one-lot subdivision that will complete the cul-de-sac at the north end of 2400 West street.

Analysis

Staff has reviewed the plans and have sent our comments to the applicant for review. A quick summary of those comments is as follows:

1. Obtain approval letters from the North Davis Fire District, and Davis and Weber Counties Canal Co.
2. Water shares required.
3. Drawing corrections as shown on the redlined plat.

Staff feels that there is no significant impact and that all the zoning regulations have been addressed and meet.

Recommendation

Staff recommends that the Planning Commission grant Preliminary and Final Plan approval for the Little Field Estates Phase 2 Subdivision and forward its recommendation to City Council.

Significant Impacts

None

Attachments

Plans

Engineering Comments



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To: Ensign Engineering

From: Boyd Davis, P.E. 

cc: West Point City Planning Commission

RE: LITTLE FIELD ESTATES SUBDIVISION PHASE 2 FINAL PLAN REVIEW

Date Received: October 4, 2018

Date Reviewed: November 1, 2018

I have completed a review of the final plan for the subject subdivision and offer the following comments for your review:

1. Plat
 - a. There is a 15' gap on the west boundary. Is this intentional?
 - b. Please add a note that this subdivision is in Land Drain Zone C and sump pumps will be required to have a basement.
 - c. The radius of the cul-de-sac must be 55 ft.
 - d. Please add a note that any utilities that are constructed within the lot will be private and will be maintained by the lot owner.
 - e. Make other changes on the redlined plat.
2. Streets
 - a. The radius of the cul-de-sac must be 55 ft.
 - b. The road cross section must show 10" of road base.
 - c. A street light must be installed in the cul-de-sac. Please indicate this on the plan.
3. Culinary Water
 - a. Written approval from the North Davis Fire District is required.
 - b. Water shares will be required.
4. Secondary Water
 - a. Written approval from the Davis and Weber Counties Canal Co. is required.
 - b. Water shares will be required.
5. Sanitary Sewer
 - a. No comments.
6. Storm Drainage
 - a. No comments.
7. Land Drainage
 - a. No comments.
8. Irrigation
 - a. No comments.

I recommend final approval subject to the completion of the items listed above.

Planning Commission Staff Report

Subject: Preliminary Plan – Dahl Estates
Author: Troy Moyes
Department: Community Development
Date: November 8, 2018



Background

Epic Development is seeking Preliminary Plan approval from the Planning Commission regarding a 26-acre development called Dahl Estates Subdivision located at approximately 4300 W. 300 N. This property was rezoned a few years ago to R-1 residential. This proposed subdivision will consist of 53 lots ranging from 12,000 to 19,000 square feet. With a density of 2.03 units per acre this development falls under the maximum density of 2.2 units per acre. Access to this development will come from the subdivision to the south (Fairways Beyond the Bluff) and a connection to a newly constructed Cold Springs Road.

Analysis

The subject property is currently zoned R-1 residential does not require any change in the existing zone. With 53 proposed building lots and a density of 2.03 units per acre the proposed development is under the maximum density of 2.2 units per acre for the R-1 residential zone. All lots shown are over the minimum lot size of 12,000 sq ft in an R-1 zone.

Staff has reviewed the plans and have sent our comments to the applicant for review. A quick summary of those comments are as follows:

1. Obtain approval letters form UDOT, Hooper Water Improvement District, Hooper Irrigation Company, North Davis Fire District, North Davis Sewer District, and Davis and Weber Counties Canal Co.
2. We are required by state law to notice UDOT and Hooper Canal Co. of any proposed development within a specified distance of any existing or proposed infrastructure. They may provide additional comments. At this point we have not received any comments back from these entities.
3. The lots depths and average widths look good.
4. The subdivision name "Dahl Estates" is shown on the plat and has been advertised as such. However, on the application the subdivision name is described as "Unknown Dahl Family". Please clarify what the final name of the subdivision will be called.
5. Drawing corrections as shown on the redlined plans.
6. HOA to maintain detention pond.

Staff feels that there are no significant issues at this time.

Recommendation

Staff recommends that the Planning Commission grant Preliminary Plan approval for the Dahl Estates Subdivision.

Significant Impacts

None

Attachments

Plans

Engineering Comments

Planner Comments



MEMORANDUM

To: Ensign Engineering

From: Boyd Davis, P.E. *B.D.*

cc: West Point City Planning Commission,

RE: DAHL ESTATES SUBDIVISION PRELIMINARY PLAN REVIEW

Date Plans Received: October 23, 2018

Date Reviewed: November 1, 2018

I have completed a review of the preliminary plan for the subject subdivision and offer the following comments for your review:

1. Plat
 - a. No comments
2. Streets
 - a. Approval from UDOT is required for the following items before final approval.
 1. 300 N connection
 2. Proximity to the West Davis Corridor
 3. Location of Cold Springs Road
 - b. The connection to 300 N must be part of the first phase.
 - c. Both sides of Cold Springs Road must be constructed from 300 N to the first intersection.
3. Culinary Water
 - a. Approval from Hooper Water Improvement District is required before final approval.
 - b. Approval from the North Davis Fire District is required before final approval.
4. Secondary Water
 - a. Secondary water lines are not shown on the plan, but are required.
 - b. Written approval from the Davis and Weber Counties Canal Co. is required before final approval.
 - c. Water shares will be required.
5. Sanitary Sewer
 - a. Approval from the North Davis Sewer District is required before final approval.
6. Storm Drainage
 - a. The storm drain must be installed along 4500 W from the detention pond to the County drain at 200 S.
 - b. An HOA must be set up to maintain the detention pond.

7. Land Drainage

- a. This subdivision is in Land Drain Zone C, which allows basements. A land drain system is not required, but recommended. Foundation drains and sump pumps are required.

8. Irrigation

- a. Please show any active irrigation ditches or pipes on the final plan. Indicate any that will be abandoned.
- b. Approval from the Hooper Irrigation Company will be required before final approval. There is a large irrigation box on the Hooper Canal at the proposed intersection at 300 N.

Recommendation

I recommend approval of the preliminary plan.

MEMORANDUM

To: Ensign Engineering

From: Troy Moyes, West Point City Planner



cc: West Point City Planning Commission, Epic Development

RE: Dhal Estates – Preliminary Plan

Date Plans Received: October 31, 2018

Date Reviewed: November 2, 2018

I have completed a planner's review of the preliminary plan for the Dahl Estates Subdivision and have the following comments for your review.

Notes: The subject property is currently zoned R-1 residential does not require any change in the existing zone. With 53 proposed building lots and a density of 2.03 units per acre the proposed development is under the maximum density of 2.2 units per acre for the R-1 residential zone. All lots shown are over the minimum lot size of 12,000 sq ft in an R-1 zone.

1. Zoning

- a. Show on the plat the building setbacks (R-1 zone is 30' front, 30' rear and 10' side)
- b. We are required by state law to notice UDOT and Hooper Canal Co. of any proposed development within a specified distance of any existing or proposed infrastructure. They may provide additional comments. At this point we have not received any comments back from these entities.
- c. The lots depths and average widths look good.
- d. No buffering required only fenced area along the agricultural properties to the east and northwest.

2. Development

- a. The subdivision name "Dahl Estates" is shown on the plat and has been advertised as such. However, on the application the subdivision name is described as "Unknown Dahl Family". Please clarify what the final name of the subdivision will be called.
- b. Street connectivity looks good. The first phase will seem to create a significant traffic increase on 25 South through the Fairways Beyond the Bluff Subdivision.

Recommendation:

I recommend preliminary plan approval and that the engineering comments be addressed by final approval.



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Subdivision Plan Application

All applications submitted must be made in accordance with the Title 16 & 17 of the West Point City Code, Governing all Land Use and Subdivision Developments. A new application is required for each application type.

Application Type – what type of application are you seeking?

- Concept Plan
 Preliminary Plan/Plat
 Final Plan/Plat
 Amendment

For Office Use Only		
Received Payment		
\$ 1,475	10/31/18	CA
AMOUNT PAID	DATE RECEIVED	INITIAL
Amendment Conceptual Plan Preliminary Plan/Plat Final Plan/Plat	\$300 No Fee \$300 + \$25 per lot \$600 + \$50 per lot	

Subdivision Property Information			
Proposed Subdivision Name <i>Unknown "Dahl Family"</i>	*Current Zoning: <i>R-1</i>	Total Acreage: <i>26</i>	
Approximate Address <i>3800 W. 300 N.</i>	Number of Lots <i>53</i>	**Concept Review Date:	**Preliminary Approval Date: <i>Nov. 8, 2018</i>
Developer/Agent Contact Information			
Contact Name: <i>Kyle Hornblin</i>	Company: <i>Epic Development</i>	Owner of Property?	
		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Address: <i>623 N. 2750 W.</i>	City: <i>West Point</i>	State: <i>UT</i>	Zip: <i>84015</i>
Contact Office Phone: <i>NA</i>	Contact Cell Phone: <i>801-628-7200</i>	Contact Email: <i>Kylehornblin@gmail.com</i>	
Engineer Contact Information			
Name: <i>Keith Russell</i>	Company: <i>Ensign</i>		
Address:	City:	State:	Zip:
Contact Office Phone: <i>801-547-1100</i>	Contact Cell Phone: <i>801-597-9100</i>	Contact Email: <i>krussell@ensignutah.com</i>	

*IF THE DEVELOPMENT REQUIRES A CHANGE IN ZONING/A REZONE APPLICATION IS REQUIRED
 **IF APPLICABLE

NOTE: If the agent listed above is not the property owner, he/she must be authorized as the assigned "AGENT" by completing the **STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT** section below. This authorization only needs to be completed once, prior to concept approval.

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the West Point City Subdivision and Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I have read the West Point Subdivision and Land Use Ordinances and understand that submitting this Application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of West Point City's Municipal Code.


31 Oct 2018
 Developer/Agent Signature Date

Statement of Ownership/Designation of Agent (provide a small plat map showing ownership)

As the undersigned legal owners of the property described on a short plat map, we designate _____ to act as the agent with respect to this application.


David M. Dahl
11-1-18
 Property Owner Signature Print Name Date

Planning Commission Staff Report

Subject: Discussion – General Plan
Author: Troy Moyes
Department: Community Development
Date: November 8, 2018



Background

On April 2017 the City Council, with a recommendation from the Planning Commission, adopted the most current version of the West Point City's General Plan. That adopted plan made some significant changes to the East side of the city by adding a variety of zones, creating a new R-5 multi-family zone, eliminating the town center overlay zone, extending park space and master planning the previously mixed-use zone on the northwest corner of 2000 West and HWY 193. Since that time many changes have been discussed and recommended to the Council regarding density, overlay options and the desire to meet the current and future needs of West Point City. Although minor changes were made to the west side of the city, the City Council and Planning Commission agreed during a joint work session on April 17, 2018, that west side of the City needs to be looked at more closely.

Analysis

The dynamics of the City are always changing. What was planned 20 years ago is not necessarily the plan for today. With new transportation needs, utility demands, building costs and development challenges, West Point City will always need to address land use and where those uses best fit within the city. Listed below are some of the recommended changes to the General Plan map.

1. Change R-1 to R-3 to allow some higher density around the schools.
2. Change R-1 to R-2 to allow some higher density around the schools.
3. Change R/I-P (Industrial) to R-3 to allow higher density around the school and create a buffer with the industrial zone to the east. This area is also proposed to keep the same as shown on the current General Plan Map.
4. Change R-1 to R-3 to allow some higher density in close proximity to the schools.
5. Change R-3 to R-4 as requested by the land owner. This does match up with existing uses around the area.
6. Change from R-2 to Park due to the close proximity to the new corridor and high water table issues.
7. Change from R-1 to Public/Institutional for a future church.
8. Remove the master planned park at the end of the Bannock Subdivision.
9. Change from R-C to R-4 to allow higher density around the school and create a buffer with the Regional Commercial zone to the east.
10. Change from R-1 to R-2 to allow some higher density around the schools.
11. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.
12. Change from R-1 to R-2 to create a buffer between the higher density in the Syracuse development to the east and the R-1 zones to the west.

13. Change from R-1 to R-3. This area can provide a buffer from the West Davis Corridor and the natural buffer of the canal to the west that will separate the two uses.
14. Change from R-1 to R/I-P. This area has a natural buffer with the canal to the west and the corridor to the east. This area has limited access and would be difficult for residential lots.
15. Change from R-1 to R-2. The Pace Farms subdivision was developed under a Cluster subdivision, however, only one-third of the lots fall under the minimum lot size. To reflect the use that is currently there should this be left to R-1 or changed to R-2?
16. Show future annexation boundaries on the General Plan Map.

The purpose and intent of this discussion is to gather thoughts and insights from the Planning Commission as they start to look at these areas and other areas within the city.

Recommendation

None - Discussion Only

Significant Impacts

None

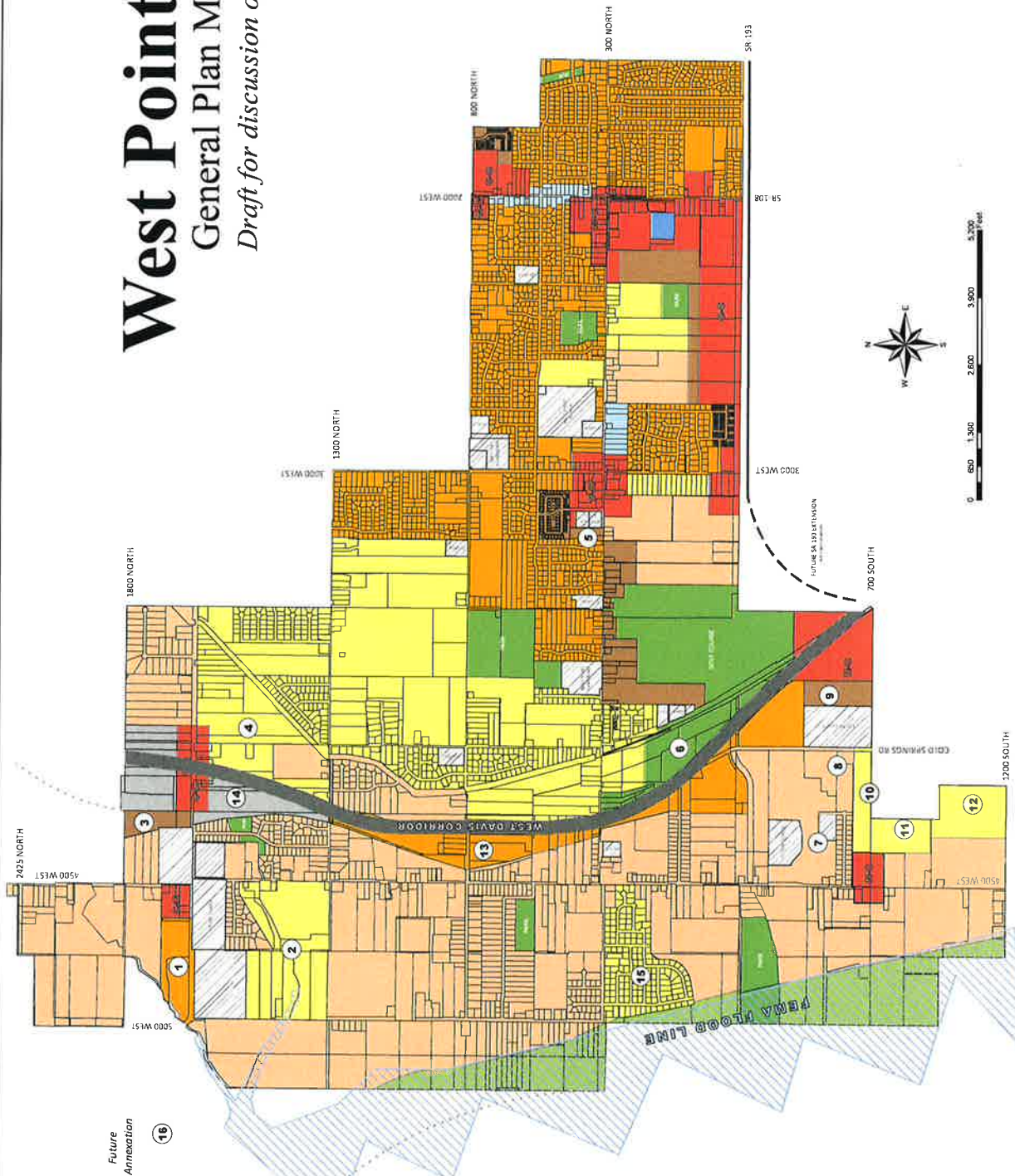
Attachments

Draft Map

West Point City

General Plan Map

Draft for discussion only



Future Annexation

16

- R-1** (RESIDENTIAL 2.0 UNITS PER ACRE - 18,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.5 UNITS PER ACRE - 14,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.2 UNITS PER ACRE - 11,000 SQ. FT.)
- R-4** (RESIDENTIAL 8.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL 20 UNITS PER ACRE)
- A-1** (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- A-2** (AGRICULTURAL 1 UNIT PER 5 ACRES)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- R/I-P** (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**
- WEST DAVIS CORRIDOR**



WEST POINT
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