



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
March 28, 2019

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, March 28, 2019. 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 Final Plat Approval for Wildfire Estates, Phase 1, located at approximately 40 South 4500 West, Mark Sandberg, applicant.
2. Discussion regarding amendments to West Point City's General Plan.

General Session

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 March 14, 2019.
5. Public Comments
6. Final Plat Approval for Wildfire Estates, Phase 1, located at approximately 40 South 4500 West, Mark Sandberg, applicant.
7. Consideration regarding amendments to West Point City's General Plan.
8. Planning Commission Comments
9. Staff Update
10. Adjournment


Boyd Davis
Community Development Director

****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: Final Plat – Wildfire Estates Phase 1
Author: Troy Moyes
Department: Community Development
Date: March 28, 2019



Background

Mark Sandberg who is representing Wildfire Estate, LLC is seeking phase 1 Final Plat approval for the Wildfire Estates subdivision. This development is located at approximately 50 South and 4500 West. Back on December 13, 2018 the Planning Commission approved the Preliminary Plan for this development following a developer's agreement with the City Council in November 2018. Wildfire Estates Phase 1 will consist of 18 lots ranging from 12,000 to 18,000 square feet with a single access on 4500 West. The agreement with the Council allowed some variation of lot depths on lots 104-108 & 111-118.

Analysis

During the meeting held on February 28, 2019 the Planning Commission was presented with this item for consideration but was tabled until the applicant could obtain the approval letters listed. Staff has reviewed the revised plans submitted. The following information has been provided to the Planning Commission for their review.

- Revised final plans for phase 1
- Landscaping plan along 4500 West, entrance signage and landscape islands

All of the original comments have been addressed and are showing on the plans provided. Staff feels that all of the requirements have been address and shown as outlined in West Point City code

Recommendation

Staff would recommend the Planning Commission approve Final Plat for Wildfire Estates Phase 1

Significant Impacts

None

Attachments

Application & Plans
Planner's Review Letter
Engineer's Review Letter



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MEMORANDUM

To: Ensign Engineering

From: Troy Moyes, West Point City Planner 

cc: West Point City Planning Commission, Mark Sandberg

RE: Wildfire Estates Subdivision – Final Plan Phase 1 (Modified)

Date Plans Received: January 10, 2019, February 22, 2019

Date Reviewed: February 22, 2019

I have completed a planner's review of the Phase 1 Final Plat for the Wildfire Estates Subdivision and have the following comments for your review.

Notes: The subject property is currently zoned R-1 residential with a PVFD overlay zone that was approved by the City Council in November.

1. Zoning

- a. 18 lots on a single access is good.
- b. Lots 101-105 are 98' deep and have a building front setback of 22'. This was granted an exemption from the code by City Council as allowed in the PVFD overlay zone. Looks good.
- c. Lots 114-118 are 97' deep and have a building front setback of 22'. This was granted an exemption from the code by City Council as allowed in the PVFD overlay zone. Looks good.
- d. All lots meet the minimum lot sizes.

2. Development

- a. Street connectivity looks good and follows the preliminary plan that was approved.

3. Landscape

- a. A dedicated parcel for an 8' landscape strip on 4500 is not required for just two lots. Was this intended this way? However, an 8' landscaping is required. The plans only show a 5' landscaping easement. Please show this as an 8' easement. How will the maintenance of this easement/parcel be handled? HOA?
- b. All planting material meets the landscaping requirements. Looks good.
- c. Adjust the landscaping to fit within the 8' easement area.

Recommendation:

I recommend that all the landscaping items need to be addressed along with the engineer letter before final approval.



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Enhancing Quality of Life

MEMORANDUM

To: Ensign Engineering

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

cc: West Point City Planning Commission, Mark Sandberg

RE: Wildfire Estates Subdivision Phase 1 – Final Plan Review

Date Plans Received: March 26, 2019

Date Reviewed: March 26, 2019

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

1. Plat

- ✓ Change the address of the main road to 50 South to better match the grid.
- ✓ Adjust the addresses on lots 110 & 111 to match 50 South.
- ✓ The dimensions on the centerline of 50 S don't add up.
- ✓ The developer's name on the plat doesn't match the name on the application.
- ✓ Please add a note on the plat that this subdivision is in Land Drain Zone C, foundation drains and sump pumps will be required on all basements.
- ✓ Please include calls to Montgomery's & Fower's property lines in the boundary description.
- ✓ Print the owner's names below the signature lines.
- ✓ The landscape strip along 4500 West must be a separate parcel dedicated to the HOA.

2. Streets

- ✓ UDOT approval will be required for connection to 4500 W.
- ✓ The slope on the centerline should be 0.50%.
- ✓ Please submit a landscape plan for the islands.
- ✓ The islands must have spill curb on all sides.
- ✓ The cross section must show 10" of road base under the asphalt.

3. Culinary Water

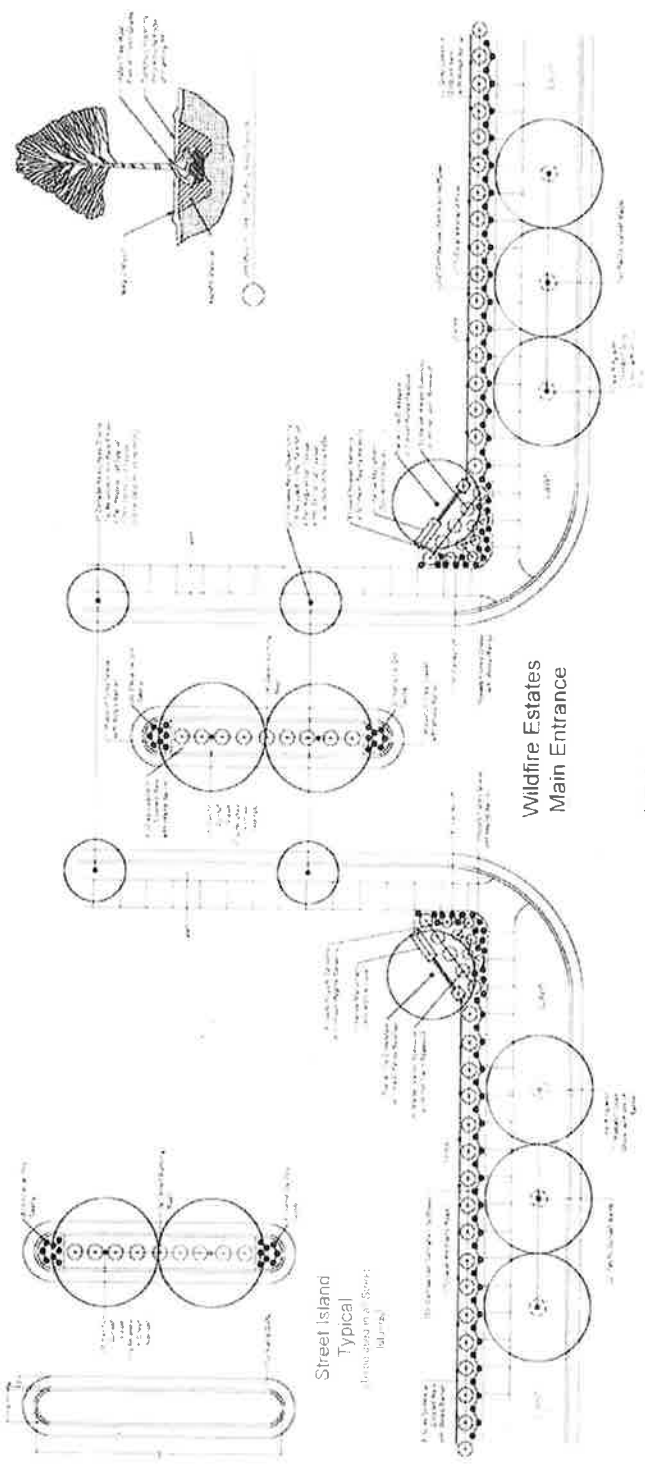
- ✓ Hooper Water approval will be required.
- ✓ North Davis Fire District approval will be required.

4. Secondary Water

- ✓ Approval from the Davis and Weber Counties Canal Co. is required.
 - a. Water shares are required. 15.1 acre-ft.
5. Sanitary Sewer
- ✓ Approval from the North Davis Sewer District will be required.
6. Storm Drainage
- ✓ An easement will be required to discharge storm water into the Gun Club's property.
 - ✓ Davis County approval is required.
 - ✓ The detention pond must be dedicated to and maintained by the HOA.
 - ✓ Please install a low flow channel or a pipe the storm water through the pond to avoid standing water.
 - e. Please verify the time of concentration and the storm intensity. The pipe sizes seem too large.
 - f. A SWPPP plan must be submitted.
7. Land Drainage
- a. The land drain must bypass the pond and the control structure.
 - b. Can more depth be provided on the pipe, or is it controlled by the depth of the sewer trunkline?
8. Irrigation
- ✓ Any ditches on the property must either be abandoned or piped.
 - b. There are existing supply ditches to the east of lots 106 & 113. Also east of lots 101 & 118. These must remain in service. The plans must show how they will be piped or relocated.
 - ✓ Notice must be given to the owners of the ditches if they are to be piped or relocated.
 - a. Will the future phases be farmed until they are built? If so, how will they be irrigated?
9. Grading
- ✓ Yard drains meet the requirement of the code.
10. Others
- a. A geotechnical report must be submitted.
 - ✓ Fencing will be required between the subdivision and agricultural properties.
 - c. HOA documents must be submitted, including a clause that allows the City to take over the HOA if it fails.
 - ✓ Submit a landscape plan for the islands and the landscape strip.

Recommendation:

I recommend final approval. The remaining items must be addressed prior to final approval with the City Council.



Wildfire Estates
Main Entrance

4500 West

Street Island
Typical
(See also in a Street
Islands)



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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		
\$1500.00	Feb 13 2019	SS
AMOUNT PAID	DATE RECEIVED	INITIAL
Amendment	\$300	
Conceptual Plan	No Fee	
Preliminary Plan/Plat	\$300 + \$25 per lot	
Final Plan/Plat	\$600 + \$50 per lot	

Subdivision Property Information

Proposed Subdivision Name: Wildfire Estates Phase I	*Current Zoning: R-1	Total Acreage: 7.56 Acres	
Approximate Address: 40 South, 4700 West	Number of Lots: 18	**Concept Review Date:	**Preliminary Approval Date:

Developer/Agent Contact Information

Contact Name: Mark Sandberg	Company: Wildfire Estates LL	Owner of Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Address: 337 N. Main Street	City: Layton	State: Utah	Zip: 84014
Contact Office Phone: (801) 544-2121	Contact Cell Phone: (702) 205-4627	Contact Email: mark@msarchitecture.net	

Engineer Contact Information

Name: Keith Russell	Company: Ensign Engineering		
Address: 1485 West Hill Field Rd.	City: Layton	State: Utah	Zip: 84041
Contact Office Phone: (801) 547-1100	Contact Cell Phone: (801) 597-9100	Contact Email: krussell@ensignutah.om	

*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.

Developer/Agent Signature

2/8/19

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 **Mark Sandberg** to act as the agent with respect to this application.

Property Owner Signature

Duncan Barlow
 Print Name

2/8/19
 Date

**APPLICATION FOR SERVICE – WEST POINT
Davis and Weber Counties Canal Company**

Subdivision Name: Wildfire Estates

Approx. Address: 40 South, 4700 West West Point City

Owner/ Developer Name: Wildfire Estates LLC

Address: 337 North Main Street, Layton, Utah 84041

Telephone: (801) 544-2121

Email: mark@msarchitecture.net

Application is hereby made for pressure irrigation service on the property described below and in accordance with the rules and regulations adopted by West Point City and the Davis and Weber Counties Canal Company. Approval subject to payment of Application and Hook-Up Fees as well as satisfying the Water Quantification Requirement (WQR).


Applicant's Signature

2/8/2019
Date

Mark S. Sandberg
Applicant's Name (PRINTED)

Property Located in Section 6, Township 4 N, Range 2 W, SLB&M

Homeowner - Attach property description, plat, or record of survey.

Residential Developer – Attach plat and construction plans.

Commercial Developer – Attach landscape plan with square footage and connection size shown.

Application Fee: \$200

Residential:

Review Fee (per lot)	\$50	x	_____	lots =	_____
Inspection Fee (per lot)	\$10	x	_____	lots =	_____

Non-Residential:

Review Fee (per ac.)	\$60	x	_____	acres =	_____
Inspection Fee (per ac.)	\$25	x	_____	acres =	_____

(Paid at Plan Submittal) TOTAL = _____

Davis & Weber Counties Canal Company

Date

Planning Commission Staff Report

Subject: Public Hearing – General Plan
Author: Troy Moyes
Department: Community Development
Date: March 28, 2019



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. Two public hearings have been held, the first one was held on January 24, 2019 and the other one was on February 28, 2019.

During the last meeting held on March 14, 2019, a motion was made by Planning Commission to table this items to allow for further discussion during this meeting.

Analysis

Update: Since the time of the last meeting Staff has meet with a few property owners to discuss possible changes to the map on their property. Their letters have been provided for further discussion.

Listed below are some of the recommended changes presented by Staff and discussed for several months by the Planning Commission to the General Plan map.

1. Change R-1 to R-3 to allow higher density around the schools.
2. Change R-1 to R-2 to allow higher density around the schools.
3. Change R/I-P (Industrial) to R-4 to allow higher density around the school and create a buffer with the industrial zone to the east. This was also a request of the landowner.
4. Change R-1 to R-2 to create more continuity of R-2 zoning east of the West Davis Corridor.
5. Change R-3 to R-4 as requested by the land owner to blend the 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. *Update- moved the location of this area to encompasses all of UDOT's property in that area. Shifted from the west side of the property to the east.*
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-3 to allow some higher density around the schools as discussed in the January Planning Commission meeting.
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 made to trim the C-C area to 150' along 300 North to accommodate frontage commercial rather than deep commercial that was discussed during the January Planning Commission meeting.
16. Change recommended by staff to show the future annexation area and identify this future use as R-1 Residential.
17. Change recommended by staff to modify the first proposal of R-3 and change it to R-2 to allow for a smoother transition between the R-1 to the West and future West Davis Corridor.

Recommendation

Staff recommends that the Planning Commission consider the public comments, make any modifications to the plan that you deem appropriate, and recommend approval of the General Plan Map.

Significant Impacts

None

Attachments

Draft Map

Letters

Terry M. Ellis
571 South 4500 West
West Point, UT 84015
March 20, 2019

Troy Moyes
City Planner
West Point Planning Commission
3200 West 300 North
West Point, UT 84015

Dear Troy Moyes:

It is my understanding that the city has been reviewing their General Plan and Current Zoning Map. It is also my understanding, based on recent Planning Commission minutes, that the committee has addressed a higher density for those areas in close proximity to schools. Yet when I saw the recently released draft of the General Plan Map and updated Zoning Map, I noticed two discrepancies on the land owned by my family's trust. The Zoning Map shows an R-2 zone for the entire length of 4500 West on the East side other than our land and for all but a very small portion on the West side. Request this discrepancy be corrected and this portion of our land be zoned as R-2 rather than R-1.

The larger discrepancy, from my viewpoint, is that the area around the school property (clearly marked bordering a significant portion of our land) was not designated R-3 on the draft General Plan Map. Other areas around schools were. I totally agree with the rationale for more density around the schools as this allows more children to walk to their schools and reduces the requirement for buses. Request this discrepancy be corrected and the portion of our land and, if also desired, our neighbor's land which also borders the school be zoned as R-3.

Request this rezoning request be added to the 28 March 2019 Planning Commission agenda. Thank you for your consideration of this proposal. If needed, you can reach me at 801-775-9935 or 801-309-8677 (cell).

Sincerely,



Terry M. Ellis
Trustee of the Trudice M. Craythorn Trust

March 15, 2019

To: West Point City Staff and Planning Commission
% Boyd Davis; Community Development Director
Troy Moyes; Planning & Zoning
% Brian Vincent; Planning Commission Chairman
and all other P.C. members

Inasmuch as the P.C. is actively working on changes and potential changes to the W.P.C. General Plan at this current time, we would like to submit the following request for your consideration:

To designate the parcels identified as Davis County land serial/lot ID #s 14-047-0097, 0093, & 0095 from R-2 Residential to R-3 Residential. This proposed change has good reason and makes sense ~~as it appears~~ ~~there is~~ for the following:

- 1- There appears to be a lack of R-3 Res. designated use.
- 2- These parcels are very close to W.P. Elementary school, the Log Blake City Park, & features, thus are in short walking distance for students, children, & citizens.
- 3- By adding a few additional units under R-3 it will still be compatible with the suburban nature of the area, & yet allow a few more residents/citizens to enjoy this great area.

Thank You all for the good & hard work you are doing!
1996 Leavitt Family Trust; by Matt & Celinda Leavitt

West Point City

General Plan Map *Draft for discussion only*

- R-1 RESIDENTIAL 22 UNITS PER ACRE - (12,000 SQ. FT.)
- R-2 RESIDENTIAL 27 UNITS PER ACRE - (11,000 SQ. FT.)
- R-3 RESIDENTIAL 35 UNITS PER ACRE - (9,000 SQ. FT.)
- R-4 RESIDENTIAL 8.0 UNITS PER ACRE)
- R-5 RESIDENTIAL 20 UNITS PER ACRE)
- A-5 (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- A-40 (AGRICULTURAL 1 UNIT PER 5 ACRES)
- NC (NEIGHBORHOOD COMMERCIAL)
- CC (COMMUNITY COMMERCIAL)
- RC (REGIONAL COMMERCIAL)
- P-O (PROFESSIONAL OFFICE)
- RI-P (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**
- WEST DAVIS CORRIDOR**

