



3200 West 300 North
West Point, UT 84015
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www.westpointcity.org

West Point City Planning Commission Agenda

Notice of the Regular Scheduled Meeting of the
Planning Commission of West Point, Utah
July 25, 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, July 25, 2019.

Work Session (Open to the public) This meeting will begin at 6:00 pm

1. Discussion regarding Preliminary and Final Plat Approval for the Ogden Clinic Subdivision, located at 125 South 3000 West, Pascal Meyer A.I.A., applicant.
2. Discussion regarding the Site Plan Approval for Ogden Clinic West Point, located at 125 South 3000 West, Pascal Meyer A.I.A., applicant.
3. Discussion regarding West Point City Code regarding Accessory Building Standards.

General Session (Open to the public) This meeting will begin at 7:00 pm

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 July 11, 2019.
5. Public Comments
6. Preliminary and Final Plat Approval for the Ogden Clinic Subdivision, located at 125 South 3000 West, Pascal Meyer A.I.A., applicant.
7. Site Plan Approval for Ogden Clinic West Point, located at 125 South 3000 West, Pascal Meyer A.I.A., applicant.
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: Prelim & Final Plat and Pad approval – Ogden Clinic
Author: Troy Moyes
Department: Community Development
Date: July 25, 2019



Background

Carpenter Stringham Architects LLC is seeking approval from the Planning Commission for a preliminary and final plat along with a site plan approval for the proposed Ogden Clinic located at 125 South 3000 West. The applicant is proposing to subdivide the property into two 1 acre parcels. The proposed location of the building will be located on lot 1. The clinic is a 13,000 square foot building that will be used for medical offices and a drive through pharmacy. A complete set of plans and renderings have been provided. This property is currently zone C-C Commercial and the proposed use is a permitted use within the zone.

During the meeting held on July 11, 2019 the Planning Commission reviewed the plans and voted to table this item until the letter from Davis and Weber Counties Canal Co. have been received along with a traffic stripping plan.

Analysis

Both city Engineer and Planner have submitted letters to the applicant for their review. The outstanding items needed is:

- Davis and Weber Counties Canal Co. approval letter

The Planning Commission asked the applicant to address the traffic circulation by proposing a stripping plan. This plan should address a left turn lane on 3000 West into 125 South and a left and right turn lane on 125 South turning onto 3000 West. The plan has been submitted and provided for the Commission's review.

Recommendation

Staff would recommend that the Planning Commission table this item until the letter from Davis and Weber Counties Canal Co have been submitted.

Significant Impacts

None

Attachments

Application, Plat, Plans & Architectural Renderings



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MEMORANDUM

To: Pascal Meyer - Carpenter Stringham Architects

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

cc: West Point City Planning Commission

RE: Ogden Clinic – Site Plan Review

Date Plans Received: July 2, 2019

Date Reviewed: July 3, 2019

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

1. Plat
 - ✓ Please submit a survey plat for the subject property.
 - b. Please label the addresses on each lot. See attached redlined plat.
 - c. The written boundary description does not match the drawing. See redlined plat.

2. Streets & Parking
 - ✓ The provided parking is adequate.
 - ✓ The pedestrian access is adequate.
 - ✓ Ingress & Egress for the property is adequate.
 - a. Please submit a traffic study that addresses the access to the site and the impacts to the intersection at 3000 W 125 S.
 - b. All cuts in the asphalt on 3000 W must be milled and overlaid according to West Point Standards

3. Culinary Water
 - a. Fire Dept. approval required.
 - ✓ Show all pipes connecting to the building, including the size of each pipe.
 - ✓ Show the location of the water meter.
 - d. Submit water usage data to justify the pipe sizes.
 - e. Water shares will be required based upon the water usage data.
 - f. The existing waterline shown on the utility plan is a 10" not an 8".

4. Secondary Water
 - a. Approval from the Davis and Weber Counties Canal Co. is required.
 - b. Water shares are required.

- c. Show the meters on the plans.
- 5. Sanitary Sewer
 - ✓ Show the sewer connection on the plans.
 - ✓ Approval from the North Davis Sewer District may be required depending on the location of the connection.
- 6. Storm Drainage
 - ✓ Submit a storm drain plan.
 - ✓ Submit storm drain calculations.
 - ✓ Storm water detention is required. Please show on the plans.
 - d. A SWPPP plan is required prior to construction.
 - e. How will water quality be addressed? An oil water separator or other BMP will be required.
- 7. Land Drainage
 - ✓ The project is in Land Drain Zone B. Land drains are required for basements.
- 8. Grading
 - ✓ Please submit a grading plan.
- 9. Others
 - ✓ A geotechnical report must be submitted.

Recommendation:

The items must be addressed prior to final pad approval.



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MEMORANDUM

To: Carpenter Stringham Architects

From: Troy Moyes, West Point City Planner 

cc: West Point City Planning Commission, Ogden Clinic

RE: Ogden Clinic – Site Plan Review

Date Plans Received: July 2, 2019

Date Reviewed: July 3, 2019

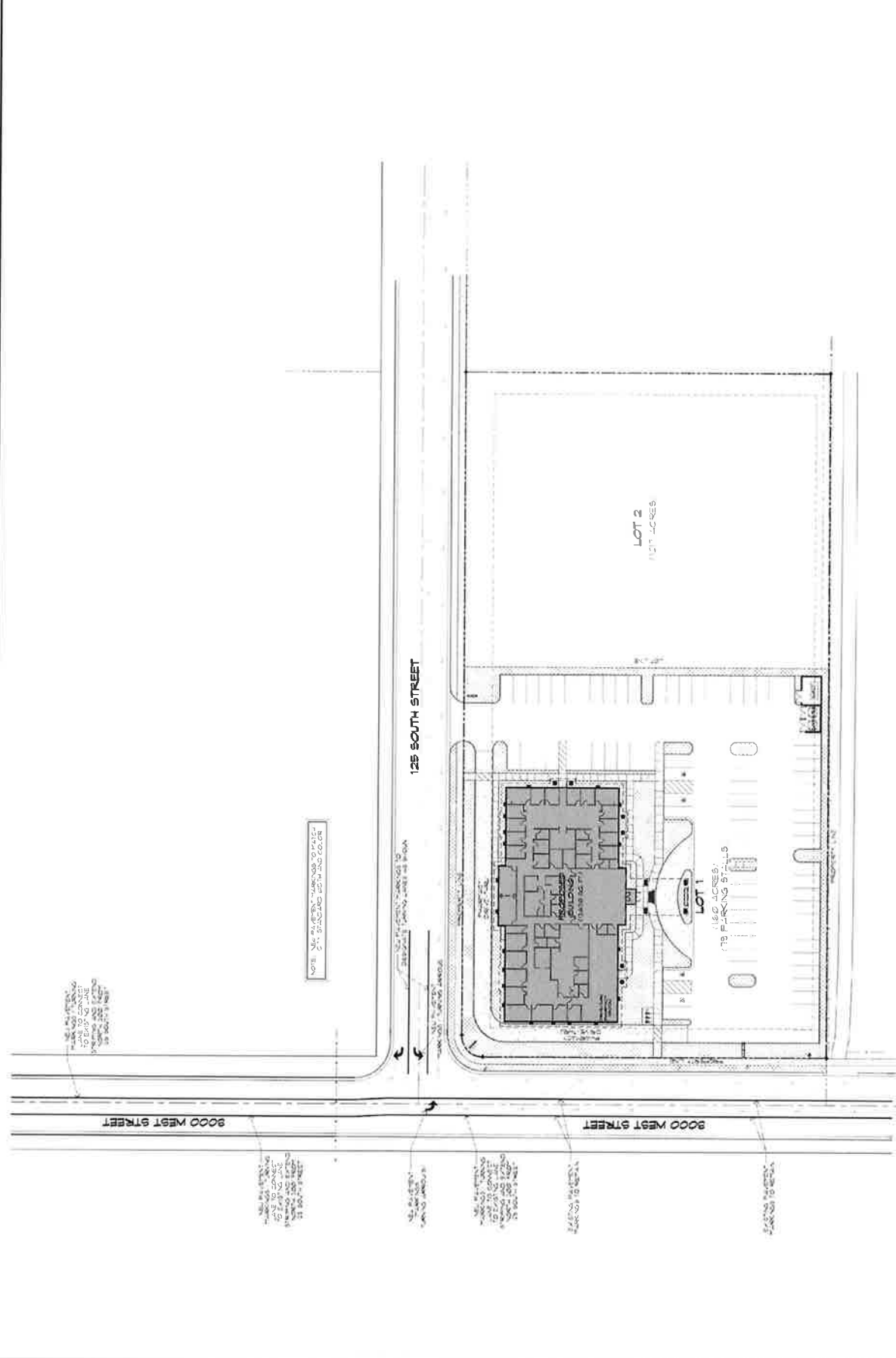
I have completed a planner's review of the site plan for the Ogden Clinic and I have the following comments.

Notes: The standards for commercial development is outlined in the West Point City Code 15.25.030. The approval standards that the planning commission will follow will be based on the following factors.

1. Elevations
 - a. *Exterior materials* – The submitted plans meet this requirement
 - b. *Required masonry* – This looks good
 - c. *Articulation and Windows*
 1. Vertical articulation – This looks good
 2. Horizontal articulation – The correction looks good
 3. Windows – This looks good
2. Landscaping
 - a. *Landscape plans* – Landscaping looks good and meet the 15% requirement
3. Lighting
 - a. *Lighting plan* - Please submit lighting plan
4. Fire Department Review and Approval
 - a. Letter required
5. Aesthetic Nature of Signage
 - a. *Signage* – The submitted sign drawing meets the requirements for size, height and setback. A sign permit from the city will be required prior to construction but not required for site plan approval.
 - b. *Attached Signage* – Will there be any attached signage on the building?

Recommendation:

I recommend that the site plan not be approved until the items listed above and been addressed.

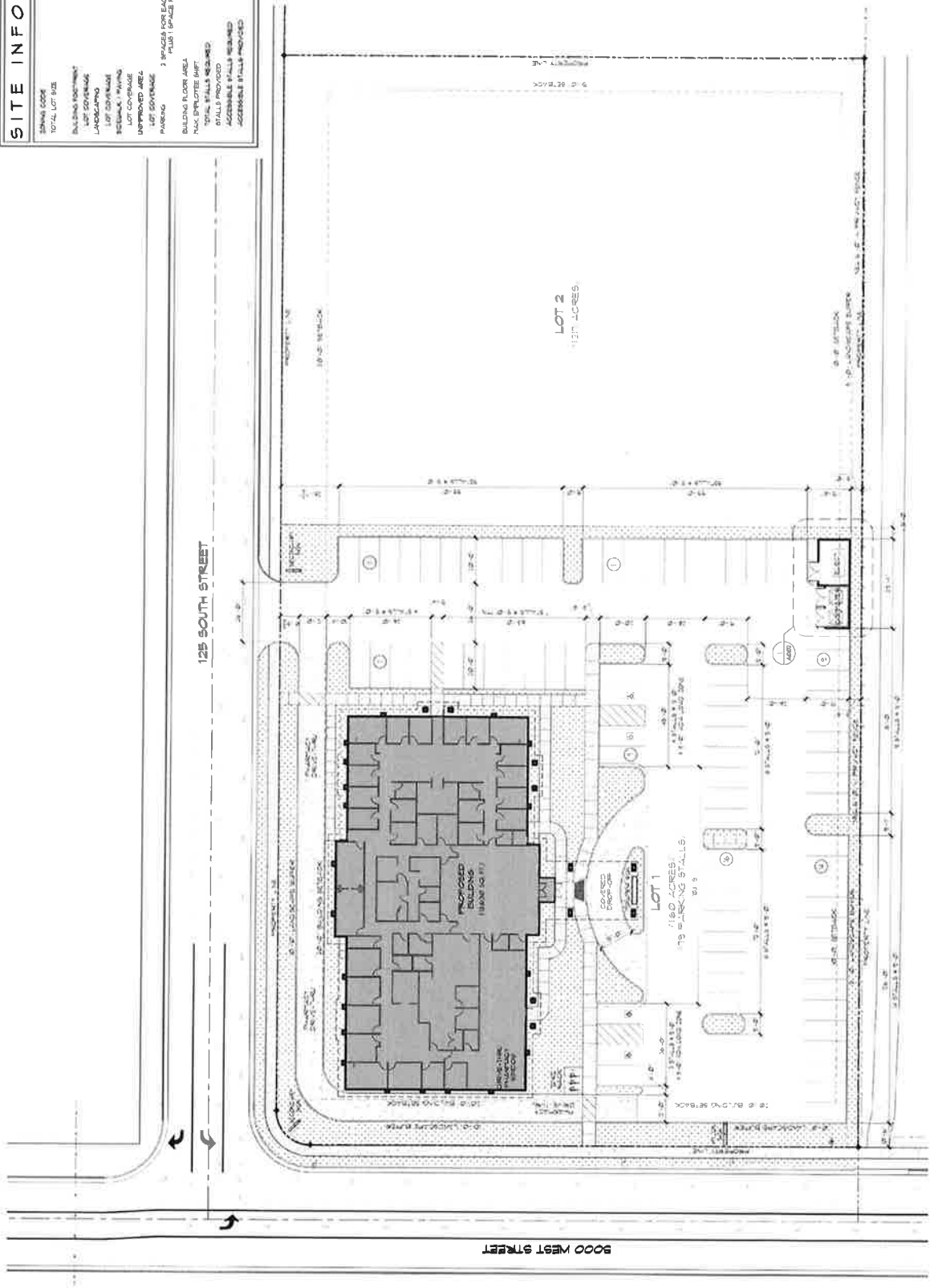


A PROPOSED OFF-SITE IMPROVEMENT PLAN
 SCALE: 1" = 50'-0"



SITE INFORMATION

PERMITTED USE	CC COMMUNITY-COMMERCIAL
TOTAL LOT SIZE	24,442 SQ. FT. (0.56 ACRES)
BUILDING FOOTPRINT	13,842 SQ. FT.
LOT COVERAGE	56.7%
LANDSCAPING	2,000 SQ. FT.
LOT COVERABLE	8,000 SQ. FT.
IMPROVEMENTS	4,000 SQ. FT.
UNIMPROVED AREA	10,642 SQ. FT.
LOT COVERAGE	43% & 43%
PARKING	1 SPACES FOR EACH 1,000 SQ. FT. OF FLOOR AREA PLUS 1 SPACE FOR EACH EMPLOYEE PER SHIFT
BUILDING FLOOR AREA	13,842 SQ. FT.
TOTAL STALLS REQUIRED	24
STALLS PROVIDED	75 STALLS
ACCESSIBLE STALLS REQUIRED	4 STALLS
ACCESSIBLE STALLS PROVIDED	4 STALLS



B PROPOSED OVERALL SITE PLAN
SCALE: 1" = 100'

Planning Commission Staff Report

Subject: Discussion – Accessory Building Standards
Author: Troy Moyes
Department: Community Development
Date: July 25, 2019



Background

During the Planning Commission Work Session meeting held on June 13, 2019 staff presented to Commission a few items relative to Accessory Building standards. These items included:

1. Distance between accessory building and primary dwelling
2. Size of structure and the lot size percentage
3. Side yard design standards
4. Rear yard setback chart
5. Temporary structures
6. Updated zoning table and footnotes

At the July 11, 2019 Planning Commission Work Session Meeting the Commission felt comfortable with the proposal regarding the “side yard design standards” and instructed staff to move on the next standard. After much discussion the next standard presented to the Commission for discussion will be “height of the structure” based on lot size.

Analysis

One of biggest complaints from West Point residents as it relates to accessory buildings has to do with the size of the structure in proportion to the size of the lot. Some complaints deal with their view being obstructed or how the size of the building “sticks out like a sore thumb.” West Point City Code states: “Accessory buildings on a lot of 15,000 square feet or less shall have a roofline equal to or less than the residential dwelling on the same lot.” (15.15.120(C))

In the “Zone Regulation Chart,” accessory buildings have a max height of 30’ in any zone. That means that a resident located on a 9,000 sqft lot with a 2-story home could be allowed to have a 30’ accessory structure 1’ away from property line. Now this seems to be a big issue on the smaller lots or lots that are in the R-3 zone where homes are closer together and lots are much smaller. Staff has looked into this regulation and would like the Commissions feedback on the following proposal.

Limit height of accessory building based on the lot size.

Lot size	Max Height for Accessory Buildings
Small size lots	12’
Medium size lots	20’
Large size lots	25’

In most cases the use of taller buildings are generally used for campers, boats, vehicle and trailer. The number shown in the table is just a starting point for discussion. The thought process for the max building height on small size lots was based on a garage door height of 8’. This is a typical garage door height that could accommodate the storage of boats, ATV’s, automobiles. However, the total square foot of the building will be determined by the percentage of the lot it occupies.

Some questions to consider:

1. What should the actual size be for small, medium and large lots?
2. What are some of the feelings about the max height?
3. Are there any negative impacts for neighbors or homeowners?

Recommendation

Discussion only

Significant Impacts

None

Attachments

None