

**West Point City
Planning Commission
3200 West 300 North
October 13, 2016**

Present: Brad Lee, Brian Vincent, Jeremy Strong, Korey Kap, John Detamore, Curtis Seeds, Jeff Macfarlane, Boyd Davis – City Engineer, Kent Henderson – City Council Representative, Michelle Bailey - Planning Commission Secretary

Visitors: Rob Ortega, Curtiss & Jeri Frost, Terry Ellis, Kyle Hamblin, Erik Craythorne

WORK SESSION

1. Discussion regarding Final Plan approval for the Craythorne Homestead Subdivision, located at approximately 550 South 4000 West, Craythorne Development, applicant.

Boyd Davis stated that originally, the developer was planning to do the first phase on 4500 West, but UDOT gave them so many requirements that they decided to do their first phase off from Cold Springs Road instead. They will have to construct a portion of the road, and they got the School District to participate on that. They are planning to have 22 lots. They will construct a temporary turnaround for now until eventually they fill in the rest of the property. This is a long term project. In the packet is a copy of the review items. A few of those items need to be discussed at this time. Our Code requires that if lots abut a collector road, they must construct a landscape strip. The plans show the landscape strip, but they need to establish a homeowners association to maintain that landscape strip. Before recording, they will need to submit articles of incorporation for that homeowner's association so it is a legal entity. Another item to discuss is the written approval from the Davis/Weber Canal Company for the secondary water. They have one letter from the canal company saying they will serve this property but they asked the developer to make a few changes to the plans. Staff doesn't foresee a problem with that. The water shares happen when they record the plat. A SWPP Plan (Storm Water Pollution Prevention) can come at the time they begin construction. Part of their drainage is coming out to 700 South. They will pipe a portion of the ditch on the north side of the road. They will need to obtain a final letter from Davis County and that is in the process. Staff recommends they get that letter before going to the City Council for approval. The other issue to discuss is their land drain easement. They are going to run a land drain out to the west. They have approvals from the neighbors, but before they may record the plat, they will need to submit a signed easement from the neighbors. That is currently in the works. It will be a solid, sealed pipe. The only water that should get into that land drain is from the lots. They have shown on their plans that there will be a pipe that goes along the north side of the property and it feeds the irrigation system to the west. The only place there would be a fear of tail water coming onto the lots is along the north boundary so they will do some type of berm there to prevent the water from going onto those lots. Staff recommends approval at this time.

2. Discussion regarding Final Plan approval for the Heslop Place Subdivision, located at approximately 800 North 1775 West, Castle Creek Homes, applicant.

City Council has been working with Castle Creek Homes for some time now trying to agree on what the townhouses will look like. There is a Developer's Agreement in place that is very specific but they were both interpreting it differently. They decided to change a few things on the back of the buildings. The Council asked them to put a dormer on each end unit. They felt like that would help break up the long, flat roof. They also agreed to put a long, continuous porch across the back. The two units in the middle will be pushed in one foot. That will create a couple of bump outs and they will put stucco trim there to make it stand out. Now that has been agreed up, the project can move forward.

They will run their utilities to the west and tie into the utilities on 1875 West. They will then patch that street. The rest of that property will be reserved for commercial use. It is already zoned for that. There are a few items to discuss from the Staff Report. The need to print the owner's names on the plat. Staff has recommended that the turnaround be done in asphalt rather than just roadbase. They need written approval from the North Davis Fire District. Water shares will come at the time they record the plat. They must note on the plat that the private roads will be maintained by the HOA, including the underground utilities in those roads. They need written approval from Davis/Weber Canal Company for the secondary water. There is a ditch that can continue to irrigate the remaining property. They also need to submit their HOA documents before recording the plat. The Planning Commission is responsible to approve the landscape plan that was submitted. Staff asked the developer to change the landscaping along 800 North to match the same type of landscaping they have on their Wise Country Meadows Subdivision with the fence and trees and everything along the street. They have included trees between every unit. There are also trees throughout the property, especially throughout the open area in the center. They did more enhanced landscaping at the entrance. Brad Lee asked if there is a sign at the entrance. Boyd Davis wasn't sure if they would be putting a sign there or not. Staff recommends approval.

3. Discussion regarding Multi-family dwellings – Gary Wright

Gary and Spencer Wright made a presentation regarding their land plan for the property located on 2000 West between Highway 193 and the Smith's Marketplace. Gary Wright presented a mixed-use concept plan that incorporates both commercial and residential. Gary gave a brief update on the Smith's Marketplace. He stated that they are pleased with the way the Smith's store turned out. They are almost to open the medical building on the south portion of the property. They have had a couple of offers that they have turned down because they didn't feel they would be higher-use tenants. They are looking for a financial institution or another commercial user there with a restaurant to go on the corner parcel. The multi-tenant building has two tenants that have signed and they are close to signing with the third tenant. As soon as that third tenant signs, they will begin construction on that building. This Smith's Marketplace is one of the first Smith's stores that offers the option to go online and order your groceries then drive through and pick your order up.

They have created a master plan that goes south to Highway 193. Wright Development Group owns about five acres of the property there; the rest is owned by the LDS Church's investment arm. Mr. Wright said as they looked at it and discussed with City Staff, they felt that the City would like to have more commercial development in this area. They have worked with UDOT to determine what the appropriate distance would be to have another traffic signal, so they put a road there. They would like to find another big-box to anchor the south end of the property. Then there would be room along 2000 West for additional commercial pads and users. There would be some mid-box users mixed in. That would give the City about another 50 acres of commercial property that could be developed. They feel that would be the highest and best use of the property.

Brad Lee commented that he feels really bad and feels it was a huge disservice to the people he represents that the medical building that has just opened up is facing west. It is something he highly regrets. On the concept plan, the building is shown facing north, and that is the way the commission thought the building would be constructed. Brad continued to say he feels like the development is a nice development, but he would much rather have had the medical building facing north; he doesn't feel that the back of a building is how they wanted the development to be presented. Gary Wright commented how much appreciated that input.

Another proposal Gary Wright wanted to make involves the five acre parcel they own. They would like to propose doing some multi-unit housing in that area. Mr. Wright brought brochures that showed pictures of an apartment project they did in Pleasant Grove that would be similar to what they would like to do here in West Point. The amenities with the apartments would be a clubhouse with a gym, a pool, a jacuzzi, extensive landscape and great architectural features and entry monuments. They are proposing 108 units for this property. Mr. Wright explained his rationale for that. When he bought the property 10 years ago and held it trying to get Smith's here, he would go to potential commercial tenants and they would always say "It's a great corner, but the problem is there are not enough housing units or house tops in West Point." It has taken 10 years for Smith's to feel like there were enough house tops here within a one, two and three mile radius to warrant building in West Point. The truth is, they feel in order to get more commercial development in West Point, they need more housetops. There are advantages and disadvantages to having the LDS Church own the 200 acres. One of the disadvantages is that they haven't been really aggressive in having it be developed to bring brand new housing into West Point to create those housetops. Gary said he feels that a project of 108 housetops there would help not only the existing Smith's Marketplace, but be the impetus to help bring additional commercial development down this street. One thing they are worried about is for Smith's; they feel they can develop this, but without more housetops, it's more difficult to do the other development. There are probably 120 jobs at Smith's. Wright Development has done some extensive market studies for the whole West Davis County corridor and the studies show that there is high demand for 300-400 apartments. They are only proposing 108 apartments in this project.

These apartments would be three levels. They have found that if they can get the right density on a project they can install full amenities so they become apartment homes. The units would be between 750 -1,100 square feet. They have found that there is tremendous market demand for apartments in Davis County. Gary Wright stated he feels this is a

great location within the City because of its low impact on the neighborhood. It makes sense to have a transition zone from commercial to multiple units to additional Mid-Box stores, and then other high commercial.

Brad Lee asked if there would be covered parking provided? Spencer Wright commented that there definitely wouldn't be any carport parking. There would be at least one covered parking stall for every unit. There won't be any attached garages. The parking ordinance requires 2.5 parking stalls per unit. Spencer said if the parking requirement were lower it would be possible to do some garages; at 2.5 stalls per unit, it's not feasible to do garages. Gary Wright commented that the rent has to be a lot higher if they have attached garages. These apartments will have granite countertops and GE appliances in stainless steel or black. It will have the same finish of the interior of a nice home. It would be market rent; no subsidized housing. The rent will be approximately \$900-\$1000 per month. There would be 1, 2 and 3 bedroom apartments. Gary Wright stated, "One, we know there is a market for it. 2. We think this is a great location for it, and 3. We think it would really help the commercial. Respectfully, we would like to ask you to consider that. We are at 2.5 parking stalls per unit." Boyd Davis asked if they could possibly do one building with attached garages. Gary Wright responded that the car ports give you a lot more open feel to your community with landscape and it doesn't look as dense.

Brian Vincent asked Gary Wright what his intention is with this project; is this something where you will maintain ownership, or will you sell it at some point? Gary Wright responded that everything they have built, they have owned and held. They put a long term, fixed-rate loan on them and they continue to maintain ownership. They have not sold any shopping centers or apartments. He said they are not a build/sell developer. They are a build/own developer. His intent is not to sell it at all. Spencer Wright said they would have an on-site property management company so they would be responsible for the amenities and also make sure the property is maintained. Gary continued to say, "I think if you'll let us have the density that we are proposing, we can do a class A project with the kind of amenities and exterior elements that will always be a nice community and a nice project. It's where you go to some cheap townhouse units where you have low density, where they can't do open space, or the amenities, or the pools, or the clubhouses, that I think you get that look." Gary Wright encouraged the commissioners to go look at one of the projects they have done that are similar to what they are proposing to build in West Point. Boyd Davis said the General Plan is still open and multi-family housing is something that will be discussed in the near future to determine if that is something we want included on the General Plan at this time.

4. Moratorium update

There was not time to discuss this item.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Brad Lee
4. **Approval of Minutes from September 28, 2016**

Jeff Macfarlane made a motion to approve the minutes from September 28, 2016, as written. Korey Kap seconded the motion. All voted aye.

5. **Public Comments: Curtiss Frost – 511 North 1500 West, West Point** – Curtiss Frost said he has spoken with Troy Moyes and Troy encouraged him to come make a public comment while the Planning Commission is working on the General Plan. Mr. Frost wanted to make a request. His property is currently zone R-3 and it is located underneath some powerlines. He can't use it to build on. It costs him \$1,000 per year for taxes. He would like it to be zoned something that can be useful. He would like to be able to use it for storage or something like that. Boyd Davis said the Staff and commission would be happy to talk with Mr. Frost after the meeting is over.
6. **Final Plan approval for the Craythorne Homestead Subdivision, located at approximately 550 South 4000 West, Craythorne Development, applicant.**

Boyd Davis said the developer was originally planning to do a phase along 4500 West. Because of costs associated with the State Highway, they have decided to do their first phase off from Cold Springs Road (4000 West). There are 22 lots on the plat connecting to Cold Springs Road. There will be a temporary turnaround on the west end and that will eventually connect to the rest of the property. In the Staff Report, nine items are listed that need to be addressed before they proceed to City Council. 1. Landscape strip along 4000 West needs to be dedicated to an HOA. 2. They need final approval from Davis/Weber Canal Company for the secondary water. 3. They need to submit water shares before recording the plat. 4. They need to submit a Storm Water Pollution Prevention plan. 5. They will need a letter from Davis County with approval to pipe the ditch along 700 South. 6. They will need to provide an easement for the land drain system that is going out to the West. That will need to be done before recording the plat. 7. They need to show how the remaining property will still be able to be irrigated. 8. They need to show how they will protect the lots on the adjacent fields from tail water. 9. Before recording the plat, we will need a copy of their HOA documents. Staff recommends approval contingent upon these items being met.

Jeff Macfarlane made a motion to approve the Final Plan for the Craythorne Homestead Subdivision, located at approximately 550 South 4000 West, Craythorne Development, applicant. Jeremy Strong seconded the motion. All voted aye.

7. Final Plan approval for the Heslop Place Subdivision, located at approximately 800 North 1775 West, Castle Creek Homes, applicant.

Kyle Hamblin was present representing Castle Creek Homes. Boyd Davis stated that the remaining property to the west of this is zoned commercial. The proposed project has 70 townhouse units. The developer has been working with City Council to come to an agreement as to what the townhouses will look like. After much discussion, they have come to an agreement with the City Council and will make some adjustments to the back of the buildings. They have added dormers to each end of the units. They will also be installing a continuous, covered porch along the back of the unit. They also will have a one-foot bump out between the two end units. Those will have white stucco trim on them to make them more prominent.

In the Staff Report, there are seven items listed that need to be completed. 1. They need to print the names and titles below the signature lines on the plat. 2. The turnaround must be done in asphalt. 3. They need written approval from the North Davis Fire District. 4. Water shares will be required. 5. It needs to be noted on the plat that the two streets are private and the utilities underground are private as well. 6. They need final written approval from the Davis/Weber County Canal Company. 7. Discussion has taken place about how the remaining land will be irrigated. 8. Before recording the plat, they will need to submit their HOA documents. Staff recommends approval contingent upon these items being met. Brian Vincent asked if the standards for townhomes fall under the same standards as single family dwellings pertaining to masonry requirements. Boyd Davis said the standard is the same.

John Detamore made a motion to approve the final plan for the Heslop Place Subdivision, located at approximately 800 North 1775 West, Castle Creek Homes, applicant, contingent upon the items listed on the Staff Report being met. Also, included in the motion is the approval of the submitted landscape plan. Jeff Macfarlane seconded the motion. All voted aye.

8. Planning Commission Comments

Jeff Macfarlane had no comment.

Korey Kap had no comment.

John Detamore had no comment.

Brian Vincent had no comment

Curtis Seeds had no comment.

Jeremy Strong thanked the public for coming to the meeting. Jeremy also thanked Staff for the work they do.

Brad Lee thanked Staff for their hard work.

9. Adjournment

Korey Kap made a motion to adjourn at 7:19 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee

Secretary – Michelle Bailey

