

**West Point City  
Planning Commission  
3200 West 300 North  
November 8, 2018**

**Present:** Brian Vincent, Jeremy Strong, Brad Lee, Rob Ortega, Jeff Macfarlane, Korey Kap, Jake Shepherd, Troy Moyes – City Planner, Michelle Bailey - Planning Commission Secretary

**Visitors:** Dennis & Raylene Montgomery, Nathan Montgomery, Kyle Hamblin, Ryker Craythorne

**WORK SESSION**

- 1. Discussion regarding Preliminary and Final Plat Approval for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant.**

Erik Craythorne is seeking Preliminary and Final Plan Approval for a 2.5 acre, one-lot subdivision called Little Field Estates, Phase 2. All of the utilities are there already. The 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. There are no drainage issues. There are no engineering issues. There are some minor drawing changes that need to be changed on the plat. They will need to get approval from North Davis Fire District and Davis Weber Canal Company. Also, water shares once it is recorded. Jake Shepherd asked if the secondary water company requires water shares for all of that. Do they have irrigation water now? Troy Moyes responded that we require water shares in any development for culinary and secondary water. They will do the rest of the improvements on 2400 West so there won't be any postponement agreement.

Brian Vincent said that on the Engineer's memo, it mentions a 15' gap on the west boundary. Has this been looked into? Troy Moyes said it is a drawing error so Keith Russell, from Ensign Engineering, will fix that.

- 2. Discussion regarding Preliminary Plat Approval for Dahl Estates Subdivision, located at approximately 4300 West 300 North, Epic Development, applicant.**

Epic Development is seeking Preliminary Plan Approval regarding a 26-acre development called Dahl Estates Subdivision. This property was rezoned a few years ago to R-1 Residential. The 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 for Phase 1 will come from the subdivision to the south (Fairways Beyond the Bluff), and a connection to a newly constructed Cold Springs Road. Troy Moyes showed a layout of the project being proposed. They are struggling with UDOT to get any access to 4500 West. They are proposing to make the 60 foot gap a detention basin and create an access point for a future phase. They will construct Cold Springs Road at least down to that access point. The layout of the lots meets all of the zoning requirements. Staff sent a letter to UDOT, as required, notifying them of this project being in close proximity to the West Davis

Corridor. UDOT replied back and they don't have any issues with what is being proposed here. They are still waiting to hear back from the canal company because the Hooper Canal runs there. That isn't required for preliminary approval, however. Brad Lee asked if that section of canal is currently piped. Troy Moyes said he believes it is piped. They are also still waiting on letters from Hooper Water, UDOT because they are connecting on State roads, Davis/Weber Canal Company, and North Davis Sewer District. These letters will need to be here before final approval can be granted. They will need to form an HOA or something to maintain the detention basin. There are also some active irrigation ditches there so they will need to show how they will re-route those through the subdivision or abandon them. Troy Moyes reminded the Commission that when the property was rezoned, there was an objection from a family member because they wanted to keep a portion out of the rezone so they could keep their Greenbelt status. That portion of the property is still shown on the plat but they don't have plans to develop it for a long time. Therefore, a portion of the project is still zoned A-40.

Korey Kap asked about the road that clips one of the lots. Troy Moyes said that will be part of Phase 2 and will be an issue they have to resolve with UDOT before developing that phase. Brian Vincent asked if Staff is comfortable with the preliminary plan submitted. Troy Moyes responded that there are some engineering issues that need to be fixed before final approval is granted but Staff is comfortable with the general layout and the way it meshes with the land use ordinance.

### **3. Discussion regarding amendments to West Point City's General Plan.**

Troy Moyes said there were three areas where he felt needed more discussion. The first was the Paice Farms Subdivision and showing it as an R-2 on the map. During the discussion in the last meeting, he reminded them that the majority of the lots are above 12,000 square feet, which is the requirement for the R-1 zone. Less than 10% of the lots fall under 10,000 square feet. The purpose of showing this as an R-2 zone is that it would be a more accurate representation of what is actually there. This subdivision was developed under the Cluster Ordinance. It has the feel of an R-2 zone in spots but it still mostly has the 12,000 square foot lot size that a developer could develop there. Then density, because of the smaller lots, is a little bit higher than the 2.2 units per acre. Jake Shepherd said, "If it were the old R-1, at 18,000 square foot, then I would probably say this needs to be an R-2, but I think its fine as an R-1." Rob Ortega said he feels like if this is more like an R-2 zone in density then it would be good to show it as R-2. The commissioners would like more information on the current density of the subdivision before making a decision.

The next area for discussion is area 3. Troy Moyes asked if the school district were to develop those three or four parcels and make them schools, do we want to buffer those schools with industrial and commercial zones as shown currently or maybe put an R-4 zone there. Rob Ortega said he felt it would be a good idea so kids could walk to school and people could walk to work with all of the commercial there. A family could live in an inexpensive condo and be able to survive with one car. Plus it would be right there by the interchange. Korey Kap asked how big of a piece of property area 3 covers. Troy Moyes guessed it was approximately 12-13 acres. It is a hard area to develop because there is no sewer up there. Access to that piece of property is a huge issue as well. Access and sewer

issues were discussed. Jake Shepherd asked about lift stations. Troy Moyes said the City is proposing a larger lift station on the Master Plan to serve in that area. It would cost over \$1,000,000.00 to construct. The City isn't interested in small subdivision lift stations that we would have to maintain if they go down. There are a few around the city currently. Jake Shepherd said he would be fine either way putting industrial and commercial there or higher density housing. Rob Ortega said he would prefer to have higher density residential there and then change to industrial if someone proposes something that feels like it would work better then. Korey Kap said he would rather leave it as industrial or commercial on the General Plan because down the road it would be easier to go from industrial to residential than residential to industrial. He feels that would limit us too much. Brian Vincent called for a straw poll vote. Rob voted for residential. Jake voted for residential. Korey voted for industrial/commercial. Brad voted for residential. Brian voted for residential.

The next area for discussion is area 14. The canal is next to this area. Access to the property is a problem. Having commercial in the front and industrial in the back seems to work when there is a natural buffer with the canal between the residential and the future use. Jake Shepherd asked if storage units are included in the industrial zone. Troy Moyes said they are. Jake said his opinion is that would be a good area to have something like that. It would be buffered between the canal and the highway. It is something we will need. That would be a good slice of property for something like that. Everyone agreed with what was proposed.

Areas 10, 11 and 12 were discussed next. They were all showing as R-1 Residential. In the development going next to it, which is in Syracuse City, some of those lots are as small as 7,000 square feet. Then we have our 12,000 square foot minimums in the R-1 zone. Thinking to create a buffer between the two zones, Staff proposed putting an R-2 Residential zone there. Jake Shepherd suggested changing it to an R-3 or R-4 Residential. After much discussion, all agreed to change areas 10, 11 and 12 to R-3 Residential.

Area 8 was the removal of the park that was previously required as part of the Bannock Subdivision. That will now be zoned R-1 Residential and is Phase 2 of the Bannock Subdivision.

As a recap, Area 15 is still undecided; the commission would like to know the current density of that subdivision. Area 3 leave as proposed. Area 14 leave as proposed. Areas 10, 11 and 12 change to R-3.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Brian Vincent
4. **Approval of Minutes from October 25, 2018.**

Brian Vincent made a motion to table the minutes from the meeting held on October 25, 2018, as written. Brad Lee seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Preliminary and Final Plat Approval for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant.**

Ryker Craythorne was present representing the applicant. Erik Craythorne is seeking Preliminary and Final Plan Approval for a 2.5 acre, one-lot subdivision called Little Field Estates, Phase 2. The 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. This was discussed in the Work Session and there were no further questions.

Korey Kap made a motion to approve the Preliminary Plat for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant. Rob Ortega seconded the motion. All voted aye.

Brad Lee made a motion to approve the Final Plat for Little Field Estates, Phase 2, located at approximately 670 North 2400 West, Erik Craythorne, applicant. Rob Ortega seconded the motion. All voted aye.

7. **Preliminary Plat Approval for Dahl Estates Subdivision, located at approximately 4300 West 300 North, Epic Development, applicant.**

Kyle Hamblin was present to represent the applicant. Epic Development is seeking Preliminary Plan Approval regarding a 26-acre development called Dahl Estates Subdivision. This property was rezoned a few years ago to R-1 Residential. The 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.

Kyle Hamblin asked Troy Moyes a question regarding the project. He said, "Six of those lots are on the piece of ground that Boyd and Susan are going to keep out. Can we just scratch that and make it 47 so it doesn't affect anything with warranty or bond or anything like that going forward, or is that something we will do at final?" Troy Moyes responded that it will be done with final approval because they will just be doing Phase 1

and that portion of the property will probably be in Phase 3. It is up to the developer though.

Brian Vincent asked how many lots will be done in Phase 1. Kyle Hamblin responded that they still don't know where the first phase will be exactly; they have been waiting to get some details ironed out with UDOT. He assumes that with 47 lots, they will try to cut it in half and make Phase 1 on the north side of the property with access off of 300 North. There will probably be 20-25 lots in Phase 1. The developer will be building part of the Cold Springs Road because that will be their access into the subdivision. Kyle said they are close to their approval from UDOT on the access.

Brad Lee made a motion to approve the Preliminary Plat for Dahl Estates Subdivision, located at approximately 4300 West 300 North, Epic Development, applicant, contingent upon obtaining approval letters from UDOT, Hooper Water Improvement District, Hooper Irrigation Company, North Davis Fire District, North Davis Sewer District and Davis Weber Canal Company. Korey Kap seconded the motion. All voted aye.

#### **8. Planning Commission Comments**

Rob Ortega had no comment.

Korey Kap had no comment.

Brad Lee thanked Staff for their hard work.

Jake Shepherd had no comment.

Brian Vincent thanked Staff for their work.

#### **9. Staff Update**

Troy Moyes thanked Michelle Bailey for all of the work she does and expressed condolences to her and her family as her dad passed away last week.

There was no City Council held last week due to the elections.

#### **10. Adjournment**

Brad Lee made a motion to adjourn at 7:17 p.m. Brian Vincent seconded the motion. All voted aye.

  
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Chairperson – Brian Vincent

  
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Secretary – Michelle Bailey

