

**West Point City  
Planning Commission  
3200 West 300 North  
December 13, 2018**

**Present:** Brian Vincent, Brad Lee, Rob Ortega, Jeff Macfarlane, Jake Shepherd, Boyd Davis – Community Development Director, Troy Moyes – City Planner, Kent Henderson – City Council Representative, Michelle Bailey - Planning Commission Secretary

**Excused:** Korey Kap, Jeremy Strong

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

**WORK SESSION**

**1. Discussion regarding the 2019 Planning Commission meeting schedule**

There were no changes to the proposed schedule.

**2. Discussion regarding Preliminary Plat Approval for Wildfire Estates, located at approximately 40 South 4500 West, Mark Sandberg, applicant.**

Mark Sandberg, representing Wildfire Estates, LLC, is seeking approval for a preliminary plan for a 113 lot development called Wildfire Estates, located at approximately 40 South 4500 West. This property was recently rezoned to R-1 Residential with an optional PVFD Overlay Zone that was approved by the City Council on November 6, 2018. There will be 113 building lots on 50.8 acres (this excludes five acres of non-buildable area that is located within the area of the FEMA Flood Line). That equates to 2.2 units per acre. The minimum lot size will be 12,000 square feet. To accommodate the landscaped islands on 40 South connecting into 4500 West, the Council approved a developer's agreement that addressed the following:

- a. Lots 101-105 and 116-120 were granted an exception for smaller lot depths of 98 feet instead of 100 feet as required.
- b. These same lots were also allowed three foot park strips instead of 4.5 feet.
- c. The setbacks of the homes on these lots were allowed to have front yard setbacks of 22 feet instead of 30 feet as required.
- d. Due to the increased density smaller lot sizes, Wildfire Estates received three extra lots that they would not have received without the PVFD Overlay Zone.

Troy Moyes pointed out where each of the six phases will be located. There were a few comments on the Engineer's report regarding items that are not necessary for preliminary approval but must be finished before final approval will be granted. They must receive letters from UDOT, Hooper Water, North Davis Fire District, Davis/Weber Canal Co., and North Davis Sewer District. A geo-technical report is required and HOA documents must be completed. In the Staff Report, it talks about a street connectivity issue on Phase 3. There is a stub to the north and to the west. One stub was put in because there is a 600 foot cul-de-sac minimum requirement. The cul-de-sac is too deep, so if they put a stub in,

it will meet that requirement. However, there are concerns with how the road connects in with the property. It may be a dead-end street for a long time. That will need to be addressed with Phase 3. Everything else meets the requirements for Preliminary Plat approval.

Brian Vincent asked about the setback changes and also the landscape buffer along 4500 West. Troy Moyes said the developer would have to come back with some landscape plans that will need approval from the Planning Commission. Also, instead of the 4 ½ foot park strip, they have reduced it to a three foot park strip in one area. Brian Vincent asked who will approve the landscaping plan for the islands. Troy Moyes said it will be part of the final approval for phase 1. Boyd Davis said it should be part of the overall landscape plan.

Brian Vincent asked when the road will be installed that will be the entrance to the future park. Boyd Davis said they would like it sooner than later but suggested they ask the developer what his plan is for that. Mark Sandberg said, "It has been the request of Montgomery's to put that phase in last, and that's why we've done it. Now if the Planning Commission would rather it go in with the third or fourth phase, we would be willing to do that. We are just trying to accommodate." Boyd Davis said the timing of that wasn't included in the Developer's Agreement so he doesn't recall that it has ever formally been decided by the Council. Brian Vincent said it was just a question because if the park gets developed down there, but the phase doesn't come along for ten years, can that road be put in? Mr. Sandberg said, "I just talked to Montgomery's and they are willing to allow that to go in earlier if that is the requirement of the Planning Commission. It's optional. We need to get phases 1 and 2 in first, but after that, we are very flexible."

Brian Vincent asked about the stub road in the most northern portion. Jeff Macfarlane asked if the intent is to make a corner there in the future. Troy Moyes said if you were to connect the two, the available land isn't deep enough to use for building lots. The best option is to have a cul-de-sac. Because those don't connect, we fear it will just become a dead end street. The developer is meeting the requirement of the cul-de-sac so maybe that is something that the City Council, under the PVFD, could waive. Rob Ortega asked what the alternative would be? Boyd Davis said that originally the developer had platted out that property to show how lots could fit on there. If he does it as part of his overall project, he can fit more lots in there and the stub road makes sense at that point. But if the adjoining property owners don't want to join in on the project, then the stub road doesn't make any sense. That is what we are struggling with; why have him put the stub road in if it won't serve anything. Maybe they should just go back to the City Council and ask if they will accept the length of the cul-de-sac without having the stub road. Boyd Davis said the only issues they see with it is the length. It's about 700 feet, and our standard is 600 feet so the fire department might have an issue with it. If they are ok with it, then it may be waived. This is in phase 3 so it is something they can work on over time.

One of the residents in attendance asked, "The one lot that meets up to the road, I mean those lots are pretty crazy. The lots are really skinny to that end road on 4500. What's going to happen there, because it looks kinda goofy on there. Is it gonna have a fence

there on that little short piece between the two houses?" Troy Moyes responded that it most likely will. UDOT wouldn't allow a road there.

Brian Vincent asked if there are any issues with drainage that they need to be aware of. A resident said they irrigate so they are concerned about their water. Troy Moyes responded that the developer will need make sure they take care of all of the pipes used for irrigation. Those details will be worked out phase by phase as they develop their utility plans.

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

Troy Moyes said there are two main issues left to make decisions on. The first is Item 15, whether Paice Farms should be considered an R-1 or R-2. The Commission previously asked Troy to do some research on the actual density of that subdivision. Paice Farms has 147 lots and is located on 65.1 acres. That gives it a density of 2.25 units per acre. The density of an R-1 zone is 2.2 units per acre, an R-2 zone is 2.7 units per acre. It leans more towards an R-1 zone than an R-2. Staff recommends to keep it R-1. This is just to reflect how it feels in that area. The Commission all felt that it should reflect an R-1 zone on the map. The second issue is regarding the Dahl property. In the last meeting, a preliminary plan was approved for this property. Ovation Homes has provided a letter to City Staff. They have a Senior Community project in Layton with a mix of detached as well as attached units. Ovation Homes is requesting that the City change the General Plan to allow this type of active community in West Point. They are proposing an R-4 zone next to the corridor and an R-3 for those detached units. The General Plan shows some R-3 next to the corridor. They would like to put an R-4 and an R-3 near the corridor. They would like an opinion from the Planning Commission. Brian Vincent commented that if we are going to consider allowing an active community that would be a good place for it to be located. Jake Shepherd commented that this isn't just a step up from one zone to the next but it's a rather large leap.

Brad Frost, owner of Ovation Homes, commented that they have done senior communities for 18 years now. In the R-4 zone, the product types they have are triplexes with about six to seven units per acre. They are 1,500 – 1,800 square feet with two car garages. They are very nice. They have a development in West Layton that is like the one they are proposing in West Point. It has 112 units with some detached units that range from 1,900 – 2,500 square feet. Those have two or three car garages and range from \$350,000 - \$450,000. The attached units run about \$285,000 - \$315,000 for folks that can't afford a home over that price. The reason they ask for that density is because their clients just don't want the yards. In the project that is located in West Layton, they have a pickle ball court, a pavilion, and some common space that is useable. They would do the same here.

Troy Moyes said this is something that can be discussed in future meetings. He also said there could be other locations within the city that would work better. Jeff Macfarlane agreed with Jake that this would be a huge jump to go from an R-1 zone to an R-4, but it is definitely something to consider.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Boyd Davis
4. **Approval of Minutes from October 25, 2018, and November 8, 2018.**

Brad Lee made a motion to approve the minutes from the meetings held on October 25, 2018, and November 8, 2018, as written. Jeff Macfarlane seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Approval of the 2019 Planning Commission meeting schedule**

Jeff Macfarlane made a motion to approve the schedule for 2019 as proposed. Rob Ortega seconded the motion. All voted aye.

7. **Preliminary Plat Approval for Wildfire Estates, located at approximately 40 South 4500 West, Mark Sandberg, applicant.**

Mark Sandberg, representing Wildfire Estates, LLC, is seeking approval for a preliminary plan for a 113 lot development called Wildfire Estates, located at approximately 40 South 4500 West. This property was recently rezoned to R-1 Residential with an optional PVFD Overlay Zone that was approved by the City Council on November 6, 2018. There will be 113 building lots on 50.8 acres (this excludes five acres of non-buildable area that is located within the area of the FEMA Flood Line). That equates to 2.2 units per acre. The minimum lot size will be 12,000 square feet. To accommodate the landscaped islands on 40 South connecting into 4500 West, the Council approved a developer's agreement that addressed the following:

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- c. The setbacks of the homes on these lots were allowed to have front yard setbacks of 22 feet instead of 30 feet as required.
- d. Due to the increased density smaller lot sizes, Wildfire Estates received three extra lots that they would not have received without the PVFD Overlay Zone.

Jake Shepherd asked about the sewer and if the City would require a lift station. Boyd Davis said it hasn't been worked out completely yet; they are still looking at options. One option is to expand the existing lift station that is located at 5000 West 300 North. The other option they are looking at is installing individual pumps on just those homes that are too low to reach the sewer. Staff believes there are about 30 lots that would need to be pumped and they are in Phase 4. They still have time to figure that all out.

Brad Lee made a motion to approve the Preliminary Plat for Wildfire Estates, located at approximately 40 South 4500 West, Mark Sandberg, applicant, contingent to meeting the comments made on the Staff Report. Jeff Macfarlane seconded the motion. All voted aye.

## 8. Planning Commission Comments

Jake Shepherd wished everyone a Merry Christmas.

Brad Lee wished everyone a Merry Christmas and Happy New Year. Brad also passed on condolences to Michelle Bailey in the passing of her father.

Jeff Macfarlane echoed the comments made.

Rob Ortega had no comments.

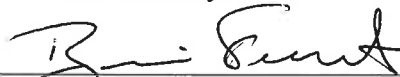
Brian Vincent echoed the comments made.

## 9. Staff Update

Boyd Davis gave a review of the last City Council meeting. First, the Council approved the Brick Standards with some modifications. They accepted Option 2, which was to allow 100% Hardie board. On the current Code that requires a wainscot, they decided to leave that as it is, adding a minor change to homes on corner lots. On the street-facing side, instead of the 40% brick that was required, they are now only required to have a three-foot wainscot. Second, they amended the Developer's Agreement on the Sun Meadows Subdivision. They were a PVFD Overlay subdivision. They modified the Developer's Agreement to allow a smaller side yard setback on some of the lots. That made sense because they allowed the lots to be narrower. Third, they approved a reimbursement agreement with the developers of Sun Meadows for the installation of the storm drain along 800 North that goes from 3500 West to 4000 West. That is an impact fee eligible project so the City will reimburse them a portion of their costs with the impact fees.

## 10. Adjournment

Rob Ortega made a motion to adjourn at 7:23 p.m. Brian Vincent seconded the motion. All voted aye.

  
Chairperson – Brian Vincent

  
Secretary – Michelle Bailey

