

**West Point City  
Planning Commission  
3200 West 300 North  
May 12, 2016**

**Present:** Brad Lee, Brian Vincent, Jeremy Strong, Korey Kap, Curtis Seeds, John Detamore, Troy Moyes – City Planner, Boyd Davis – City Engineer, Michelle Bailey – Planning Commission Secretary

**Excused:** Jeff Macfarlane

**Visitors:** Rob Ortega, Duane Singleton, Chris Singleton

**WORK SESSION**

**1. Discussion regarding Preliminary Plat approval for the Craythorne Homestead Subdivision, Phase 1 located at approximately 4000 West 500 South, Craythorne Construction, applicant.**

Troy Moyes said the developer has had some issues with UDOT on 4500 West, so they are proposing Phase 1 be on 4000 West; on the other end. They are looking to improve 4000 West. The Hooper Canal goes along 4000 West. Staff has reviewed the plans and there are a couple of issues that need to be resolved. First of all, City Code requires an eight-foot landscape strip on all collector streets. They haven't identified that on their plans. There is a cross section of 4000 West that will have almost a 10 foot park strip where that canal will be. Our Code has requirements of trees and it is doubtful that they will allow trees to be planted that close to the canal. The developer will get with them to discuss the issue and get letters of recommendation back to Staff. There are other issues that have been discussed as well. Staff suggests the item be tabled today because they don't have everything from the developer that needs to be submitted. There are issues with the detention basin; its location needs to be identified. They still need approval from Hooper Canal. They also still need water shares. This subdivision meets the density requirement for the zone.

**2. Discussion regarding Final Plat approval for the Bennett Century Farms Subdivision, Phases 1 and 2, located at approximately 4000 West 1300 North, Craythorne Construction, applicant.**

Bennett Century Farms, Phase 1, is located at 1300 North 4000 West. Staff has received plans for the whole development and there are still issues that need to be resolved. There are a lot of infrastructure issues that are marked on the plans. They will need to explain how they will resolve them. The layout of the lots shouldn't change much. Some of the pending issues are: water shares, detention basin decisions, a 36" pipe, etc. Phase 1 has 19 lots.

Bennett Century Farms, Phase 2, has very large lots. There are the same issues where these phases tie together as in Phase 1. Those need to be resolved as well. They need to

submit the landscape plan, there are payback agreements to be made, they need water shares, and approval letters that still need to be submitted. Staff recommends this item be tabled as well. Boyd Davis stated that the Storm Drain Master Plan calls for a large regional detention pond here that would serve this project plus several projects in the same area. The idea is to have one pond versus lots of little ponds. Staff is looking at the possibility of doing a regional pond.

**3. Discussion regarding Preliminary and Final Plat approval for the Singleton Subdivision, located at approximately 1300 North 5000 West, Duane Singleton, applicant.**

Troy Moyes explained that this is a four lot development. They are seeking preliminary and final approval tonight. They have submitted all of the approval letters required of them. Boyd Davis commented that there is a significant issue with this subdivision. The issue is whether or not the City should require them to install curb, gutter & sidewalk or not; also the storm drain. The existing asphalt on the road right now has all shifted over to the west side of the right-of-way. If they are required to install curb, gutter and sidewalk, it will basically be in the middle of the road. It doesn't make much sense to do that at this time. Staff recommends that a postponement agreement be made stating that in the future when the curb, gutter and sidewalk go in, they will pay their portion of it then. In addition, if the curb, gutter and sidewalk aren't installed, the storm drain isn't needed either. Staff recommends that both of those items be delayed. The Master Plan for that area shows a road with a 66 foot right-of-way with curb, gutter and sidewalk on both sides of the street. Staff recommends this be approved contingent upon a postponement agreement being made. Boyd Davis also commented about a ditch that runs on the east and north sides of the property that will be piped.

**4. General Plan discussion.**

Troy Moyes asked the commissioners to go through the different zones and add what they would like to see on the map; add new zones or take out existing zones that don't fit what they would like in that area. Boyd Davis remarked that part of staff's discussion earlier in the day was because previously in the meetings they had been talking very specifically. Boyd reminded them that this is the General Plan and it is general for a purpose. The end product will be a map that will have zones, not specific uses like a theater or grocery store. He encouraged them to think in terms of zones and where they would like them to be.

On 1800 North, there were places marked to have commercial zones and industrial zones. There is a portion of ground that is owned by the school district; that area will be a school in the future. There are two other areas on the map that are owned by the school district and will have schools built on them in the future. A general and broad discussion took place regarding zones, density and ideas of things that would be appropriate and desirable to have in the city.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Korey Kap

4. **Approval of Minutes from April 14, 2016**

Curtis Seeds made a motion to approve the minutes from April 14, 2016, as written. Korey Kap seconded the motion. All voted aye.

5. **Public Comments:** None given

6. **Preliminary Plat approval for the Craythorne Homestead Subdivision, Phase 1, located at approximately 4000 West 500 South, Craythorne Construction, applicant.**

Troy Moyes stated that this item was discussed briefly in the work session meeting. There are still items the developer is working on before it is ready for approval. Brian Vincent made a motion to table the preliminary plat approval for the Craythorne Homestead Subdivision, Phase 1, located at approximately 4000 West 500 South, Craythorne Construction, applicant. John Detamore seconded the motion. All voted aye.

7. **Final Plat approval for the Bennett Century Farms Subdivision, Phases 1 and 2, located at approximately 4000 West 1300 North, Craythorne Construction, applicant.**

Troy Moyes stated that this item was discussed briefly in the work session meeting. There are still items the developer is working on before it is ready for approval. John Detamore made a motion to table the final plat approval for the Bennett Century Farms Subdivision, Phases 1 and 2, located at approximately 4000 West 1300 North, Craythorne Construction, applicant. Jeremy Strong seconded the motion. All voted aye.

8. **Preliminary and Final Plat approval for the Singleton Subdivision, located at approximately 1300 North 5000 West, Duane Singleton, applicant.**

This items was discussed in the work session. The property was recently rezoned from A-40 to R-1. There will be four lots which will front 5000 West and be slightly smaller than half an acre each. All of the required plans have been submitted and reviewed, approval letters have been received and comments have been sent to the engineer.

Jeremy Strong made a motion to approve the preliminary and final plat for the Singleton Subdivision, located at approximately 1300 North 5000 West, Duane Singleton, applicant, contingent upon a payback agreement be made for the curb, gutter, sidewalk and storm drain. Korey Kap seconded the motion. All voted aye.

## 9. Planning Commission Comments

Brian Vincent thanked Staff for all the work they have done.

Curtis Seeds thanked Staff for all the work they have done on the General Plan.

Jeremy Strong thanked the public for attending the meeting.

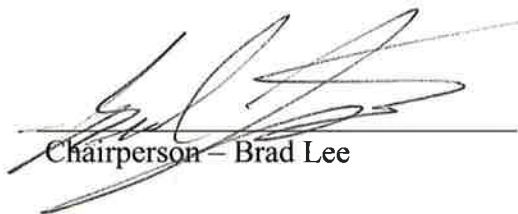
John Detamore concurred with all the previous comments.

Korey Kap thanked Staff for all of their hard work.

Brad Lee thanked Staff. Also, he mentioned the new commercial development that will be opening up in the next few weeks. Boyd Davis commented that there will be a special open house that the commissioners will be invited to attend. Brad also mentioned the upcoming 4<sup>th</sup> of July celebration and invited everyone to attend that event.

## 10. Adjournment

Brian Vincent made a motion to adjourn at 7:11 p.m. Brad Lee seconded the motion. All voted aye.



Chairperson – Brad Lee



Secretary – Michelle Bailey