

**West Point City
Planning Commission
3200 West 300 North
July 28, 2016**

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

Excused: Jeremy Strong, Korey Kap,

Visitors: Jerry Chatterton, Sharon Rae, David Dahl, Ken Strong

WORK SESSION

- 1. Discussion regarding a Preliminary Plan extension request for the Heslop Place Subdivision, located at approximately 800 North 1775 West, Castle Creek Homes, applicant.**

Troy Moyes stated that on July 9, 2015, their preliminary plan was approved. Therefore, their plan expired on July 9, 2016. They are requesting an extension at this time. Code allows the Commission to extend that approval for one year.

- 2. Discussion regarding Preliminary Plan approval for the Craythorne Homestead Subdivision, located at approximately 550 South 4000 West, Craythorne Development, applicant.**

Troy Moyes stated that in December 2015, the preliminary plan approval expired on this subdivision. This item was tabled at the last Planning Commission meeting because they didn't have a current preliminary plan. They have now submitted that to Staff. There were a few minor changes made to the new plan.

- 3. Discussion regarding Conceptual & Preliminary Plan approval for the KenneVic Place Subdivision, located at approximately 3500 West 550 North, Mountain View Construction, applicant.**

Troy Moyes stated they are proposing to have five lots in the subdivision. Staff has reviewed the plans and application. The developer is still waiting on some approval letters from outside entities. It is properly zoned for this subdivision. They have met all of the Code requirements to receive preliminary approval. Staff recommends approval at this time. The lots are approximately 14,500 square feet.

- 4. Discussion regarding Conceptual Plan approval for the Dahl Property development, located at approximately 4300 West 300 North, David Dahl, applicant.**

Troy Moyes stated this subdivision will be done in phases if approved. There will be about 50 lots in the subdivision done in two phases most likely. The lots will vary from about 12,000 square feet and up. This area is master planned as R-1. They will seek a

rezone at the next Planning Commission meeting, as well as preliminary approval. Brian Vincent asked if there are any drainage problems with the property. David Dahl responded that the property drains to the southwest corner; there is a culvert there where the runoff water from the farm ground drains. Boyd Davis pointed out where the future Cold Springs Road will go alongside the Legacy Highway. He recommended that the Dahls connect into the Cold Springs Road. David Dahl responded stating that there has been some discussion back and forth between them, the engineer, and a possible developer. If they can receive approval with the two entrances they have now, it will be the best for them because they don't feel like it is feasible for them to do part of the Cold Springs Road; they could do the stub road though. Boyd commented that he feels it would be good for future traffic flow.

5. General Plan discussion

Brad Lee commented on how effective and helpful he felt the joint meeting was between the City Council and the Planning Commission. He felt that there was great discussion and was glad there was no apparent disconnect between the two bodies. Everyone now has a good idea of where we want to go in the future with plans for the City.

Troy Moyes went over the different areas on the General Plan Map that are labeled.

#1 Putting the Industrial area on the edges. #1B could be made Industrial as well. The only detriment to that could be its proximity to the school property. Brian Vincent asked what Staff foresees going into the Industrial area. Troy Moyes responded that there has been some discussion in past years with a developer that proposed building some small office/warehouse space to lease; light manufacturing. Boyd Davis asked the commission to keep in mind that the Industrial Zone would allow for storage sheds. The commission was satisfied with those suggestions.

#17B Jeremy Strong had previously suggested extending that commercial area to the north a bit more and squaring that area up on the map. The commission liked that suggestion.

#19 Andy Dawson previously suggested adding a park underneath the power corridor in that area. The commission was satisfied with that suggestion.

#10 & #12 It was unclear how the discussion ended on these areas in the joint meeting. The Mayor suggested increasing these areas to be R-1 zones. The commission would like to have more discussion on these items.

#16 John Detamore suggested that area have walkability. Brian Vincent suggested that Staff meet with the developer to get a general idea of what they envision for that area. That could generate ideas for us and we can all be working towards a common goal. This would also provide a venue for negotiations back and forth between the City and the developer. Jerry Chatterton suggested that we look at what they did around the Smith's Marketplace in Kaysville and in South Jordan and see how that may work in our city. Troy Moyes asked the commission if they would like to consider any high density housing in the city. Brad Lee said he feels like that is a necessity; we need to provide

housing for young people and housing for senior citizens. Brian Vincent commented that we need to be very cautious about allowing high density housing in our city. The commission would like to continue discussion on this item.

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by John Detamore
4. **Approval of Minutes from June 23, 2016**

Brian Vincent made a motion to approve the minutes from June 23, 2016, as written. Curtis Seeds seconded the motion. All voted aye.

5. **Public Comments:** Jerry Chatterton – 98 South 3000 West – Mr. Chatterton wanted to publicly thank the Planning Commission for the work that they do. As a member of the City Council, he knows that when things get to the Council, things have been done right. The Council applauds their efforts and feels that they make their jobs easier.
6. **Preliminary Plan extension request for the Heslop Place Subdivision, located at approximately 800 North 1775 West, Castle Creek Homes, applicant.**

Troy Moyes stated that Castle Creek Homes is seeking a one year extension on the preliminary plat that was first granted to them on July 9, 2015.

John Detamore made a motion to approve the preliminary plan extension request for the Heslop Place Subdivision located at approximately 800 North 1775 West, Castle Creek Homes, applicant. Jeff Macfarlane seconded the motion. All voted aye.

7. **Preliminary Plan approval for the Craythorne Homestead Subdivision, located at approximately 550 South 4000 West, Craythorne Development, applicant.**

Troy Moyes stated that Craythorne Development is seeking approval of a previously approved preliminary plat that expired in December 2015. This item was tabled at the last Planning Commission meeting because the new plans were not submitted. The new plan has now been submitted.

Brian Vincent made a motion to approve the preliminary plan for the Craythorne Homestead Subdivision located at approximately 550 South 4000 West, Craythorne Development, applicant. Jeff Macfarlane seconded the motion. All voted aye.

8. Conceptual and Preliminary Plan approval for the KenneVic Place Subdivision, located at approximately 3500 West 550 North, Mountain View Construction, applicant.

Troy Moyes stated that Mountain View Construction is seeking conceptual and preliminary approval for a proposed development. They are proposing five lots, which would be roughly 14,500 square feet facing south on 550 North. The property is currently zoned R-3.

Jeff Macfarlane made a motion to approve the conceptual and preliminary plan for the KenneVic Place Subdivision, located at approximately 3500 West 550 North, Mountain View Construction, applicant. Curtis Seeds seconded the motion. All voted aye.

9. Conceptual Plan approval for the Dahl Property development, located at approximately 4300 West 300 North, David Dahl, applicant.

Troy Moyes stated that David Dahl is seeking conceptual plan approval for a future development located at approximately 4300 West 300 North. They are proposing a 50 lot development which will be done in phases with lots varying from 12,000 square feet. The area is master planned as R-1. The applicant will be seeking a rezone at the next meeting.

Curtis Seeds made a motion to approve the conceptual plan for the Dahl Property development, located at approximately 4300 West 300 North, David Dahl, applicant. John Detamore seconded the motion. All voted aye.

10. Planning Commission Comments

Jeff Macfarlane commented that he felt the joint meeting with the City Council was very productive and he also thanked Staff for the work they do.

John Detamore also commented that he enjoyed the collaboration with the City Council.

Brian Vincent seconded the comments made.

Curtis Seeds thanked Staff for all their work on the General Plan.

Brad Lee echoed the previous comments. He feels that it's a great thing that the commission and council can get together and hear everyone's ideas without having any negative feelings coming out. Both bodies want what is best for our community. Brad also thanked Staff for the work they do. Brad also commented on the successful 4th of July City Celebration.

11. Adjournment

Jeff Macfarlane made a motion to adjourn at 7:18 p.m. Brad Lee seconded the motion.
All voted aye.



Chairperson – Brad Lee

Secretary – Michelle Bailey

