

Lake Point
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Lake Point, UT 84074
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Planning and Zoning
planning@lakepoint.gov
435-849-2651

Site Plan Review

Meeting Date	May 6, 2024, 1528 Sunset Rd Lake Point, Ut 84074 7:00 pm
Applicant	Mike Davey
Request	Lake Point Stake Center for the Church of Jesus Christ of Latter-Day Saints
Property Address	2005 E Sunset Road
Parcel	20-079-0-000E
Acreage	5.04
Zone	RR-1
Prepared by	Jamie Olson
Presented by	Jamie Olson

Scope of Decision- This is a legislative matter to be decided by the land use authority Lake Point City Council upon receiving a recommendation from the Planning and Zoning Commission and a review of from the DRT Committee

Request Summary

1. The applicant requests a Site Plan Review approval for the building of a religious meeting space in the form of a church for the Church of Jesus Christ of Latter-Day Saints.
2. The Zoning for this parcel is RR-1, Ordinance 2023-14 Residential Zoning Map
3. A Church is an allowed use under the Ordinance 2024-02 RR-1 Zoning District Regulations Section 6.8.c.
4. Building Height is 32 feet, height including the steeple 69' 10 ¼ "
5. Includes a shed approx. 16' x 13.5' with 5 storage areas
6. Includes enclosable trash collection bay.
7. Includes a 60 x 30 covered pavilion with grass.

General Plan Considerations

This application does not go against anything in the Lake Point General Plan adopted in Ordinance 2024-05 on April 10, 2024. With the growth in Lake Point, this place of worship provides another building to worship and exercise the citizen's freedom of religion, which aligns with the Lake Point Vision.

DRT Committee Review and Findings

1. Building Official approved, comments referred to a couple items that would be needed in the building permit process.
 - a. We will need the information of the contractors, geotechnical engineer, and special inspectors (soils, concrete, rebar, compaction)
 - b. After the excavation for the footings, a geotechnical engineer inspection will be required and provide the inspection report before footings are placed.
 - c. Dan requested feedback and updates to the drainage plan.
2. Engineering approved and any comments or corrections made
 - a. There was extensive feedback from the Council concerning the fence, which has been resolved.
 - b. Soil reports requested and provided by the applicant.
 - c. Was there more requested?
3. Fire Marshal approved and any comments or corrections made
 - a. There is one existing fire hydrant in front of the building on the other side of Sunset Road. There is a new fire hydrant by the east driveway. There is a new fire hydrant by the northwest corner of the building.
4. Staff approved and any comments or corrections
 - a. Requested a zoning map snip be added to the cover letter as it was required under the ordinance. Applicant provided.
 - b. Requested a context plan, the applicant provided.
5. Any public feedback, Jamie has only received one public feedback when the site had a burn permit and smoke was going downwind. Jamie received a call from a citizen as to what the holdup was on getting this church built. A few comments on how exciting it will be to have a stake center in Lake Point. I few comments complaining that the indoor court is not full-size.
6. Complies with proposed use under current zoning
 - a. Surrounding properties on the East, North and West are zoned RR-1, Parcel to the East is zoned Commercial Neighborhood.
 - b. East is an empty lot, south is the business Beehive Broadband, west is a residential lot with a residential home, and north is Saddleback Blvd, collector road.
7. The fence will be a rod iron-looking fence that is made of aluminum (so it last longer) that is powder-coated black on the east, north, and west sides of the property. The south side will be a 2-rail fence precast concrete. The west side will have black polypropylene privacy fabric fastened to the fence rails.
8. Storm Water Drainage report submitted by McNeil Engineering
9. Land Survey Provided
10. Traffic Report not needed
11. Storm Water Prevention Plan Provided (SWPPP)
12. Geotechnical Study Provided
13. Owner Affidavit Complete

Development Review Team (DRT) Approvals

The following departments have reviewed the site plan application which provides the subject for this staff report, and it has been found to be appropriate for review by the Lake Point City Planning Commission and/or City Council.

Planning and Zoning Secretary (Chaelea Allred)
Fire Marshal (Buck Peck)
Recorder (Jamie Olson)
Engineering (Dan Fechner)
Building Official (Kelly Brown)
Rocky Mountain Power
Questar Gas
Lake Point Improvement District
Oquirrh Mountain Water Company

Conclusion

1. The application has followed the Site Plan Ordinance requirements, and the applicant has gone above and beyond to comply with requests and requirements.
2. The application is in harmony with the General Plan.

Recommendation

Based on the findings and Conclusion listed in this report, the Development Review Team (DRT) recommends the Planning and Zoning review the request and approve the Site Plan Review Application for applicant, Mike Davey.

Supporting Document

Plan Coversheet (Appendix A)

Vicinity Plan

Project Team

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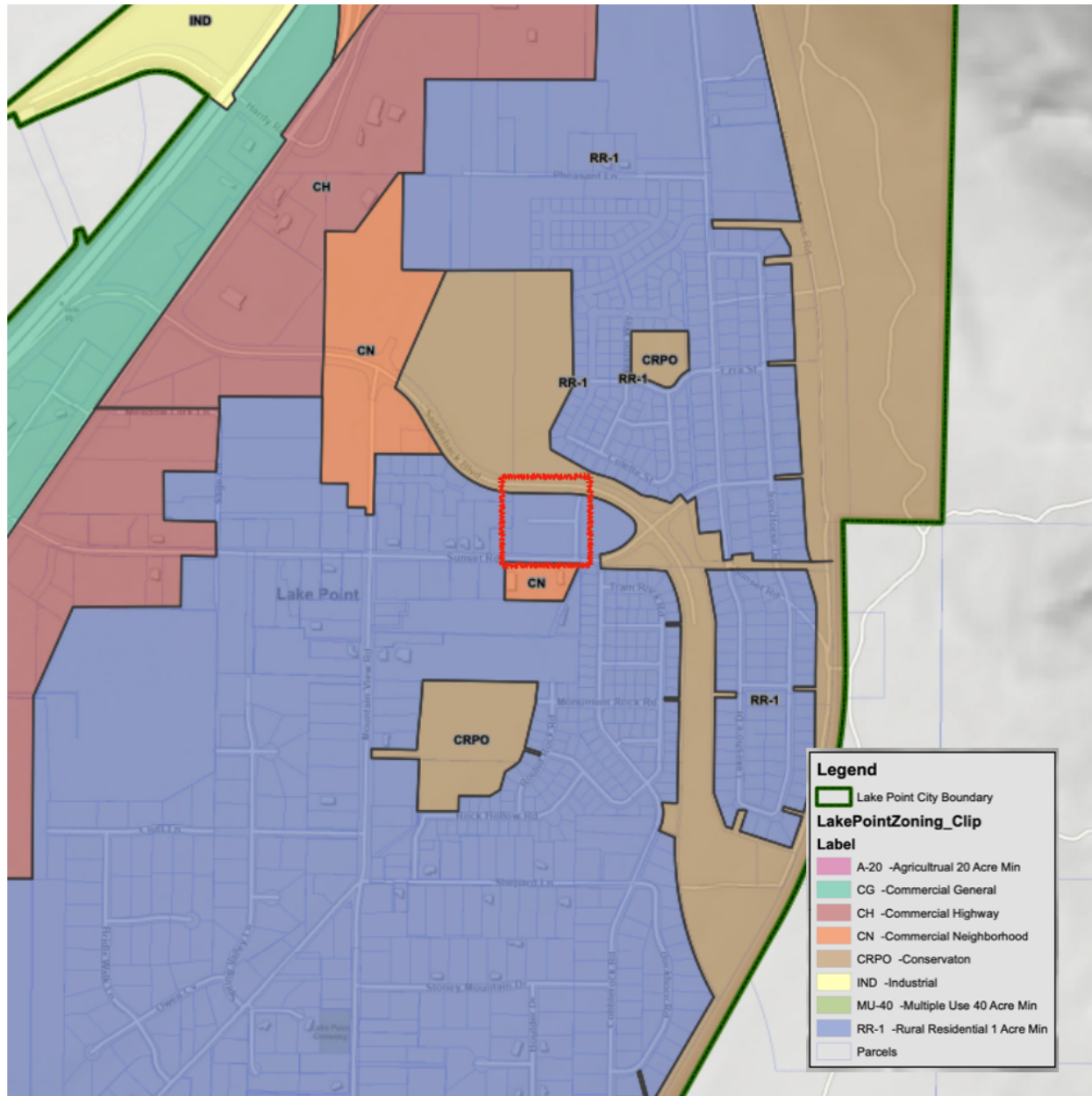
Drawing Index

0100	Cover Sheet	1100	Landscaping Plan
0200	Site Description - North	1200	Integration Plan
0300	Site Description - South	1300	Details
0400	Site Survey Plan	1400	Details
0500	Site Survey Plan	1500	Details
0600	Site Survey Plan	1600	Details
0700	Site Survey Plan	1700	Details
0800	Site Survey Plan	1800	Details
0900	Site Survey Plan	1900	Details
1000	Site Survey Plan	2000	Details
1100	Site Survey Plan	2100	Details
1200	Site Survey Plan	2200	Details
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1400	Site Survey Plan	2400	Details
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2200	Site Survey Plan	3200	Details
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6300	Site Survey Plan	7300	Details

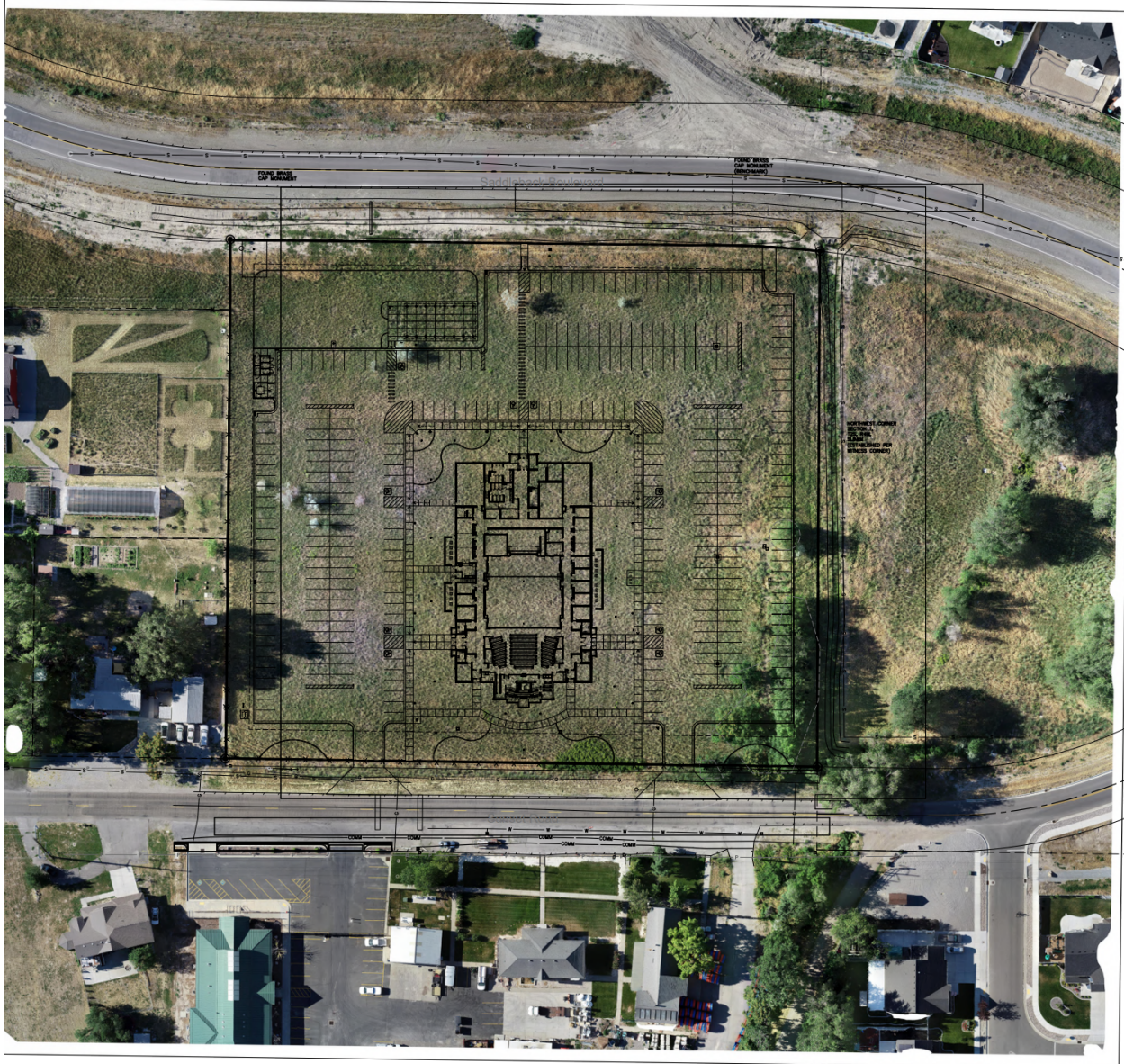
Exterior Perspectives (Appendix B)



Zoning Map Parcel Zoned RR-1 (Appendix C)



Context Plan (Appendix D)



Architectural Plan North (Appendix E)

