

Lake Point
1528 Sunset Rd
Lake Point, UT 84074
info@lakepoint.gov
801-725-5096



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

Planning and Zoning recommended approval of this site plan application on May 6, 2024

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 1/4 ". 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.
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

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

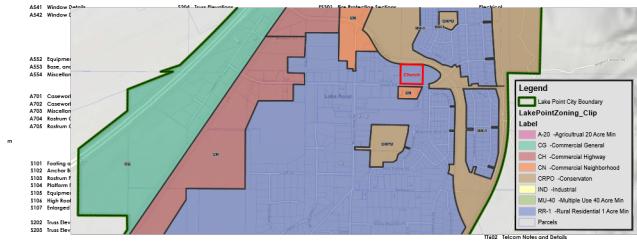
1. The application has followed the Site Plan Ordinance requirements, and the applicant has gone above and beyond to comply with requests and requirements.
2. The application is in harmony with the General Plan.

Recommendation

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

Supporting Document

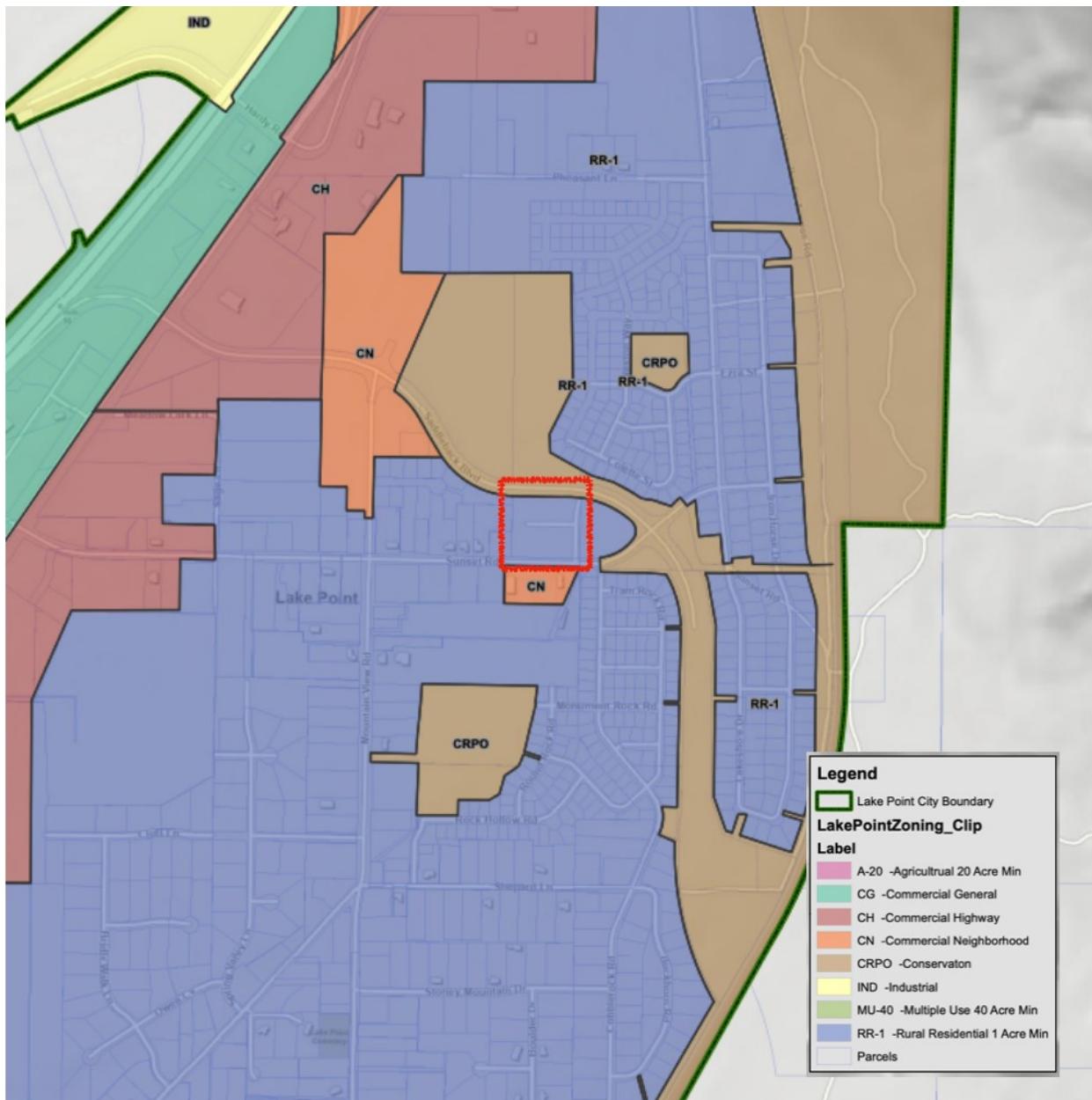
Plan Coversheet (Appendix A)

<div style="border: 1px solid black; padding: 5px;"> <p>Vicinity Plan</p>  </div>	<div style="text-align: center;"> <p>Big Canyon & Lake Point UT Stake</p> <p>2005 East Sunset Road, Lake Point, Utah 84074</p> <p>Church Property Number: 501-4022</p> <p>Zoning: RR-1</p> </div>	<div style="text-align: center;">  <p>bhd ARCHITECTS</p> <p>www.bhdarchitects.com 801.467.1000 Fax: 801.467.1001 Email: info@bhdarchitects.com 1000 S. 100 E., Suite 100 Utah City, UT 84074</p> </div>																												
																														
<p>Department Approvals</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Department</th> <th style="width: 50%;">Signature/Date</th> <th style="width: 50%;">Department</th> <th style="width: 50%;">Signature/Date</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Department	Signature/Date	Department	Signature/Date																								
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 <p>Legend</p> <ul style="list-style-type: none"> Lake Point City Boundary LakePointZoning_Clip Land Use <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">A-20 - Agricultural 20 Acre Min</td> <td style="width: 50%;">C3 - Commercial General</td> </tr> <tr> <td>C3 - Commercial General</td> <td>Ct - Commercial Highway</td> </tr> <tr> <td>Ct - Commercial Highway</td> <td>CPPO - Conservation</td> </tr> <tr> <td>CPPO - Conservation</td> <td>IND - Industrial</td> </tr> <tr> <td>IND - Industrial</td> <td>MU-40 - Multiple Use 40 Acre Min</td> </tr> <tr> <td>MU-40 - Multiple Use 40 Acre Min</td> <td>RR-1 - Rural Residential 1 Acre Min</td> </tr> <tr> <td>RR-1 - Rural Residential 1 Acre Min</td> <td>Parcels</td> </tr> </table>			A-20 - Agricultural 20 Acre Min	C3 - Commercial General	C3 - Commercial General	Ct - Commercial Highway	Ct - Commercial Highway	CPPO - Conservation	CPPO - Conservation	IND - Industrial	IND - Industrial	MU-40 - Multiple Use 40 Acre Min	MU-40 - Multiple Use 40 Acre Min	RR-1 - Rural Residential 1 Acre Min	RR-1 - Rural Residential 1 Acre Min	Parcels														
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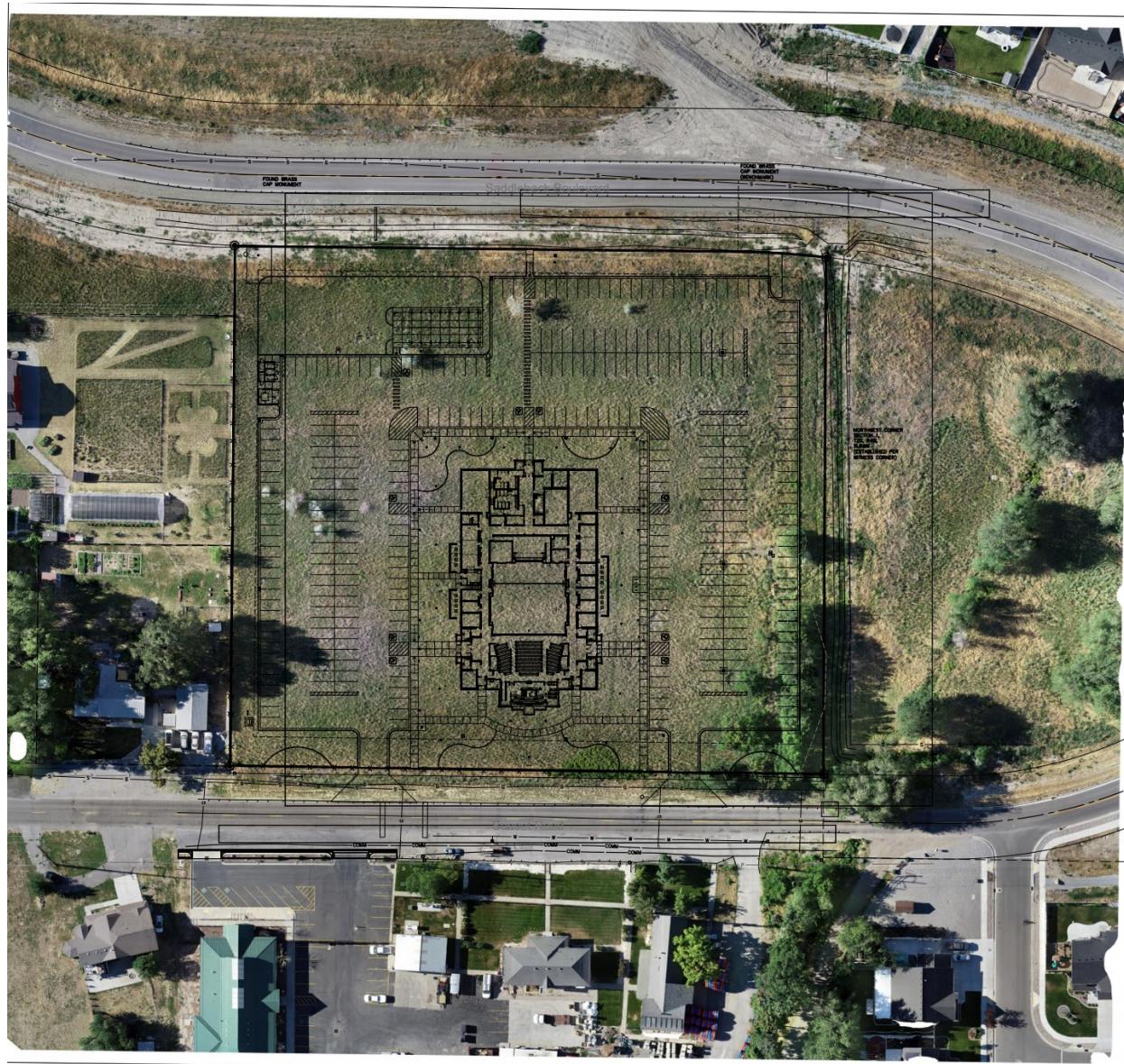
Exterior Perspectives (Appendix B)



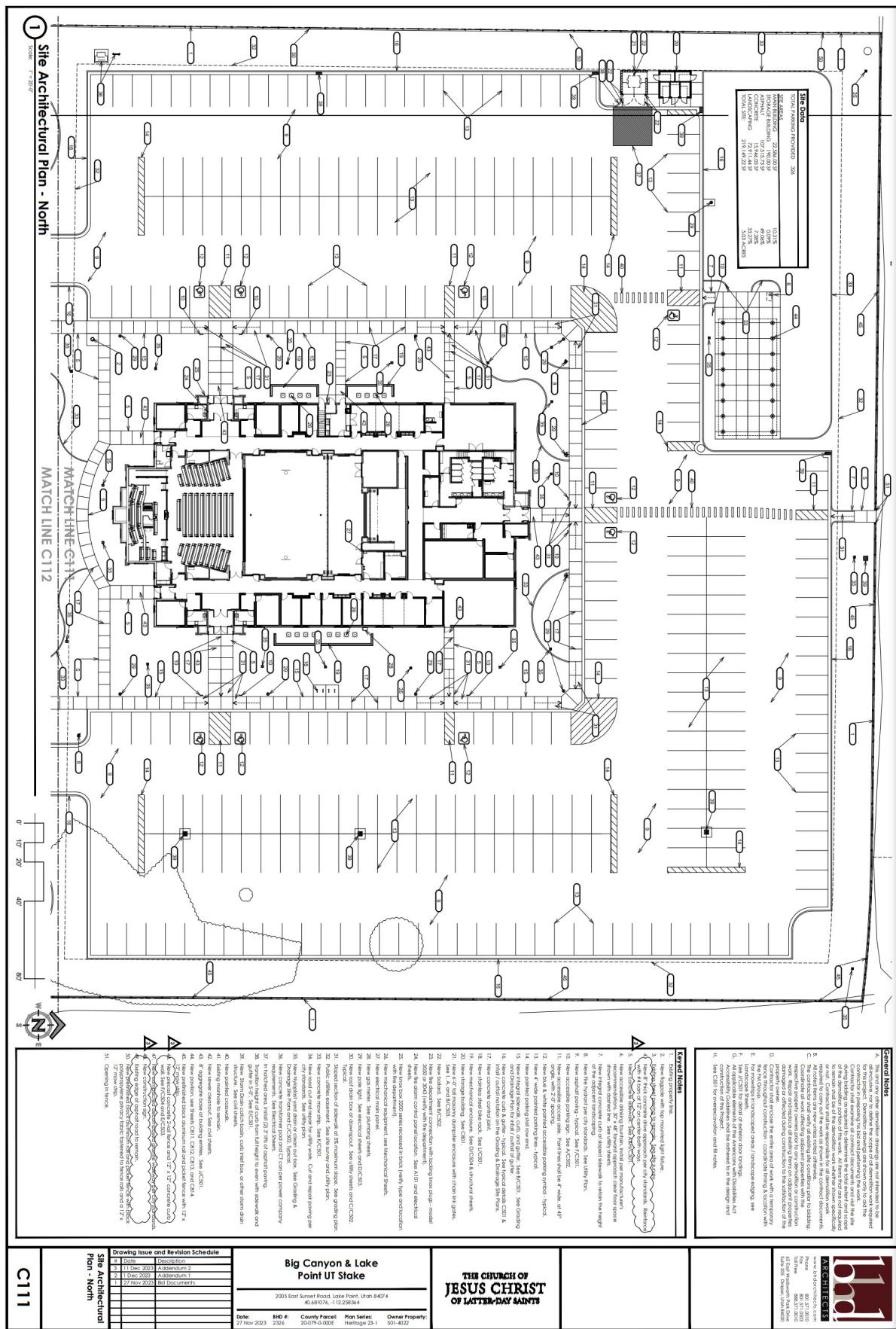
Zoning Map Parcel Zoned RR-1 (Appendix C)



Context Plan (Appendix D)

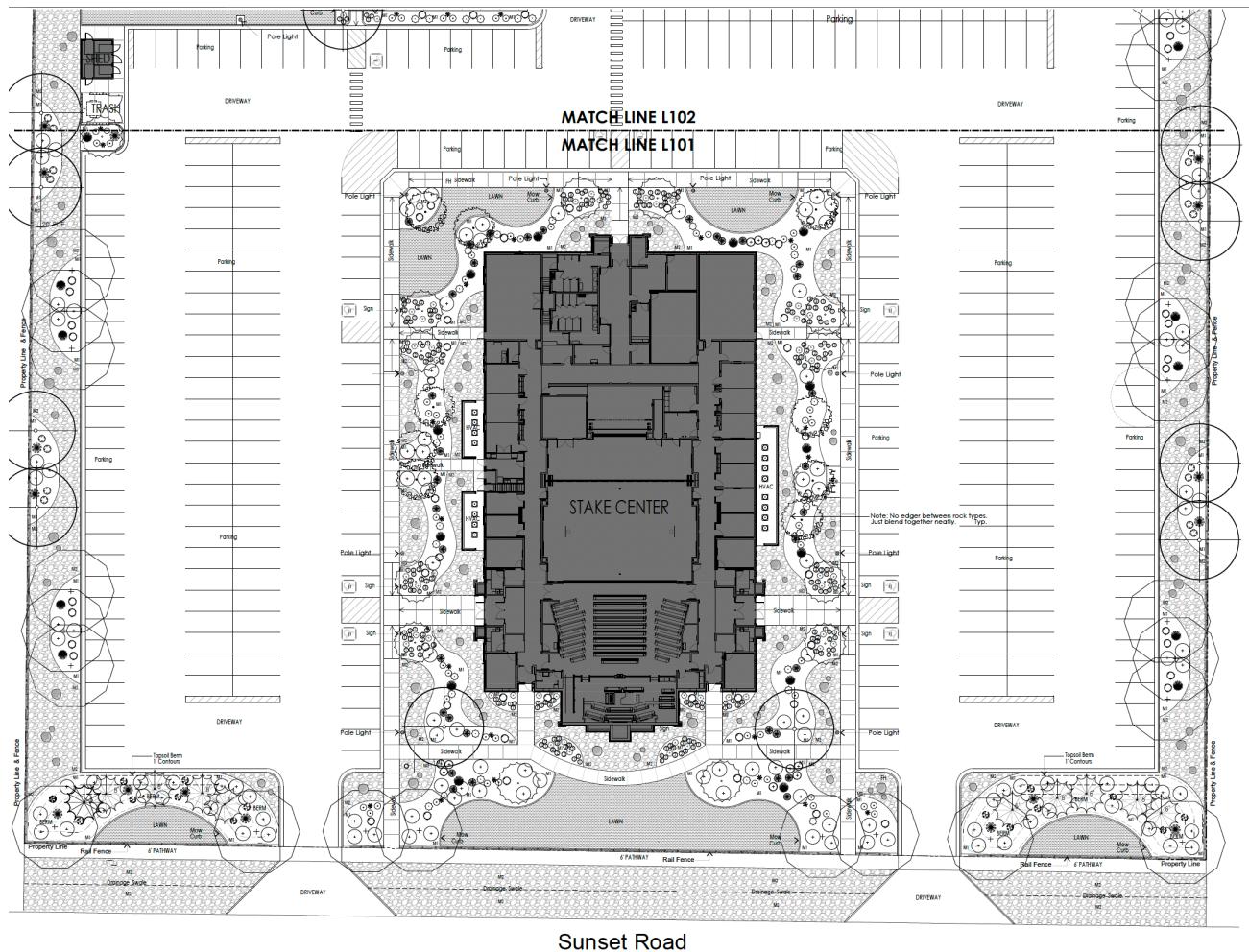


Architectural Plan North (Appendix E)



C111

Landscape Plan



Sunset Road

Landscape Plan

Scale: 1" = 20' 0"

