

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 20, 2024, 7 pm 1528 Sunset Road, Lake Point, UT 84074
Applicant	Jeremy Taft
Request	Commercial Site Plan Review
Property Address	8320 North Commerce Drive, Lake Point Utah 84074
Parcel	21-016-0-0108
Acreage	1.055
Zone	CG- Commercial General
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 for a Commercial building
2. The Zoning is CG- Commercial General and is an allowed use under Ordinance 2023-23
3. Building Size is a warehouse 100' x 50'
4. Building Height at the highest point is 22'. Wall height is 18'
5. The site plans for plenty of parking for the 2 employees and deliveries
6. Precision Balance and Machine is a small family-owned Job Shop that specializes in rotating equipment repair. This includes Pumps, Turbines, Compressors, Air Handlers etc. Our customers vary from Agricultural to School Districts and even the guy or gal that found us on Google that needs a small fab job or custom machine work done. Our shop is currently located in Midvale, but we are leasing the space, and look forward to getting into our own facility.

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.

DRT Committee Review and Findings

1. Building Official approved and any comments or corrections made
2. Engineering approved and any comments or corrections made
 - a. Asked Jamie about requirements for landscaping, Jamie reported there was nothing specific and the applicant intends to keep some of the natural area but mowed down. Gravel and pavement where indicated.
 - b. Concerns about encroaching into view site of the billboards. Jeremy provided a letter for Yesco resolving the concern.
 - c. Concerns with signage elevation were addressed
 - d. Confirmed that outdoor lighting would be night sky rated.
 - e. Concerns with the dumpster location and the applicant addressed the concern by moving the dumpster.
3. Fire Marshal approved and any comments or corrections made
 - a. Questions concerning hydrant and fire flow were resolved
 - b. Clearance to accommodate fire trucks was resolved.
 - c.
4. Staff approved and any comments or corrections
 - a. There were coversheet corrections that were resolved
5. Any public feedback
 - a. No public feedback to report
6. Traffic Report not needed
7. Geotechnical Study independently provided by applicant for this parcel by Wilding Engineering 04.17.2024
8. Land Survey Provided
9. Complies with proposed use under current zoning -state ordinance and use

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

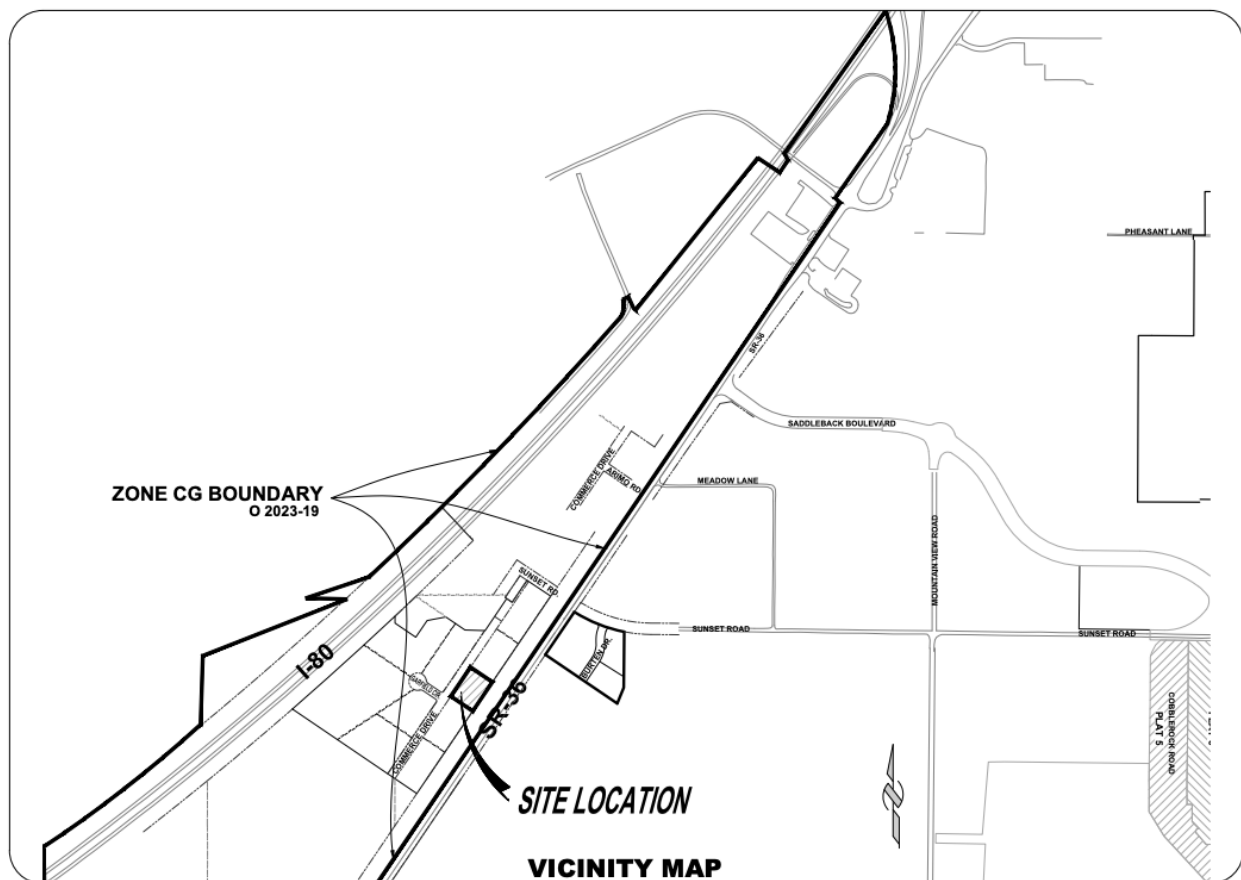
1. Basic summary of the request
2. Is it in harmony with the General Plan

Recommendation

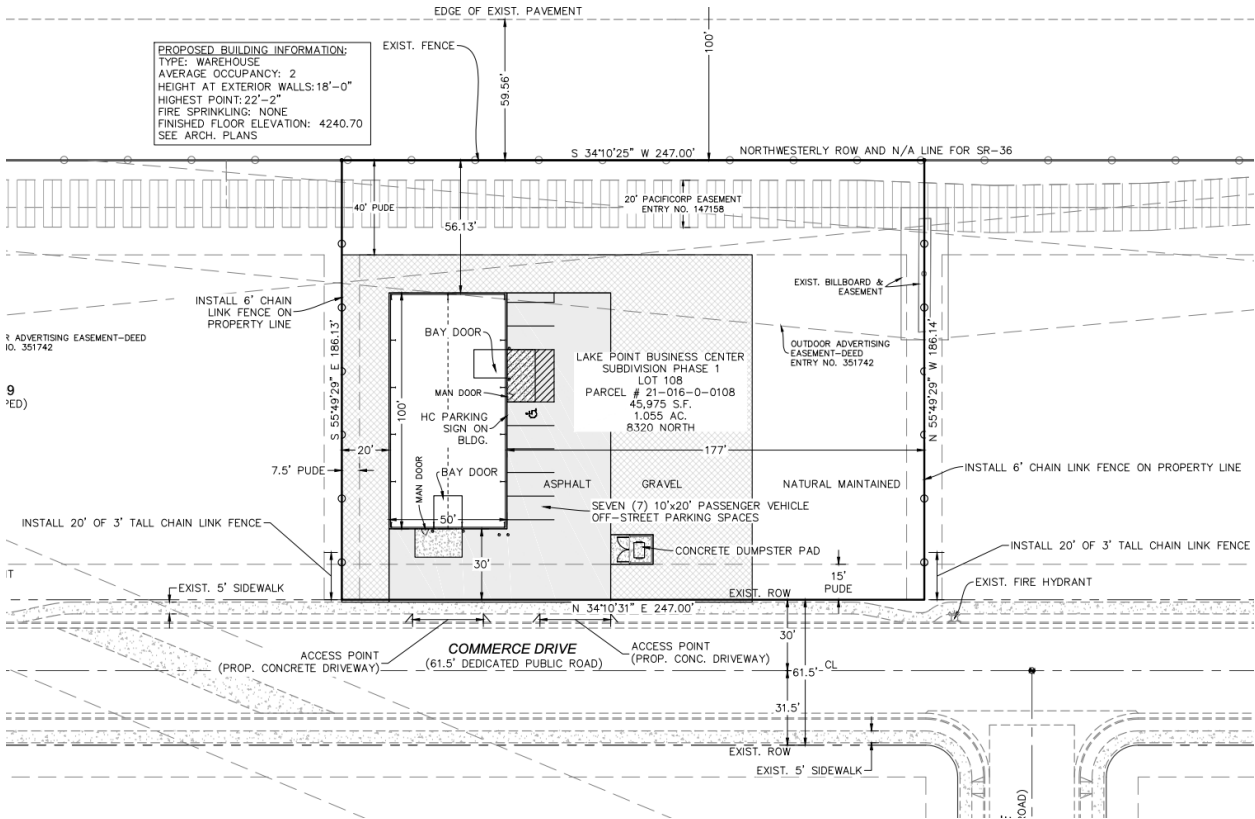
Based on the findings and conclusion listed in this report, staff recommends the Planning and Zoning review the request and approve the Site Plan Review Application for applicant Jeremy Taft.

Supporting Document

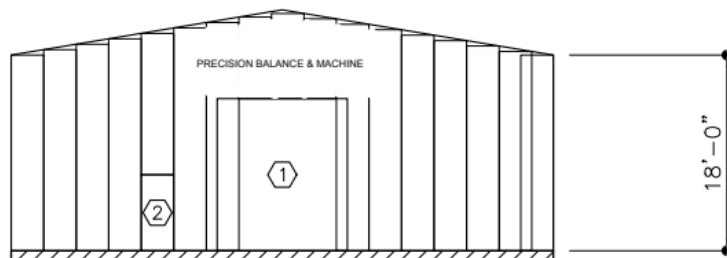
Parcel Location and CG Zone Boundary



Site Plan of Building



View where Building Sign will be



The top of the letters will be even with or just below the height of the eaves (18.0') and centered above the bay door.