



Planning Commission Meeting Minutes
July 12, 2023 6:00 PM

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	Darin Deem	Chairman
	Andrew Reyna	Vice Chairman
	Becky Roundy	Commission member
	Melinda Stimpson	
	Matt Nece	
	Jeff Reed	
Absent:	Natalie Wilson	
Staff Present:	Robyn VanCampen	Deputy Recorder
	Shari Phippen	Community Development Director
	Alika Murphy	City Planner
	Amy Hugie	City Attorney

5:00 COMMISSION WORK SESSION – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING PLANNING COMMISSION WORK SESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

Shari spoke about the 2023 Legislative Changes Specific to Subdivisions and how it will or will not affect the City.

6:00 PM REGULAR PLANNING COMMISSION MEETING

- 1. CALL TO ORDER**
- 2. OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER REED**
 - B. INVOCATION- COMMISSION MEMBER STIMPSON**
- 3. ACTION ON MINUTES**
 - a. APPROVE MINUTES FOR THE MEETING OF JUNE 14, 2023**

*Commission member Roundy stated that she was the one to do the invocation because Commission member Stimpson was late.

*Commission member Nece stated that on 8a it reflected the Nays:Absent: Commission member Nece, Commission member Reed and it needed to say Nays: Commission member Nece and Commission member Reed, and have Absent reflect nothing.,

*Commission member Reed stated that the voting box looks incorrect and needs to be separated, on item 9a it did not specify which member made the motion to table.
Commission member

*Commission member Reed stated that on 10a it stated that Vice Commission member Stimpson, and Vice needs to be removed. On the same line item is reflects again Nays: Absent: Chairman Reyna, Chairman Deem, Commission member Roundy, and it should say Nays: Vice Chairman Reyna, Chairman Deem, and Commission member Roundy.

Commission member Roundy made a motion to approve. Commission member Reed seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Shari stated that the Council adopt the "Mixed Use Ordinance", and denied the Rezoning Williams/Smith.

5. DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN APPROVAL

a. TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT APPROXIMATELY 1900 W 2100 S (Applicant: KG2523, LLC, Agent: Douglas Rooney)

*Joe Wright was present from Kum & Go

*Alika recommends that they will need to adjust the size of the parking stalls to met the minimum requirement of the 180 sq ft (9' x 20') and currently they have 171 sq ft (9' x 20'), they will require a Will Serve Letter, final percentages of the elevations, as well as asphalt improvements to UDOT's right of way on the perimeter.

*Commission member Nece asked Alika why there were a couple of items in red on the minimum yard setbacks one for the front 165 and the side for 120 why are they in red. Alika indicated that it was just an editing error. Shari indicated that the highlighted in red was something Alika highlighted for her and she didn't change it back to black.

Vice Chairman Reyna made a motion to approve. **Commission member Stimpson** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece
NAYS:	Commission member Reed
ABSENT:	Commission member Wilson

6. DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN

a. TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A CARWASH LOCATED AT 3600 S & MIDLAND DRIVE (Applicant: Olympus Pines, Agent: Wade Edwards)

*Michael Cianelli, Trevor Sperry, and Wade Edwards (Focus Engineering) were present from Olympus Pine (Tommy's Car Wash)

*Commission Member Roundy was concerned about the noise that would be generated from the vacuum's.

*Mr. Cianelli advised they could provide the noise study that they had conducted. Also with their operating hours they would close by 8pm.

*Commission member Nece requested what the overall height of the building was.

*Mr. Edwards advised it would be 28 feet.

*Commission member Reed was concerned on the how a dually would make the tight turn to get into the car wash, also he had noticed that they were trying to get a driveway from UDOT out to Midland Drive.

*Mr. Edwards stated they could provide a turning radius at the final approval if needed. They had already met with UDOT and had a pre application meeting and he indicated that they are meeting

UDOT's requirements to line up with the adjacent access across the street and there will be a shared access to the adjacent parcel.

*Commission member Reed was confused on what adjacent parcel, Shari had advised Commission member Reed that there is a parcel that accesses off of Midland and UDOT will not give them a new access, that access will be improved so that it would be shared access between both projects.

*Commission member Roundy questioned if the parking stalls would be an issue on this as well. Alika stated that it would be the same minimum requirement of 180 sq ft.

*Chairman Deem advised that they would need to get the Will Serve letter from Taylor West Weber Water.

*Alika advised the Commission members that once the plans are submitted for a Building Permit it would be reviewed at that time as well that it meets all minimum requirements.

Commission member Roundy made a motion to approve. **Vice Chairman Andrew Reyna** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson
NAYS:	Commission member Nece, Commission member Reed
ABSENT:	Commission member Wilson

7. DISCUSSION AND ACTION ON A PRELIMINARY AND FINAL PLAT

- a. TO CONSIDER APPROVAL OF AN AMENDED PRELIMINARY AND RECOMMENDATION OF AN AMENDED FINAL PLAT FOR A COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3100 W4000 S (APPLICANT: CW LAND CO, AGENT: MCKENNA CHRISTENSEN)

Mckenna Christensen with LW Land was present.

*Shari asked, "If there was any questions about the plat"

*Chairman Deem asked if there was any negotiations.

*Ms Christensen stated that they have been in negotiations with Panda Express, and communications with other businesses but nothing more.

*Commission member Nece wanted to confirm that this is C3 not C2 with Shari, Shari advised that C3 is a typo and it is C2.

Commission member Stimpson made a motion to approve. **Commission member Jeff Reed** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

Commission member Stimpson made a motion to amend the motion on item #7. **Commission member Roundy** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

Vice Chairman Reyna made a motion to approve preliminary plat and recommend final approval to City Council. **Commission member Stimpson** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece, Commission member Reed
NAYS:	

ABSENT:	, Commission member Wilson,
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8. DISCUSSION AND ACTION ON A PRELIMINARY AND FINAL PLAT

- a. TO CONSIDER APPROVAL OF A PRELIMINARY PLAT AND RECOMMENDATION OF FINAL PLAT FOR A COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3275 W 4000 S (APPLICANT: CW LAND CO, AGENT: MCKENNA CHRISTENSEN)

McKenna Christensen was present.

*Ms. Christensen stated that they wanted to take the 3 parcels to make it one lot so they can attract some tenants.

*Shari stated that this project is very similar to the Kum & Go project to Midland Dr. & Hinckley Dr.

Commission member Roundy made a motion to approve. **Commission member Stimpson** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

9. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT

- a. TO CONSIDER A REQUEST FOR A COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S. (APPLICANT: DORA BUGARIN)

*Dora Bugarin was present.

*Justin Nielson the owner of the property was present via phone.

*Ms. Bugarin advised they would like a Daycare/Preschool to provide before/after programs for Kanesville Elementary. The state advised that they are required to get licensing for Child care not just Preschool. Justin Nielson will provide 6 parking stalls for the business and would provide a sidewalk behind the building which could also be used as a drop off.

*Commission member Reed was curious as to where the sidewalk was going to connect because of the large culvert for collecting water. Also, if there is going to be a place for the Daycare children.

*Mr. Nielson stated that the sidewalk would be to the north of the retention pond where there is 20 ft of access space connecting to the sidewalk up front and running parallel east to the side of the building and then tying on to the existing sidewalk that is already there. They will also have a place for the daycare as the state advises them what is needed.

*Chairman Deem stated that the state will completely dictate what will be required.

Commission member Roundy made a motion approved. **Commission member Reed** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

10. DISCUSSION OF UPDATES TO THE WEST HAVEN CITY SUBDIVISION ORDINANCE

- a. SHARI INDICATED THE DRAFT THAT WAS SUPPOSE TO BE IN THE JUNE 28TH MEETING WASN'T ENCLOSED IN THIS PACKET. SHE RECOMMENDS THAT WE TABLE IT AND DIGEST WHAT WAS IN THE WORK SESSION AND IT CAN BE REVIEWED AT THE NEXT MEETING.

11. ADJOURNMENT

Commission member Reyna made a motion to adjourn. **Commission member Reed** seconded the motion.

AYES:	Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:	
ABSENT:	Commission member Wilson

Robyn VanCampen

Deputy City Recorder

Date Approve: 08/23/2023