



Planning Commission Meeting Minutes
August 23, 2023 6:00 PM

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

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

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN DEEM

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON
- b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER REED

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 08/09/2023.

**07/12/2023 MINUTES NEED TO BE RE-APPROVED AS LINE ITEM 9A REFLECTED IN THE MINUTES AS BEING TABLED WHEN IT SHOULD REFLECTED APPROVED. THE CORRECTION NEEDS MADE ON RECORD REGARDING DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT TO CONSIDER A REQUEST FOR COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S (APPLICANT: DORA BURGARIN).*

Commission member Reed made a motion to approve.
Commission member Roundy 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:

****Minutes for 07/12/2023 – Correction on Item #9a***
Commission member Roundy – Motion to approve
Commission member Reed – Second the motion

AYES: Chairman Deem, Vice-Chairman Reyna, Commission member Nece, Commission Member Wilson, Commission member Roundy, Commission member Stimpson, Commission member Reed.

NAYS:

ABSENT:

4. REPORT

- a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Alika indicated that there were no items to report on from City Council.

5. DISCUSSION AND ACTION ON FINAL SITE PLAN

- a. A FINAL SITE PLAN FOR EME MECHANICAL, A MECHANICAL CONTRACTOR LOCATED AT 4608 S 3500 W (APPLICANT: GARY HUNT, BOB PETTIPAW)

Gary Hunt/Architect for EME Mechanical was present,

**Commission member Reed was concerned about the parking stalls with 26 parking stalls it requires 2 ADA compliant parking stalls.*

**Gary Hunt advised that it has been added to the most recent site plan that was provided to the City.*

**Alika confirmed that she has spoken with the applicant regarding the ADA parking.*

Commission member Wilson 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 Wilson, Commission member Nece, Commission member Reed

NAYS:

ABSENT:

6. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT

- a. TO CONSIDER A REQUEST FOR A COMMERCIAL DOG GROOMING LOCATED 3490 W 3300 S. (APPLICATION TAILEY SPENCER/WIZARD OF PAWS, LLC)

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 Wilson, Commission member Nece, Commission member Reed

NAYS:

ABSENT:

Tailey Spencer/Wizard of Pawz was present.

**Commission member Reed requested the hours of operation?*

**Tailey Spencer advised the hours of operation will be 8am to 5pm.*

**Chairman Deem advised that if the dogs are taken outside, they must be leashed at all times.*

7. PUBLIC HEARING

- a. SUBDIVISION ORDINANCE

Chairman Deem stated that the Subdivision Ordinance deals with how people that want to create a subdivision have to go about it, and due to the state law that changed it requires that the City makes changes to our current ordinance.

Commission member Stimpson made a motion Enter into Public Hearing.

Commission member Wilson seconded the motion.

Minutes for 08/09/2023

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

NAYS:

ABSENT:

No one was present for this item.

Commission member Nece made a motion Leave Public Hearing.
Commission member Roundy 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 Roundy made a motion to approve.
Commission member Wilson 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:

8. DISCUSSION AND ACTION ON PUBLIC HEARING

a. SUBDIVISION ORDINANCE

Commission member Wilson wanted to change the verbiage or possible typos on a few items in the Subdivision Ordinance.

Line 106 – The applicant's response to each and every of, be change to (The applicant's response to each every one of).

Line 401 – review and approve of deny the final set of revised plans; be changed to (should be review and approve or deny the final set of revised plans).

Line 405-406 One licensed engineer, mutually agreed upon and designed by the engineers previously designed above, to be changed to (One licensed engineer, mutually agreed upon and designated by the engineers previous designated above).

Line 422 – plan submitted for review to the city shall, be required to be stamped by a engineer, to be changed to (plan submitted for review to the city shall, be required to be stamped by an engineer).

Line 427 – cost of those plan reviews. The City provide the developer with a documented billing, be changed to (cost of those plan reviews. The City shall provide the developer with a documented billing).

Line 504 – date of the subdivision and shall state clearly that the water district has reviewed the, be changed to (date of the subdivision and shall state clearly that the sewer district has reviewed the).

Commission member Wilson made a motion to approve.
Commission member Roundy 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:

9. DISCUSSION

a. DISCUSSION ON THE ZONING MAP

Chairman Deem stated that the discussion needs to be made if they are ready to have a public hearing. 4 subdivisions will need to be rezoned:

1. Country Cove
2. Yulisa Estates
3. Grace Park
4. Meadows at West Haven Phase 1 & 2.

Staff went through from 1974 and went through every single ordinance on every single property and made sure that our zoning map was accurate and found some problems. Problems will be fixed as there will be a public hearing regarding the map so that the zoning map is correct.

10. ADJOURNMENT

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 Wilson, Commission member Nece, Commission member Reed

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: 09/13/2023