



Planning Commission Meeting Minutes
September 27, 2023 6:00 PM

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

MEETING TO ORDER: **CHAIRMAN DEEM**

REPORTS AND DISCUSSION AS FOLLOWS:

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER ROUNDY
- b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER REYNA

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 09/13/2023.

**Commission member Reed stated that on item #8a shouldn't have been motion to approve, it should have been stated "To recommend to City Council the revised West Haven Zoning Map. Commission member Nece also stated that Commission member Stimpson's couldn't verbally be heard due to Zoom with her motion on.*

**Shari indicated that it just needs to be noted that there was a Zoom malfunction, and what items it was between.*

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

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

NAYS:

ABSENT: Commission member Stimpson had not yet joined via Zoom until 6:11pm.

4. REPORT

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

Shari advised that City Council adopted the Zoning Map. Next week if the commission acts on the Annexation Policy Plan tonight the City Council will look at it next week and they will look at an Impact Fee adjustment request. There are a lot of things going on in City Council next week. The Subdivision Ordinance has been pushed back to the 18th. Also the she is going to recommend to City put in a policy for third party inspectors.

5. **DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT**

- a. TO CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 4480 S 4575 W (APPLICANTS: DELINDA & COREY FARLEY)

Chairman Deem advised that staff had advised him that we were to table this due to they are not ready.

**Commission member Wilson was not heard on Zoom during the voting to table.*

Commission member Nece made a motion Table. **Vice-Chairman Reyna** seconded the motion.

AYES: Chairman Deem, Vice Chairman Reyna, Commission member Roundy, Commission member Wilson (via zoom), Commission member Nece, Commission member Reed

NAYS:

ABSENT: Commission member Stimpson did not join zoom until 6:11pm.

6. **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 2405 HINCKLEY DRIVE (APPLICANT: JOHN RYAN (AGENT: JEREMY DRAPER))

**John Ryan present for Wingspan.*

**Chairman Deem asked why they want to do this. He also mentioned that he would think that the bank would want some type of agreement since they all connect. Chairman Deem also asked if there was parking in this for the trail. Chairman Deem wanted to know about the Commercial lots and if this would affect them at all.*

**Mr. Ryan stated that it is for long term financing. They have to release the ones that have finished construction to get long term financing on it and that will keep on going until they are all built out. It is just a different way of doing the finance part of it, so instead of being obligated for 70 million to build everything at one time, you do it in stages, so if the economy went south, he has the ability to stop after each loan which is the good part, the bad part is they have to get occupancy up before they can start there next loan. They are at about 25% completion. The construction load to get long term financing. they have everything tied up on the construction collateral. In order to release that you have to have all the different plats broken up. So that gets released from the construction loan and then the long term lender takes the note out on that and they continue with the rest of it. Mr. Ryan stated that this is could very well be sold to a different party manage if there was more investor, but right now there is only 2. He mentioned that there was cross access agreements through the whole thing.. Mr. Ryan also mentioned that there was parking by the clubhouse.*

Commission member Reed stated this wouldn't allow one of these individual ones to be sold and managed to a different party.

Shari stated that it is unusual for an apartment complex. Where most of their buildings are up. She also mentioned that in order for the City Engineer to sign off on this they would need to provide cross access easements. Shari indicated that they had come in and completed an MDA.

Commission member Roundy made a motion that the commission grant preliminary approval and recommend final plat approval to the council for the subdivision located at approximately 2405 Hinckley Drive (Applicant: John Ryan (Agent: Jeremy Draper)). **Vice-Chairman Reyna** seconded the motion.

AYES: Chairman Deem, Vice Chairman Reyna, Commission member Roundy, Commission member Wilson (via Zoom), Commission member Nece, Commission member Reed

NAYS:

ABSENT: Commission member Stimpson arrived in person at 6:17pm during voting process.

7. **DISCUSSION AND ACTION ON WEST HAVEN CITY ANNEXATION POLICY PLAN**

Shari noted that there were some grammatical changes that she had been emailed that need to be incorporated into this Annexation Policy Plan. All updates that commission request have been done.

Expanding the annexation boundaries would present and areas of overlap with Hooper or Marriott-Slaterville. There are no overlapping areas. There are portions of Marriott-Slaterville that go South of 1200 but that area is already in the city. Hooper has no areas East of 5100 W.

There are some one-off lots in the county. Prior to 1992 you could do up to 2 lots without city approval, but by in large if something is over 2 acres it is not a subdivision.

Shari went through the developed parcels in the annexation boundaries, and in those areas, there are approximately 1200 parcels that are 2 acres exactly or less. Those parcels total just under 970 for an average lot size of 30,000 sf. (1 1/3 units per acre.)

When we look at annexation property into the city, we deal with zoning at the time it is annexed in. Shari doesn't think it benefits the city to draw a hard line in the sand that says that we are only going to annex in stuff if it is 1 acre minimum when in all likelihood, we got areas that are going to be annexed into the city probably into the non to distant future.

Commission member Roundy made a motion to recommend that the City Council to they approve the West Haven City Annexation Policy Plan. **Commission member Nece** seconded the motion.

AYES: Chairman Deem, Vice Chairman Reyna, Commission member Roundy, Commission member Wilson (via Zoom), Commission member Stimpson, Commission member Nece, Commission member Reed

NAYS:

ABSENT:

10. **ADJOURNMENT**

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

AYES: Chairman Deem, Vice Chairman Reyna, Commission member Roundy, Commission member Wilson (via Zoom), Commission member Stimpson, Commission member Nece, Commission member Reed.

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: 11/08/2023