



Planning Commission Meeting Minutes
December 13, 2023 6:00 PM

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

6:00 pm – 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:

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN DEEM

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER WILSON
- b. PRAYER/MOMENT OF SILENCE COMMISSION MEMBER NECE

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 11-08-2023

Commission member Reed submitted changes to the Deputy Recorder with corrections to the 11/08/2023 minutes.

**Line item 3a & 9a, the second motion listed the Melinda Stimpson be updated to Commission member Stimpson.*

**Line item 4a & 5a, 2nd sentence needs to be capitalized.*

**Line item 6a, 2nd & 3rd sentence needs to be capitalized.*

**Line item 8a, 3rd paragraph, 2nd & 3rd sentence; 4th paragraph 2nd & 3rd sentence; & 7th paragraph 1st sentence need to be capitalized. The 6th paragraph and the 1st sentence the word fore sees needs to be one word (foresees).*

Commission member Roundy made a motion to approve with corrections that Jeff provided the Deputy Recorder. **Commission member Nece** seconded the motion.

*Commission member Reed requested at the 01/10/2024 Planning Commission that Jeff be updated to Commission member Reed. This has been noted, due to it being a motion it cannot be changed.

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

NAYS:

ABSENT:

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Alika advised the Commission members, that the following items were approved by Council:

**The subdivision located at 1900 West & 2100 South.*

**The Rezone from C1 to C2 3753 Midland Drive.*

**The 4th amendment to the Green Farm MDA (Master Development Agreement).*

**The amendment to the Moderate Income Housing was approved by council.*

5. DISCUSSION AND ACTION FOR A SITE PLAN EXTENSION

a. TO CONSIDER APPROVAL FOR SITE PLAN EXTENSION FOR HONNEN EQUIPMENT LOCATED AT 1971 W 2100 S PARCEL #157880003 (APPLICANT: HBH 1900 WEST, LLC/AGENT: GENNEVA BLANCHARD)

Agent/Applicant – Genneva Blanchard was present.

**Staff advised that there were no changes were made, no work has been completed.*

**Ms. Blanchard stated that they have a delay in construction and with interest rates so high they held off and we are approaching the expiration date. She stated for the record that she had contacted Alika around the beginning of November and was told she was good.*

**Commission member Reed wanted to know why they waited to the last minute.*

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

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

NAYS:

ABSENT:

6. DISCUSSION AND ACTION ON SUBDIVISION ORDINANCE

a. SUBDIVISION ORDINANCE

**Alika stated that there had been some changes to the Subdivision Ordinance. The items listed in red are new items added, the blue is items that have been moved from another section. One of the main things is items that were required for Final have been moved to Preliminary. Alika mentioned that it had not gone to Council yet. The engineering staff wanted to take another look at it first. The DRC component was added so that applicant can come in with a concept with Community Development, Engineering, and Fire to get initial feedback but it is not required just recommended, but it will be required once a completed application is submitted. There will also be a Checklist attached to the application.*

**Chairman Deem wanted to know if Council was ok with it.*

**Commission member Reed had a question on line 306, and it also appears on the page labeled Geotech report, which is before the Final Check list. it states, "The manager may waive the requirement". Who is the manager? The commission wanted that corrected to state, "The City Manager". Also stated on line 476 & 478 states "Subsection (5)(a), and was asking if a link can be provided reflecting where the law for that Subsection could be located.*

**Commission member Wilson stated there was a typo on line 484 it states "instald" and it should be installed.*

**Vice-Chairman Reyna that one line 438, he would like it to be reworded to reflect that a written approval Is needed from the Fire Department instead of just a written recommendation.*

**Commission member Nece questioned if on line 442, 445, 448 if instead of stating Land Use Authority it should read ALUA.*

Commission member Wilson made a motion to recommend approval to the City Council with the mentioned changes. **Commission member Reed** seconded the motion.

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

7. **DISCUSSION ON 2024 PLANNING COMMISSION SCHEDULE**

a. **REVIEW 2024 PLANNING COMMISSION SCHEDULE**

**Commission member Wilson questioned whether work sessions should be standard or not.*

**Commission member Nece advised maybe an optional statement should be listed on all of them.*

**Chairman Deem stated to add an asterisk next to each of them and then at the bottom state "as needed".*

**Commission member Stimpson mentioned that July 24 might be a problem as it is a holiday "Pioneer Day".*

8. **ADJOURNMENT**

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

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

Robyn Van Campen

Deputy City Recorder

Date Approve: 01/10/2024