



**Planning Commission Meeting Minutes
August 14, 2024 6:00 PM**

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

Planning Commission Attendees:

Chairman Roundy
Vice-Chairman Reyna
Commission member Stimpson
Commission member Reed
Commission member Galt
Commission member Hepworth
Commission member LaMar

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

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 07/10/2024

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

AYES: Chairman Roundy, Commission member Stimpson, Commission member Reed
Commission member Galt, Commission member Hepworth, Commission Member LaMar

NAYS:

ABSENT/EXCUSED: Vice Chairman Reyna (was on Zoom but no vote was cast, came in at 6:07pm)

4. REPORT

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

Alika advised that the Cluster and PRUD Ordinance was Tabled.

5. DISCUSSION AND ACTION ON A FINAL SITE PLAN

- a. A FINAL SITE PLAN FOR GREY STONE PRODUCTS LOCATED AT APPROXIMATELY 2797 S 1900 W (PARCEL #1546600006 AND 154660005) (APPLICANT JORDAN CLARKE WITH GREY STONE PRODUCTS).

Alika gave a summary that they received preliminary back in April 2024, and there are conditions to this approval. They need UDOT approval for temporary access off of 1900 West, and connection to the UDOT Storm Drain System. The SWPPP has been turned in and Colt has it.

Cody Taylor/Greystone Products was present. Mr. Taylor indicated that the storm drain has already been approved through Ed Mignone/City Engineer. They just need approval from UDOT for access. Mr. Taylor advised that they don't need UDOT approval for the storm drain, because it isn't their storm drain it is owned by West Haven City. It is going back through UDOT now, that was a question from UDOT was who's line was, but it came back that it is West Haven's line. So the responses went back to UDOT a couple of days ago, so they are just waiting for the approval for the approach, everything else should be approved through the city. Colt Prevedal and Ed Mignone asked that they have UDOT call them for the approval, instead of an approval letter.

Amy wanted to know if they had UDOT approval for the storm drain. She stated that it was her understanding from Ed Mignone that they had to have the approval for the connection and for the access from UDOT. She asked Mr. Taylor if he had verification from UDOT and Ed.

Brent Kinley/Northshore Products stated that they met Colt Prevedal & Ed Mignone at the site. The City thought it was a UDOT line they went back and traced the line all the way and it turned out to be the cities line. He advised Colt that they needed a letter of approval to go to UDOT for acceptance. Then we told them to tell UDOT to call Ed and he would take care of it from there. Now we are given another condition that we have to try to get a hold of Ed, we have tried for 5 months on this project and have never received a phone call or email back from Ed.

Commission member Galt stated that the Planning Commission approves appropriate approval of the storm drain then you wouldn't need to come back to the Planning Commission because of the frustration you've had with the storm drain. So the suggested motion would solve the concerns that you have expressed.

Commission member Stimpson wanted to know if the SWPPP has been fully approved.

Chairman Roundy wanted to know if there was an easier way to facilitate a meeting with Ed.

Commission member Hepworth made a motion to approve final site plan for Greystone Products located at 2797 S 1900 W Parcel #154660006 and 154660005 2.2 acres in total with the following conditions: That the applicant receives UDOT approval for access off of 1900. The applicant receives either UDOT or West Haven approval for the storm drain connection with the city engineer, and the applicant also can start to grade after the SWPPP is fully approved, and must follow the city's current code regarding getting a permit for import or exporting more than 20 cubic yards of material.

Commission member Hepworth retracted motion, due to Mr. Kinley asking for clarity on the 20 cubic yards of material due to them being a landscaping yard. Alika explained that the 20 cubic yards is the grading of the site.

Commission member Hepworth made a motion to approve final site plan for Greystone Products located at approximately 2797 S 1900 W Parcel #154660006 and 154660005 2.2 acres in total with the following conditions: The applicant receives UDOT approval for access off of 1900. The applicant receives UDOT or West Haven City approval via the city engineer for the storm drain connection. The applicant may or can start to grade after the SWPPP is fully approved, and must follow the city's current code regarding getting a permit for import or exporting more than 20 cubic yards of material.. **Commission member Stimpson** seconded the motion.

AYES: Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed Commission member Galt, Commission member Hepworth, Commission Member LaMar

NAYS:

ABSENT/EXCUSED:

6. DISCUSSION AND ACTION ON PRELIMINARY AND FINAL APPROVAL

a FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING WITH A DRIVE-THRU LOCATED AT 3454 S 4000 S PARCEL #086720002 (APPLICANT BAILEY V PROPERTIES, LLC/AGENT GENNEVA BLANCHARD)

Genneva Blanchard/Agent present

Ms. Blanchard advised the commission that this has already been approved Ellie's Landing. The second lot of Ellie's Landing was approved for 8000 square feet building no drive-thru, and we are bringing it back with a small building and reduced the square footage with drive-thru. Everything has been adjusted the surface area has stayed the same. All the storm drains calculations have been approved through engineering. We have renewed all the Will Services. The utilities had already been subbed to the lot when we did the Felt Dentistry Building. She mentioned they can add a 3rd handicap spot.

Commission member Reed stated that because you have 55 parking spots you need to have 3 handicap spots.

Commission member Reed made a motion to approve the preliminary and final site plan approval for a commercial building with drive-thru at 3454 W 4000 S Parcel #08-672-0002 with the condition of adding 1 more handicap parking spot. **Vice-Chairman Reyna** seconded the motion.

AYES: Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed Commission member Galt, Commission member Hepworth, Commission Member LaMar

NAYS:

ABSENT/EXCUSED:

7. DISCUSSION AND ACTION LAND USE DESIGNATION

a DISCUSSION ON THE USE DESIGNATION FOR LIVE WIRE ELECTRIC (LWE) LOCATED AT APPROXIMATELY 2231 W 1800 S PARCEL #150710001, 150710030. (APPLICANT TUCKER JARDINE, KACEY JARDINE – PRONGHORN PROPERTY HOLDINGS, LLC/AGENT CHAD BAILEY)

Tucker Jardine/Lynn Woodward Electric present.

Mr. Jardine advised they are an Electrical Contractor that wants to build 30,000 square footage building. The zoning is currently a C2. He feels that they C2 is adequate for what they want to do. He went around the city to research the different contractors that are currently in C2 zoning. That road is slated to go right through the center of this property. It totally destroys this land as agricultural. There facility will be for storage area for supplies. Right now, they have 5000 square foot building of office and they are full. They want to eventually grow to have 10,000 square footage to do project management. They will have approximately 10 full time employees with this office it will be approximately 20. The hours of operation will be from 6am to 4:30pm Monday through Friday. The garage doors are ground level so they can drive a truck.

Alika wanted to clarify that this is for Land Use Designation Discussion to see if it is appropriate for C2. There are plans to connect 1800 S to 21st Street, however, there is no time frame on when this would take place. There is current access to this parcel of 1800 S and I would consider that to be the main access because the second doesn't exist yet.

Commission member Hepworth wanted to confirm that they are just talking about if this building can be built in this particular zone. Wanted to clarify if current business has been grandfathered into this zone. EME Mechanical was not grandfathered they were approved about a year ago.

Commission member Reed asked what the hours of operation was and the garage doors look as though they will be used for large deliveries.

Commission member Hepworth made a motion to approve LWE to occupy Commercial C2 space as an electrical, heating, appliance, and fixture sales and service on parcel #150710001 & 150710030. **Commission member Galt** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

8. DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN

a. A PRELIMINARY PLAT FOR A SUNSET FARMS 10-LOT SUBDIVISION AT APPROXIMATELY 3417 S 2700 W (APPLICANT IS TYLER & JESSICA PETERSON).

Tyler Peterson/Resident present

Mr. Peterson stated that the plat was approved 2 years ago. They have been in discussions with the city to get engineering plans approved and working with the joined agreement with the storm water system. They have been working with the city and they decided to do 2 phases instead of 1. The only way they could be able to create a development based on the dimensions of the lot was to do a private road, because if it was a public road and they wouldn't be to do it with the house on the property itself, the lot sizes would be ridiculous and you won't be able to put homes there.

Alika stated that they got final in 2022. According to City Code if they plat is not recorded within a year it is void. They haven't changed anything since the approval. So why it is showing up as preliminary. Engineering has been approved.

Commission member Galt the road is a private road. He isn't in favor of it being a private road so he is wondering why the road is private.

Amy wanted to let the commission know what the length of time. There has been lengthy discussions regarding the storm water and upgrading and we ended up entering into a development agreement with the developer so they could have the upgrade storm water for our development needs. Which was completed at the end of last year. The old City Manager began the discussions and with his departure they had to figure out where it had left off and finish the negotiations.

Commission member Stimpson made a motion to grant approval for a preliminary plat for a 10-lot subdivision for Sunset Farms at approximately 3417 South 2700 West. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

9. DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN

a. PRELIMINARY SITE PLAN AND CONDITIONAL USE APPROVAL FOR A DAYCARE FACILITY LOCATED AT APPROXIMATELY 2400 W KNUDSON DR. (PARCEL #080280114, 080280105) APPLICANT KOOL KIDZ ADVENTURE ACADEMY(AGENT BRENT KELLER & JIM FLINT)

*Cindi Buckley/Owner
Brent Keller/Agent*

Ms Buckley stated they will be 4 other retail businesses just not sure which businesses at this time. The hours of operation would be 6 am to 6 pm Monday through Friday. The drop off times would be approximately 6 am to 9:30 am and pick up would be approximately 3 pm to 6 pm.

Commission member Reed asked if the other 4 will be retail businesses.

Alika stated that anyone that comes in will need to be anything permitted under C1 or C2. For a daycare and flex space it would be 91 parking spaces and they are providing 72.

Commission member Stimpson asked Alika if the parking that they have done for daycare's are we ok to with the limited number of spaces like it needed 91 and they went to 72.

Commission member Reed made a motion to grant preliminary site plan approval for a Daycare Center Facility at 2400 W Knudson Drive (Parcel # 080280114 & 080280105 with the following condition that they provide a sign plan. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

10. PUBLIC HEARING

- a. **TO CONSIDER A REQUEST TO REZONE PARCEL NUMBER 080290053 & 080290054 WEST HAVEN, UT FROM A-2 TO R-2**

Jonathan Shaw/The Brand Group (Agent)

Mr. Shaw stated that they are looking to build 2 or 3 homes depending on what we can fit on that site 12500 square foot lots and they are in talks with Kevin Stratford with Wilson Irrigation there is a canal right there that is piped, but they are trying to figure if they can run a fire engine over it with the turn arounds. To get rid of some of the open space, one of the lots will be bigger than the other 2. Westwood Estates is the only access in and out of the area.

Commission member Galt asked how you would get in and out of this area.

Vice-Chairman Reyna made a motion Enter into Public Hearing. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

Commission member Stimpson made a motion Leave Public Hearing. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

11. DISCUSSION AND ACTION FOR REZONE

a. TO CONSIDER A REQUEST TO REZONE PARCEL NUMBER 080290053 & 080290054 WEST HAVEN, UT FROM A-2 TO R-2 (APPLICANT NAME IS DIANE P & JAMES H. DEMBITZ/ AGENT NAME: JEREMY BRAND/JON SHAW).

No other comments were discussed

Commission member Hepworth made a motion to forward this application to City Council with a recommendation that they approve the application to rezone Parcels 080290054 and 080290053 1.418-acres from A-2 to R-2. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

12. PUBLIC HEARING

a. TO SOLICIT PUBLIC INPUT ON THE 5TH AMENDMENT TO THE GREEN FARM MASTER DEVELOPMENT AGREEMENT

Vice-Chairman Reyna made a motion Enter into Public Hearing. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

Commission member Hepworth made a motion Leave Public Hearing. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

13. DISCUSSION AND ACTION ON A PUBLIC HEARING

a. TO SOLICIT PUBLIC INPUT ON THE 5TH AMENDMENT TO THE GREEN FARM MASTER DEVELOPMENT AGREEMENT

Brian Bayles/Green Farms was present

Amy advised that this is due to timing issues involving the pond. They have been waiting for the permits from the Army Corp for a long time and they have exceeded the time that were outlined in the 3rd amendment so that needed to be dealt with and also dealing with some billing issues. The 3rd amendment the agreement was that each party was going to pay one half of the sub-contractor invoicing, but when it was time to pay it that it was realized that we were not set up to do the lien releases and certificate of insurance. This now will outline that Nilson Homes will collect all of these and providing them to the city. The city will then reimburse Nilson Homes. They are set up administratively to do those things. Green Farms is not in default and they have done everything they are required to do. Nilson Homes submitted the permits back in

November. We have also helped with some of the state applications. Nilson Homes and the city are meeting weekly to provide updates on the projects. With the 5th amendment of the Master Development Agreement, it was stated that Nilson Homes would submit for the permits and the city would aid if needed.

Commission member LaMar asked about whom does the submittals for the permits. He also requested that the wording be changed that there is no fault of Nilson Homes due to the approval being delayed for the pond.

Vice-Chairman Reyna stated that there is a correction that needs to be made to the MDA amendment in Section 1(c)(i) \$2,000.000.00 and needs to be corrected to \$2,000,000.00

Commission member Galt asked where the sign for the Poulters will be placed in Green Farms. The road 3650 S is that going across the canal.

Brian Bayles/Green Farms stated on the amendment on the 3rd to the last page Exhibit A it will along 3650 South between the two parking lots. Stated that on page 11 it identifies 3650 South the right of way extension. It is item 106 that identifies that portion of 3650 that goes from the pond parking lot to Pheasant Cove and the reason why that was so difficult to get that approved and they broke it up the way that they did was because that is the portion of the road that required the Army Corp of Engineers permit and the wetlands were to the east of that and we had to get that approved before we could get that portion of the road built. The only time we can do that work over the wetlands and over the Hooper Irrigation Canal when the water is turned off until October 15 and then they have until April to get that completed.

Commission member Stimpson made a motion to recommend adoption to the City Council of the Fifth Amendment to the MDA. **Commission member Reed** seconded that motion.

Commission member LaMar had a question after seconded motion. Commission member Stimpson retracted her motion.

Commission member Stimpson to recommend adoption to the City Council of the Fifth Amendment to the Green Farm MDA with the changes on page 3 change the amount to of \$2,000.000.00 to \$2,000,000.00 and on page 4 adding to subsection d(4) through no fault of their own. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

14. PUBLIC HEARING

a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE RIVERWALK MASTER DEVELOPMENT AGREEMENT

Commission member Hepworth made a motion Enter into Public Hearing. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

Vice-Chairman Reyna made a motion Leave Public Hearing. **Commission member Stimpson** seconded the motion.

AYES: Commission member Roundy, Vice-Chairman Reyna Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

15. DISCUSSION AND ACTION

a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE RIVERWALK MASTER DEVELOPMENT AGREEMENT.

Matt Christensen/Agent present

Alika advised that they are requesting to add an office building. Right now, they are using one of the townhouses as their leasing office and they want to add wording that they wanted to add an extra building just for office use. They have updated their plat and along with that they have removed the trail that was originally there. It was confirmed with Brock Randall that he would be fine with them removing it, due to the trail not going anywhere. Alika confirmed that they are not building a new unit. Nothing is really changing so no new parking is really needed. They currently having 5 parking spaces.

Mr. Christensen stated that they would be using the building as a leasing office. It would be approximately 760 square foot office and bathroom.

Commission member Galt is concerned about the open space the previous MDA limits the number of units per acre.

Commission member Reed wanted to know how many parking spaces they have.

Commission member LaMar was concerned about the effort that went into creating ordinances over the open space. He also wanted to know if there was more parking that was needed.

Dan Tanner/City Code Enforcement Officer wanted to recommended in regards to the parking that in high density areas there is typically a struggle the parking that they put into the development is adequate according to our standards but the convenience is on the road. When we talk about putting this unit and having staff parking on the road. The streets are not a dedicated parking area for staff. He recommends that we give them additional parking.

Vice-Chairman Reyna made a motion to recommend approval to the City Council for the 2nd Amendment to the Riverwalk Master Development Agreement. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar.

NAYS:

ABSENT:

16. PUBLIC HEARING

a. TO CONSIDER AN AMENDMENT TO THE PARKING REGULATIONS (CHAPTER 71) ORDINANCE.

TJ Cooper/Resident (3470 S 4825 W) on the ordinance regarding the boat being in section A instead of section B. When Dan mentioned about it being disconnected from it, but you allow

camper trailers as a boat if you come back from somewhere further away than your typical day trip it doesn't give enough time to unload if I come back from Lake Powell after a weeklong trip your telling me I don't have any time to park my boat in front of my house to get it unloaded/packed with how much materials and items I am taking it seems a little heavy for that when you allow it for camper trailers. Also, he wanted to bring up parking in the cul-de-sacs you are very limited on the parking especially if you are on the 2nd two houses and the problem he has is that there is no where you park and when trash gets put out it gets even more limited and where he is specifically there is a fire hydrant that he loses right next to his house plus anytime he has guest and some of them are elderly it makes harder for them to park because he is limited on where I can get. So when he has family at this house the city is telling him that he has to park clear down the street when he can fit 2 or 3 closer and now it is a safety issue by the city making him parking a certain way instead of allowing it. He has an issue with Dan eliminating it completely taken that off the cul-de-sacs. The sidewalk in his cul-de-sac got pushed back 4 feet into his property. Now he has lost more parking in his property because he isn't allowed to park on the sidewalk or the easement according to our codes, and he has a fire hydrant that is painted red into his driveway. He has twice the difficulty of parking, and now with this new ordinance it would be that much harder. He knows Dan is aware of his issue with his neighbors. He has gravel that he can pull a car up on it, and it be less in the way then being parked parallel. He could park parallel to the curb on the easement between the sidewalk and the gutter and not be causing any problems in that sense, and not as a permanent parking but when guest come over. If anything if these passed if he could get a concession for him specifically because of the things that has been taken from him by the prior people that have passed off the building permits and concrete being allowed further into his property because the city got approved and let go and he is paying for land he can't use. His biggest thing is that if this ordinance goes through that he can get a concession for himself for parking in that area because he is very limited. During the winter, it is worse because the snow get pushed to the end of the cul-de-sac. If I am not able to park at the front of his driveway from the sidewalk out now he is sending all of his guest to the end of the street. He also stated that he is talking about perpendicular parking. He provide the commission members a picture of a current picture of his home. He also stated that he shouldn't have been able to build in the sense of the city should have said something as to how close the driveway was going to that and that should have been informed to him so that he could make a decision at the time and not letting it get past the point that red line is in my driveway. Now I'm not allowed to park in that red zone whatsoever. In my cul-de-sac it is 8 feet when the city has it 4 feet everywhere else.

Alika wanted to specify in the cul-de-sac parking he is referring to is referring to 71.03 (f).

Joshua Rivira/Resident (3478 S 4825 W) just to the east of the prior resident. He agrees with the parking. There is no room. Parking perpendicular to the curb versus parallel where the car is pulled up out of the road. it takes less space than if it was parked parallel to the curb. He has a RV pad next to his house. When he is parked perpendicular it allows him to get his truck and trailer in and out without any issues. If that car is parallel to the curb he does lose room. The other issue is the snow removal when they come in and plow it piles up down there you cannot park. I have two vehicles at his house. If he has guest that come over in the winter, they have to park down the street. Unfortunately the road that leads into our development in that cul-de-sac, if you park at the end of the road right after you make the corner it is a short cul-de-sac and it is also a safety hazard. As far as recreational vehicles go with snowmobiles trailers, a lot of snowmobile trailers have living quarters and a fifth wheel camper they are considered recreational vehicles.

Joel Sexton/Resident (3496 S 4825 W, also neighbor to each of the other residents) the problem he has is if he is parallel parking he is putting his trash cans out and truck comes around and they have to put the cans further out in the street. Perpendicular is a lot smarter it takes up a lot less room for the vehicle, they can come in pick up the trash cans and go. If it is parallel, you are bring the trash cans out a lot further, and it is causing a lot of problems. What if they come hit the trucks or the cars that are parked there. I have another problem with flatbed trailers. I don't have a lot of driveway but when I bring my ATV home and i unload my fifth wheel I park my trailer on the road I do leave it there for a little bit to unload my stuff of the trailer, its right in front of my house. what is the big deal. I'm not on a busy lane, I'm in a cul-de-sac. I am nowhere near a busy road. I don't think it is fair that I can't unhook my flatbed trailer, back my trailer back in there and have someone come through and give me a ticket or tell me to move it because I don't have time to do that. This isn't right. You are taking the rights away from the people that own these houses that are trying to live and make a comfortable living by giving them all these restrictions. If

you guys had flatbed trailers and you want to park yours out there. I think you should give the people with recreational vehicles, flat-bed trailers any of them a 24 hour le-way to be able to unload get everything out if it is busy street he can completely understand because then it is going to cause a lot of havoc, but we are in a cul-de-sac this is silly.

Commission member Galt made a motion Enter into Public Hearing. Vice-Chairman Reyna seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

Commission member Stimpson made a motion Leave Public Hearing. Vice-Chairman Reyna seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

17. DISCUSSION AND ACTION ON PARKING ORDINANCE

a. TO CONSIDER AN AMENDMENT TO THE PARKING REGULATIONS (CHAPTER 71) ORDINANCE.

Dan Tanner/City Code Enforcement Officer was present.

Dan mentioned to the commission members that there has been a couple of issues that has come up within the city in related to parking that has warranted us to make some additions and slight changes to our parking ordinance. The concern in parking is particular in cul-de-sacs. We have had some issues with garbage collection and preserving the turn around right of way for the fire apparatus. The adding the language of not permitting perpendicular parking within the city. Also, looking to revised the wording in the ordinance regarding vehicles for sale (Ord. 71.04 Vehicles Sales) on empty lots, because they are not a registered car lot which makes it completely restricted, however in the current ordinance it states that they can be parked there for 48 or more consecutive hours on the city street. Staff feels that if we aren't allowing people to do it on empty lots, we shouldn't be allowing it on the city streets, so staff is asking that the language be change removing the 48 hours and just prohibit any vehicle from being put on the city street for sale.

In Ordinance section 17.06 (a) regarding to prohibited parking this change is required as it relates to recreational vehicles. The particular section seemed to be a little unclear and staff wanted to clear up the confusion so that the intent was clear. Staff would recommend that Section A be specific for trailers and recreational-type vehicles and request, and that "occupancy of people" be removed. Section B would be more specific to camp trailer, motor home, or mini motor home of any length. Staff is recommending that Ordinance Section 71.06 (b) be changed to, It shall be lawful to park any camp trailer, motor home, or mini-motor home of any length for the purpose of loading and unloading for up to 24 hours on any public road, street, or alley.

Commission member Galt requested that in Ordinance 71.06 (a) that it state "Trailers not to include camp trailer".

Amy advised that in Ordinance 71.06(b) also include unoccupied.

Commission member Hepworth asked Amy where the property line begins. He also stated that where Mr. Carter was parking is not his property. He stated that he would like to see 24 hours allowed regardless of the type of trailer.

Alika answered Commission member Hepworth, by saying it is a foot behind the side walk, because the right of way is behind the sidewalk.

Amy advised that according to state code right now, not even us putting Ordinance (71.06.(f)) he is in violation of the parking. According to 41-6(a) 1402 of the State Code you don't get to park anything but parallel. Amy also stated that you can't give a specific person the authority to do what they want to do. If the city wants to allow perpendicular parking in areas in the city in that same Section of the State Code 41-6(a) 1402 angled parking can be allowed by City Ordinance, however we don't have that right now. With or without section 71.06(f) being added or not it would still be an infraction.

Chairman Roundy asked Amy that due to it being State Code, we would not be able to give him concessions.

Commission member Stimpson wanted to know the fire hydrant distance what is code.

Dan stated that on this particular cul-de-sac the city worked with the Fire Chief concessions were made because of the allowed development of the property. Our code says 15 feet of each side of the fire hydrant. The city went to the Fire Chief asked him about this situation with the driveway that wasn't permitted to be poured in close proximity to the fire hydrant. The fire chief gave the city the option of only painting it 3 feet of the hydrant with the understanding that they could get to the other connection hoses for the apparatus.

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

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

18. ADJOURNMENT

Commission member Reed made a motion to adjourn. Commission member Galt seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: [enter meeting date]