



Planning Commission Meeting Minutes
November 13, 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 (via Zoom)
Commission member Galt	Commission member Hepworth
Commission member LaMar	Amy Hugie/Planner
Robyn Van Campen/ Deputy Recorder	

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

Meeting began at 6:00 pm.

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON
- b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER LAMAR

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 10/23/2024.

Commission member Galt advised that the last paragraph in item #3 needs to be reworded to make more sense. Change last sentence to reflect On item 5 the voting reflects he voted "Aye" and he actually voted "Nay".

Commission member Stimpson made a motion to approve. **Commission member Hepworth** 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:

4. REPORT

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

Amy Hugie advised the commission members that City Council approved the Walmart preliminary site plan and also the road vacation of Hunter Drive.

5. DISCUSSION AND ACTION ON A FINAL SITE PLAN FOR AN AUTO BODY SHOP AND EDUCATIONAL INSTITUTION

- a. A FINAL SITE PLAN APPROVAL FOR BLAINE WILLARDSSEN LOCATED AT APPROXIMATELY 3747 MIDLAND DRIVE (PARCEL #080220017 AND PARCEL #080220042 APPLICANT BLAINE WILLARDSSEN)

Amy Hugie updated the commission members of the update to this project. Elite Customs has received fire approval and engineering approval. The parking regulations will need to be discussed to see if the amount of parking stalls required can be reduced, due to the use of the building. Right now they should have 88, however, 88 is too many due to the use the building will have. The landscape/parking has been updated. The project will have 2 phases, right now will only be 1 phase. The current sign requirements are 15% of the square footage of wall space or a maximum of 60 square feet. Amy and Garth would like to amend the sign ordinance at a future meeting to take out the maximum 60 square footage it should have taken out when the sign ordinance was originally reviewed. Elite Customs is requesting that the landscaping only consist of rock and boulders because Weber Basin doesn't have a secondary water line installed on this parcel. The building site layout is compliant with the facade and the primary & secondary materials and the architectural features. Staff is recommending that it be a condition for the final approval that they enact cross-access easements between the two adjacent properties. The current owner owns both parcels. Parking stalls originally at the preliminary were 19 stalls.

Blaine Willardson/Petitioner was present – the sign that will be displayed will be the sign that was original on the old building.

Commission member Stimpson made a motion to grant final approval of the commercial site plan for Elite Customs, Parcel #080220017 and #080220042, in West Haven, subject to the following recommendations by staff in the staff report and there were 5 recommendations in there. **Vice-Chairman Reyna** seconded the motion.

Commission member Stimpson made a motion to amend my original motion to add that the Planning Commission would approve of the parking on the site plan that was submitted by the petitioner as is adjusting the parking requirement. **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:

6. DISCUSSION AND ACTION FOR PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES

- a. PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES LOCATED AT APPROXIMATELY 2231 W 1800 S PARCEL #150710001 & 150710030. (APPLICANT LWE/AGENT CHAD BAILEY)

Individuals present:

Tucker Jardine/Petitioner

Jim Flint/Engineer (listed on application)

Amy Hugie gave a brief summary. This was original tabled (August) due to an incomplete application there was no landscaping & sign plan, and there was an access issue. These issues have since been resolved. Sign plan is the size that is required by the current sign regulations, the access road was changed due to not knowing if that other road is going in and so we required them to make the temporary road a permanent access into the site.

The landscaping plan has been submitted and meets city requirements it shows the percentages and types of plants going in. There are breaks in the facade and the type of materials they will be using fits our design requirements. There is an issue that there is not detailed fencing shown other than security fencing between the site and residential lots and before final can be given that buffering and fencing needs to be address along with the final landscaping plan, dumpster issue was completed.

There was an additional issue that was discovered. The petitioner accidentally filled out the affidavit part of the site plan and design review application and they had incorrectly checked both boxes and the application needs to be amended. Currently the application is showing that they are not agreeing to be bound by the requirements. To make sure that we have an accurate record, the application needs to be filled out correctly.

The staff recommendations are that before the final approval can be given that they submit a lighting plan for both onsite and street lights, that the fencing and buffering from the adjacent residential properties be dealt with, that they submit the access easement legal description for the city engineer to review and approve, that they submit all civil drawings to receive the city engineer's approval of all site plan designs. Petitioner shall submit all required Will Serve Letters to the city, fix the site plan & design review application, or that they address any objection that they have for the process, if a traffic study if the commission deems that necessary for final. Staff is showing that they should be granted preliminary approval subject to the conditions recommended by staff for the final.

Tucker Jardine – application was completed incorrectly. They will correct the application. The site lighting and street lighting, he stated he does believe they would be required to have street lighting as they only have 33 feet of frontage. They are still waiting for Ed/City Engineers comments so they can address those. The road needs to be one or the other either we have permanent access and we comply with it or the road goes in and it becomes another access point. He plans to put lighting along that access road with full cut off shields on both sides so it will be straight down lighting. Mr. Jardine mentioned that there was original 2 parcels. He also addressed the easement issue that Commission member Galt had mentioned, stating that he has been deeded and have increased the width of it to satisfy the fire marshals requirements. A semi-truck will be delivering weekly a box truck will deliver on average once a day.

Commission Hepworth had a concern that on 1800 if the Ed would require a street light there since that is going to be your permanent where there isn't an estimate time on the new road. Advised this site will always be zoned Commercial (responding to Commission member Galt concern). Questioned if there was one parcel.

Commission Stimpson- had a comment for staff regarding detrimental impacts which is lighting so we are asking for him to control his lighting but to add lighting their street.

Commission member Galt mentioned that he was conflicted because on one hand it's a good use of the land, on the other hand is what we are doing is putting the access road through a residential area. In the prior meeting he was under the impression that there was easement issue.

Geneva Blanchard advised the commission that Mr. Jardine had to pick whether the property was going to be Commercial or Agricultural. He selected Commercial which rezoned the entire parcel. She advised that a traffic study would not go off of the information needed, it would go off the current situation.

Commission member Reed asked how many semi-trucks and how frequent will they be delivering to this site. He recommends a traffic study.

Jim Flint advised a traffic study usually deals with volume and those kind of aspects, this project is not going to be a high volume operation so having the traffic study isn't going to be applicable in this case, the big thing is going to be the big truck maneuverability diagrams. Which is what led to the 10 extra feet.

Commission member Stimpson – agreed that maybe we need a traffic analysis.

Commission member Hepworth made a motion to grant preliminary approval of the commercial site plan for LWE located at approximately 2231 W 1800 S West Haven parcels #150710001 & #150710030 subject to the conditions recommended by staff in the staff report with the exception of the traffic analysis that will be left up to the City Engineer if deemed necessary. **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:

7. DISCUSSION AND ACTION ON PRELIMINARY & FINAL SITE PLAN APPROVAL FOR COMMERCIAL RESTAURANT WITH DRIVE THROUGH

- a. A PRELIMINARY & FINAL SITE PLAN APPROVAL FOR A FREESTANDING COMMERCIAL RESTAURANT WITH DRIVE THROUGH LOCATED AT APPROXIMATELY 3000 W 4000 S PARCEL #08-029-0090. (APPLICANT CFT NV DEVELOPMENTS/AGENT HENRY C.KLOVER)

Individual's Present:

Xavier Gavin/H.C. Klover Architect (via Zoom)

Amy Hugie briefed the commission on the status of the Site Plan. It meets the parking regulations, the parking proposed parking stalls are the right size and the right number, the sign plan complies with the ordinance, the landscaping appears to satisfy all the requirements it will have trees, decorative rocks, bushes, and grasses. The building layout, there are breaks in the facade, the materials that they are proposing to use meets the design review criteria and the architectural features. They have complied with everything that is required under the code for preliminary and final site plan approval at the same time. Prior to the building permit submittal, they will just need to provide the city with the Final site construction drawings and the culinary and sewer letters of availability and service all other will serve letters have been received. This parcel has already been annexed in to the Central Weber Sewer District.

Commission member Hepworth asked when they are looking to break ground.

Xavier Gavin stated possible late spring/early summer 2025. Typically, it takes about a year to complete the project.

Commission member Stimpson made a motion to grant preliminary and final approval of the commercial site plan for Panda Express located at approximately 3042 W 4000 S parcel #087060001 West Haven subject to the conditions recommended by staff in the staff report.

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:

8. ADJOURNMENT

Commission member Hepworth made a motion to adjourn. **Vice-Chairman Reyna** seconded the motion. Meeting adjourned at 7:21 pm.

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: 12/11/2024