



WEST HAVEN PLANNING COMMISSION MINUTES

January 8, 2025 6:00 P.M.

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

Attendees

Chairman Roundy	Vice Chairman Reyna
Commission member Stimpson	Commission Member Reed
Commission member Hepworth	Commission member LaMar (via Zoom)
Community Dev. Dir. Stephen Nelson	Planner/City Attorney Amy Hugie
Deputy Recorder Robyn VanCampen	

Excused

Commission member Galt

5:30 Work Session – In City Council Chambers

Due to Technical Difficulties, the work session began at 5:44 pm.

MEETING TO ORDER: Chairman Roundy

1. **DISCUSSION** – On Appointments of Chairman, Vice-Chairman, Temporary Chairman

Open discussion on possible nominations for Chair & Vice-Chairman, also discussed possible work session training opportunities in 2025.

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Vice-Chairman Reyna
 - b. **PRAYER/MOMENT OF SILENCE** Commission Member Stimpson
3. **ACTION ON MINUTES** – Approve minutes for the Meeting of 12/11/2024

Commission member Reed requested a correction on item #8 in first sentence be changed from Phase 2a, 2b, & 3 still needed to be dealt, to dealt with, and second paragraph to state Phase 1 passed to past. He also mentioned that the end of item #12 was cut off.

Commission member Stimpson made a motion to approve the notes from the last planning commission. **Commission member Reed** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations

Stephen Nelson advised the commission that the rezone from A2 to R2.5 on 3600 S was approved, the ordinance amending the Westwood Estates Master Development Agreement was approved, the sign standard where we removed the max square feet and just had the percentage was approved, the mixed-use zone where we talked about existing commercial uses being able to remain as commercial uses and commercial uses adjacent to I-15. They did change the word "adjacent" to approximately 200 feet. If a property is within the 200 feet from I-15 it can remain 100% commercial, and the Standards of the Accessory Dwelling Unit was approved as recommended by Planning Commission.

5. **APPOINTMENTS** - Chairman & Vice-Chairman

Commission member Stimpson made a motion to nominate Chairman Roundy as Chairman for the upcoming year. **Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

Commission member Reed made a motion to nominate Vice-Chairman Reyna as Vice-Chairman **Commission member Hepworth** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

6. **DISCUSSION AND ACTION ON PRELIMINARY & FINAL PLAN APPROVAL**

- a. Professional Studios 6 located at approximately 1484 W 2100 S Parcel #15-066-0040.
Applicant – Kent Butters, Agent Tonya Rogers.

Steven Nelson briefed the commission on the improvements to the interior/exterior to the structure and a Certificate of Occupancy from the Building Department. They have added 14 parking stalls one of which is ADA compliant. They have applied for a Sign Permit through the Building Department. Old trees have been removed and have been replaced with landscape rock due to the property not having access to secondary/irrigation water.

Kent Butters/Applicant is present.

Commission member Hepworth made a motion to grant final approval of the commercial site plan for Professional Studios 6, Parcel #150660040, in West Haven, subject to the findings and conditions recommended in the staff report. **Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

7. **DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN**

- a. Taylor-West Weber located at approximately 2815 W 3300 S Parcel #080300002.
Applicant – Ryan Roger/Taylor West Weber, Agent Jason Ball with Ridgeline Design Architects.

Steven Nelson advised that new information was received today which answers the questions that were in staff report. This information was forward to the commission member's early this afternoon. Parking has been moved to the other side of the access point. Due to the building being a Well House parking would not require as many parking stalls. Parking has been reduced to 10 stalls. This is not a commercial type of shop; the existing structure already has parking. The original landscaping proposed 20 shrubs & 10 trees. The applicant has requested that the commission give some consideration because of the utility lines and other sensitive infrastructure that the trees may disturb. A dumpster has been added to the site plan, and will serve letters have been provided since the original staff report was created.

Ryan Rogers/Applicant/Manager of Taylor West Weber was present for any questions and/or concerns the commission or staff had. He did mention that putting in some of the trees would destroy the communication equipment that tells the pumps when to turn on. They are willing to put trees around the detention basin, and may take out the rest of the trees around the building and add them to the retention basin.

Commission member Reed made a motion to grant preliminary site plan approval for Taylor West Weber Water District's New Shop Building, parcel 080300002, in West Haven, subject to the conditions recommended by staff in the updated staff report. **Commission member LaMar** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

8. **DISCUSSION AND ACTION**

- a. 2025 Planning Commission Schedule

Commission member Hepworth made a motion to adopt the 2025 Planning Commission schedule. **Commission member Reed** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

9. **ADJOURNMENT**

Vice-Chairman Reyna made a motion to adjourn. **Commission member Stimpson** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Galt

Robyn Van Campen
Deputy City Recorder

Date Approve: 01/22/2024