WEST HAVEN PLANNING COMMISSION MEETING MINUTES

February 26, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Becky Roundy	Chairman
Andrew Reyna	Vice-Chairman (via Zoom)
Jeff Reed	Commission member
Russell Galt	Commission member
Dustin Hepworth	Commission member
George LaMar	Commission member
Stephen Nelson	Community Development Director
Robyn VanCampen	Deputy Recorder
Amy Hugie	City Attorney
Absent/Excused	
Melinda Stimpson	Commission member

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 pm

2. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE Commission member Reed
   b. PRAYER/MOMENT OF SILENCE Commission Member Hepworth

3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 02/12/2025

   No corrections are needed.

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

   AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.
   NAYS –
   ABSENT/EXCUSED – Commission member Stimpson

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

   **Amy stated that the Chapter 156 amendment of the Subdivision Regulation was approved by City Council.*

5. **DISCUSSION AND ACTION ON FINAL SITE PLAN APPROVAL –** 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)

   **Amy presented the Staff Report on LWE to the commission members mentioning that there won't be fencing down the stem of the site, the stem that goes down 1800 South. Residential property owners adjacent to the property want access to the private drive. The fencing will be running across the back of the properties and they have provided the fencing detailing. They were to submit the access easement including a legal description to be recorded for city review and approval. Since the staff report, this has*

been completed. It was sent to Gardner Engineering for review to make sure that the access easement is what is shown on the T4 with the travel study to see how the semi-trucks were coming in and out of the site to make sure it was done safely and that the trucks were not going to be across the Goodwin's property when they were making a right hand turn out. The easement that they have submitted has been agreed to by the adjoining property owners but hasn't been signed yet. They are in the process of getting those signatures, but before a building permit will be issued it will need to be signed and recorded. It has been drafted and everybody has approved it including Gardner Engineering.

Staff is recommending that the Final Site Plan be approved with the following recommendations:

1. *The petitioner is required to submit the access easement, which coincides with the T4 drawings, for the City Engineer review and approval, and then record the easement.*
2. *That the petitioner complies with the building department's review and comments before being issued a building permit. (The building department review comments were on page 31 of the packet)*
3. *The City will accept the proposed retention based on the condition that the developer must enter into a long-term maintenance agreement with the City. The developer must also follow required self-inspections and reporting requirements and be responsible for mitigation if the system does not perform as expected.*

Bryce Dalton/Attorney for LWE was present. The access easement has been signed off by all the neighboring property owners and is in the process of meeting with a notary, and then it will be recorded.

Commission member Hepworth asked what the access would be for the home on the property that is owned by the applicant.

Tucker Jardine/Applicant stated that they are going to use the same access as they do for the building through the parking lot. A road will be built for them and when the main road comes through the home will be demolished.

Commission member LaMar wanted to confirm that the drawing that was recommended to be updated to show the paved area has not been updated and submitted. He also asked what the status of the long-term maintenance agreement for the retention pond area was.

Amy advised that it will be required for the pre-construction meeting.

Commission member Reed had a question for the Goodwin Family wanting to make sure before the agreement was signed that he was fully aware of the amount of traffic that would be increasing.

Curtis Brad Goodwin/Homeowner came to the podium for the question from Commission member Reed and stated yes.

Commission member Hepworth made a motion that the planning commission grants final approval of the commercial site for LWE, located at approximately 2231 W 1800 S, West Haven, Parcels #150710001 and #150710030, subject to the conditions recommended by staff in the Staff report. Commission member Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Stimpson

6. ADJOURNMENT

Meeting adjourned at 6:19 PM

Commission member Reed made a motion to adjourn. **Commission member Hepworth** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Stimpson

Robyn VanCampen
Deputy City Recorder

Date Approve: 03/12/2025