



## WEST HAVEN CITY PLANNING COMMISSION MINUTES

December 11, 2024  
City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

### Attendees:

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Chairman Roundy                       | Commission member Stimpson      |
| Commission member Reed                | Commission member Hepworth      |
| Commission member Galt                | Commission member LaMar         |
| Planner/City Attorney Amy Hugie       | Deputy Recorder Robyn VanCampen |
| Comm. Development Dir. Stephen Nelson |                                 |

Absent/Excused Vice Chairman Reyna

### 6:00 PM REGULAR PLANNING COMMISSION MEETING

#### 1. CALL TO ORDER BY CHAIRMAN ROUNDY

*\*Meeting was called to order at 6:00 pm.*

#### 2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER GALT
- b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER HEPWORTH

#### 3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 11/13/2024.

*\*Commission member Reed requested that the motion on Line 7a be changed from Melinda Stimpson made a motion, and Jeff Reed seconded be changed to Commission member Stimpson made a motion, and Commission Reed seconded the motion.*

**Commission member Reed made a motion** to approve with those changes. **Commission member Hepworth** seconded the motion.

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

#### 4. REPORT

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

*\*Amy stated that there was nothing to report. City Council did not have a meeting the first part of December.*

#### 5. PUBLIC HEARING

- a. TO CONSIDER A REQUEST TO REZONE PARCEL #084470001 & 084470002 FROM A-2 TO R-2.5

**\*Commission member Reed made a motion** Enter into Public Hearing. **Commission member Galt** seconded the motion.

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*\*Resident Lindsey Sorrentino (located at 3722 S 3375 W) has concerns about 3375 W going to go straight out to 3600 S, because of the problems they have with 3800 S with speeding.*

*\*Dennis Bowcutt (located at 3714 S 3375 W) asked if there will be an alternate egress? Will this rezone require an additional egress?*

*\*Kevin Sessions (address not disclosed) Mr. Sessions wanted to know if there were any field studies with the additional kids that the new kids might be taking apart at the school district.*

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 6. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO CONSIDER A REQUEST TO REZONE PARCEL #084470001 & 084470002 FROM A-2 TO R-2.5

*\*Amy addressed the question of what the egress will be, due to the fact that there is no design plan as of yet and this is just in the rezone phase. The egress will be addressed in the Preliminary Site Plan approval process. She addressed the question of if we are getting a post office or a grocery store, stating that we have no control over if a post office is coming in or not, but she had mentioned Walmart coming into the area and is in the final stages of the approval.*

*\*Chairman Roundy advised the public that they are more than welcome to contact the commission members by email or come to meetings to watch the process.*

*\*Commission member Galt had a question regarding the General Plan, there is a strong sentiment that as we revise the General Plan we wanted to retain as much Agricultural and Rural Areas and because the process has begun with revising the General Plan and he is conflicted with saying this rezone complies with the General plan when that general plan is being revised and citizens have said that they want to retain Agricultural and Rural Areas.*

**Commission member Hepworth made a motion** to recommend to the City Council to approve the Hancock Family and Starkey Rezone, Parcel: 084470001 and 084470002, find the application to confirm with the General Plan. **Commission member Reed** seconded the motion.

**AYES:** Chairman member Roundy, Commission member Stimpson, Commission member Reed, Commission member Hepworth, Commission member LaMar

**NAYS:** Commission member Galt

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 7. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE WESTWOOD ESTATES DEVELOPMENT AGREEMENT

***\*Commission member Galt made a motion Enter into Public Hearing. Commission member Hepworth seconded the motion.***

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*\*No public comments.*

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 8. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE WESTWOOD ESTATES DEVELOPMENT AGREEMENT

*\*Amy stated that with Phase 1 of the MDA is/was vague regarding the Lot Development Standards and Phase 2a, 2b, & 3 still needed to be dealt with and the reason was so that staff doesn't have to guess on setbacks and it is outlined clearly and everyone is on the same page. It also added in that it is also applicable to the first phase was bought by a different company and it just says that they will be bound by this amendment as well.*

*\*Tyson Lund was present and advised the commission that in the north half of Phase 1 past the corridor road that was dedicated to the city that is going in they are smaller than 6,000 square foot lots. The difference between Phase 1 and Phase 2 & 3 there is no more of those smaller lots.*

**Commission member Galt made a motion** to recommend approval to the City Council for the Second Amendment to the Westwood Subdivision Master Development Agreement. **Commission member Reed** seconded the motion.

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 9. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO CERTAIN STANDARDS FOR SIGN REGULATIONS

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*\*No public comments*

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 10. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO CERTAIN STANDARDS FOR SIGN REGULATIONS

*\*Amy presented what changes were being recommended to the Commission members and presented them to the commission in the staff report. All items recommended to be updated were highlighted in red.*

*\*Commission member Reed had a concern if there was a wall adjacent to a residential area if they would have the opportunity and the right to put a huge sign facing a residential area.*

**Commission member Hepworth to recommend to City Council that we** adapt the changes that staff has made to the sign ordinance. Commission member Stimpson seconded the motion.

**AYES:** Chairman member Roundy, Commission member Stimpson, Commission member Galt, Commission member Hepworth, Commission member LaMar

**NAYS:** Commission member Reed

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 11. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE MIXED USE/MEDIUM/LOW DENSITY RESIDENTIAL, COMMERCIAL ZONE.

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*No public comments were made.*

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 12. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE MIXED USE/MEDIUM/LOW DENSITY RESIDENTIAL, COMMERCIAL ZONE.

*Amy presented to the staff that this was just cleaning up to the ordinance. This is only for commercial use. There is a current proposal on 21<sup>st</sup> street to have an old service station that needs to be demolished if they tear it down, if it is torn down and rebuilt it with a drive-through window it changes the commercial zone, there is another situation with the storage facility in the same area, they remodeled it and it was an office management and now they want to make it a salon. The way the code is written they would have to have a second element it in, and it doesn't make sense.*

*Commission member Reed stated it says, "Any parcel that has an existing commercial building in a mixed-use zone. He wanted to clarify that this is only once this is adopted. Amy confirmed "yes".*

*Commission member LaMar stated it was mentioned that it was brought to the attention of staff. What situation was reciprocated this?*

**Commission member LaMar made a motion** to approve the changes to the Mixed-Use Ordinance with the exception that paragraph F shall read, "any parcel that currently has only an existing commercial building in a mixed-use zone is not required to have 2 or more of the listed elements even if the commercial use changes to different commercial use, however if the commercial use changes it has to be permitted or conditional use as listed in C1 and C2 zones, etc. **Commission member Galt** seconded the motion.

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

## 13. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE ACCESSORY DWELLING UNIT ORDINANCE.

***\*Commission member Galt made a motion Enter into Public Hearing. Commission member Reed seconded the motion.***

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*\*No public comments.*

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

#### **14. DISCUSSION AND ACTION ON PUBLIC HEARING**

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE ACCESSORY DWELLING UNIT ORDINANCE.

*\*Amy presented to the commission that the current ordinance states, “the owner shall obtain a yearly business license from the city and should report the monthly and annual rent amounts to the City.” This has never required a business license for ADU and we have never required anyone to report the monthly and annual rent amounts.*

**Commission member Reed to recommend approval to the City Council to amend the ADU Ordinance by removing the requirement for a business license and monthly an annual reporting of rent amounts.**

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

#### **15. DISCUSSION ON 2025 PLANNING COMMISSION SCHEDULE**

- a. TO REVIEW 2025 PLANNING COMMISSION SCHEDULE

*\* Commission reviewed the schedule and discussed what dates they wanted to remove from the yearly calendar and was advising it may be good to remove November 26, 2025 and December 24, 2025 from the calendar. Will make changes as suggested and present to the Commission on 01/08/2025.*

#### **16. ADJOURNMENT AT 7:39 PM**

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

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

**NAYS:**

**ABSENT/EXCUSED:** Vice-Chairman Reyna

*Robyn VanCampen*

Deputy City Recorder

Date Approve: 01/08/2025