Planning Commission Meeting Minutes
December 12, 2018 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

Present:	*Ken Banta*	*Chairman*
	Darin Deem	*Vice Chair*
	Elaine Archuleta	*Commission Member*
	Becky Roundy	*Commission Member*
	Natalie Wilson	*Commission Member*
	Kirt Nalder	*Commission Member*
Staff Present:	*Emily Green*	*Deputy Recorder*
	Steve Anderson	*City Planner*
Absent:	*Scott Epperson*	*Commission Member*

5:00 WORK SESSION

Planning discussed the general plan as it applies to the 21st street area and agenda items.

AGENDA

1. **Invocation**
2. **Action on Minutes –** November 28, 2018
3. **Report-** Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. **Preliminary Subdivision Approval-**4150 S. 3500 W.-Kevin Glasmann
5. **Preliminary Site Plan Approval-**Preschool-3406 W. 4600 S.-Angie Brown
6. **Preliminary Subdivision Approval-**Granite Acres Phase 2 Second Amendment-1695 S. 2050 W.-Vaun Kohler
7. **Preliminary Site Plan Approval and Master Development Agreement-**Apartments-1550 W. 2000 S.-Riverwalk LLC
8. **Action on Public Hearing-**Amending the General Plan and Mixed Use Ordinance
9. **Presentation-**21st Commercial Overlay for the General Plan
10. **Other Business**
11. **Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Banta called the meeting to order at 6:00 p.m.

1. INVOCATION *was offered by Vice Chair Deem.*

2. ACTION ON MINUTES-NOVEMBER 28, 2018

Commission member Wilson made a motion to approve the minutes. Commission member Deem seconded the motion. *Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.*

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
Steve Anderson reported on the December 5, 2018 council meeting.

Commission member Nalder made a motion to move agenda item 9 to item number 4. Commission member Archuleta seconded the motion. *Commission member Banta, aye; Commission member Deem, aye; Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Nalder, aye; the vote was unanimous.*

4. PRESENTATION-21ST COMMERCIAL OVERLAY FOR THE GENERAL PLAN-GREG HAWS
Greg Haws gave a presentation about suggested zoning for the General Plan in the 21st Street area.

5. PRELIMINARY SUBDIVISION APPROVAL-4150 S. 3500 W.-KEVIN GLASMANN
Kevin Glasmann explained that the current plan without the street going through was presented so the neighbors would be happier surrounding him. He explained that he me with the Fire Marshal and he ok with the hammerhead street.

Chairman Banta stated that planning would still like the road to go through and that that was a part of his rezone approval.

Mr. Glasmann stated that he actually has another plan that allows the road to go through and would be happy to have that one approved.

Commission member Nalder stated that the curve to the road seemed pretty big on the new plan.

Chairman Banta stated that having detention be part of a homeowner's lot so they can maintain it may be the best possible option.

Mr. Glasmann said that he had a geo tech company come out and that they still need to test the soil, however the samples they took looked very favorable for the fill that was brought in and what is underneath it.

Steve Anderson said that the roads must be subject to engineering approval.

Commission member Roundy made a motion to give preliminary subdivision approval to Kevin Glasmann at 4150 S. 3500 W. for the newly presented plan Commission member Deem seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

6. PRELIMINARY SITE PLAN APPROVAL-PRESCHOOL-3406 W. 4600 S.-ANGIE BROWN
Angie Brown explained that they are moving an existing preschool from Roy to here.

Commission member Roundy asked the hours of operation.

Mrs. Brown stated they are open 8 A.M. to 4 P.M.

Steve Anderson asked if she felt the parking was sufficient for their business.

Mrs. Brown explained that she thinks it is because she has only six employees and the classes are staggered every 15 minutes and that their parking is constantly rotating.

Vice Chair Deem asked how far she is from a gas station.

She said the closest is on 4800 which is at least a thousand feet away.

Commission member Wilson made a motion to give preliminary site plan approval to Angie Brown at 3406 W. 4600 S. Commission member Nalder seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

7. PRELIMINARY SUBDIVISION APPROVAL-GRANITE ACRES PHASE 2 SECOND AMENDMENT-1695 S. 2050 W.-VAUN KOHLER
Vaun Kohler explained that he has his shop on a portion of the lot and that he wants to split it to sell it.

Steve Anderson stated that in the general plan we would like to put a road there and that we plan on working with the owner in order to accomplish that.

Chairman Banta asked if they planned on building later.

Mr. Kohler said that it would not be right away.

Chairman Deem made a motion to give preliminary subdivision approval to Granite Acres Phase 2 Second Amendment at 1695 S. 2050 W. Commission member Roundy seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

8. PRELIMINARY SITE PLAN APPROVAL AND MASTER DEVELOPMENT AGREEMENT-APARTMENTS-1550 W. 2000 S.-RIVERWALK LLC
Rick Scadden stated that they are planning on developing 96 acres into apartments and commercial areas.

Commission member Nalder made a motion to table. Commission member Deem seconded the motion. *Commission member Nalder, aye; Commission member Wilson, aye; Commission member Deem, aye; Commission member Banta, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

9. ACTION ON PUBLIC HEARING-AMENDING THE GENERAL PLAN AND MIXED USE ORDINANCE
Commission member Nalder explained that they planned on changing the general plan map so that it shows a flyover for the 21st street freeway area, Painter Lane connecting with 1900 W., and a road through the bus barn area.

Steve Anderson also stated that they will add 4 and 5 to the commercial area of the map by the freeway.

Vice Chair Deem explained that they made some changes to the Mixed Use Ordinance based off of recommendations from the public hearing they are as follows: they changed the low density to 0-4.9 units, on section 5A of the requirements they changed it to the acreage of the open space must be equal to or greater than the combined minimum lot densities listed above, they changed the votes from being a 2/3 vote to 5 or more votes, and they changed in requirements section 2 from 5 existing homes to 4 existing homes.

Commission member Wilson made a motion to amend the General Plan and the Mixed Use Ordinance. Commission member Roundy seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

10. OTHER BUSINESS
Chairman Banta welcomed troop 542.

11. ADJOURNMENT

Commission member Deem made a motion to adjourn at 7:15 P.M. Commission member Nalder seconded the motion*. Commission member Wilson aye, Commission member Nalder, aye; Commission member Archuleta, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Deem, aye; the vote was unanimous*

Emily Green
Emily Green
Deputy Recorder *Date Approved: 1/9/19*