



Planning Commission Meeting Minutes

January 23, 2019 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

5:30 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 –January 9, 2019
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Final Subdivision Approval-Salt Point Subdivision-2950 W. 4000 S.-Woodside Homes
5. Action on Public Hearing-Riverwalk-1550 W. 2000 S.-Master Development Agreement
6. Action on Public Hearing-Amend the General Plan specifically in the 21st area
7. Preliminary Site Plan Approval-Commercial Building-approx. 3500 W. 3300 S.-Justin Nielsen
8. Other Business
9. 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 Commission Member Roundy.

2. ACTION ON MINUTES-JANUARY 9, 2019

Commission member Deem made a motion to approve the minutes. Commission member Archuleta 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 January 16, 2019 council meeting.

4. FINAL SUBDIVISION APPROVAL-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES

No one was present for this item.

Chairman Nalder made a motion to table. 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.

5. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT

Commission member Nalder made a motion to table. Commission member Wilson 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. ACTION ON PUBLIC HEARING-AMEND THE GENERAL PLAN SPECIFICIALLY IN THE 21ST AREA

Commission member Wilson made a motion to add all aspects of the Psomas 21st street overly development plan into the appendix of the general plan for reference purposes only and if there is a conflict between the overlay and the general plan, then the general plan takes precedence. Commission member Archuleta seconded that 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 SITE PLAN APPROVAL-COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN

Justin Nielsen explained that they are just trying to get the commercial portion approved for the Hylands Ranch property.

Commission member Roundy asked what kind of commercial was going in.

Mr. Nielsen explained that it will be office spaces with a few units. There will be a 10 foot wall around pitched buildings with stone, rock, and glass exterior.

Vice Chair Deem asked what the landscaping will look like and where they would put the dumpster enclosure.

Mr. Nielsen said he would have a lot of grass and shrubs. It will be about 10% and he tentatively is thinking they will put the enclosure for the dumpster between buildings 3 and 4. He also plans on putting up a fence between the residential and commercial portions.

Chairman Banta asked about lighting.

Mr. Nielsen said there will be lighting on the building and lighting on each island for parking. They plan on building two buildings immediately and later finishing out the rest.

Planning discussed the requirements of zoning for the annexation and that this approval was contingent on that original zoning for the annexation.

Commission member Archuleta made a motion to give preliminary site plan approval for commercial buildings at approx. 3500 W. 3300 S. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.

Commission member Nalder made a motion to revisit agenda item number 5. Commission member Wilson seconded the motion. Commission member Wilson, aye; Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.

8. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT

Rick Scadden explained that the committee had changed portions of the Master Development Agreement and he presented a map to go along with the changes.

Vice Chair Deem asked if the road through the townhomes is a public road.

Mr. Scadden explained that it is a public road.

Chairman Banta asked if they added the time span of ten years and then the option for two five year extensions to the MDA.

Mr. Scadden said he had not but he would add it.

Commission member Archuleta suggested changing approximately 30 units per acre to no more than 30 units per acre.

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

9. OTHER BUSINESS

There was no other business at this time.

10. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:33 P.M. Commission member Deem 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: 2/13/19