



Planning Commission Meeting Minutes

February 13, 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
	Scott Epperson	Commission Member
Staff Present:	Emily Green	Deputy Recorder
	Steve Anderson	City Planner

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes –January 23, 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. Final Site Plan Approval-Durk's Plumbing-1945 W. Commerce Way-Durk Bailey
7. Preliminary Site Plan Approval-Salon-1905 W. 2200 S.-Kelten and Lexie Thomas
8. Public Hearing-Conditional Use Permit for holiday lighting/storage shelving/window cleaning businesses-3030 W. 3600 S.-Dustin and Ashley Howes
9. Action on Public Hearing- Conditional Use Permit for holiday lighting/storage shelving/window cleaning businesses-3030 W. 3600 S.-Dustin and Ashley Howes
10. Preliminary Concept-Storage Units-1688 S. 1900 W.-Kerry Garner
11. Preliminary Site Plan Approval-Salt Point Self Storage-Approx. 3150 W. 4000 S.-Doug Rich
12. Preliminary Site Plan Approval-Trace Minerals Research-1990 W. 3300 S.-Marty Barner
13. Preliminary Site Plan Approval-Chiropractic and insurance office-3384 W. 4600 S.-Live Free LLC
14. Preliminary Subdivision Approval-The Towns at Knudson Corner-approx. 3300 S. 2400 W.-John Clayton
15. Final Subdivision Approval-Knudson Corner Subdivision-3145 S. Midland Drive-John Clayton
16. Other Business
17. 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 Wilson.

2. ACTION ON MINUTES-JANUARY 23, 2019

Commission member Roundy made a motion to approve the minutes. Commission member Wilson seconded the motion. Commission member Banta, aye; Commission member Epperson, 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

Chairman Banta reported on the February 6, 2019 council meeting.

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

Derek Terry presented the final for this subdivision.

Commission member Archuleta asked if the building material is hardy board on the front elevation of the homes.

Mr. Terry said it was and that the other three sides are stucco.

Chairman Banta expressed concerns about the aesthetic of the homes where the back of them faces the commercial zones.

Mr. Terry stated they could add architectural features to make it look nicer.

Commission member Roundy made a motion to give final subdivision approval to Salt Point Subdivision at 2950 W. 4000 S. with the addition of architectural features added to the back of the homes near the commercial area. Commission member Epperson seconded the motion. *Commission member Deem, aye; Commission member Epperson, 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

Rick Scadden presented the newest revisions to the Riverwalk MDA.

Chairman Banta asked if they had added the phrase not to exceed 30 units per acre.

Mr. Scadden said he had not.

Vice Chair Deem suggested adding that they would have a park with a minimum of two acres in this area.

Mr. Scadden stated that they do have a hotel that is interested in the ground and they would want the park to be a part of the hotel property.

Commission member Wilson asked if they would maintain the park.

Mr. Scadden confirmed they would.

Vice Chair Deem suggested specifying that there is a commercial overlay in the mixed use zone.

Commission member Nalder asked how many property owners are involved.

Mr. Scadden stated that there are two owners.

Commission member Nalder stated that planning would like a letter stating the property owners agree to these terms.

Vice Chair Deem suggested specifics on where the trail would go.

Mr. Scadden stated that the plan was to put the trail around the perimeter of the development but felt that they could change based off of the developments coming in.

Commission member Archuleta suggested stating in the agreement where they plan to put the trail with a note that it is subject to change based off of development.

Commission member Wilson suggested putting that the trail system must meet up with the existing trail system regardless of where it is placed within the development.

Mr. Scadden suggested changing the wording of not to exceed 16 units.

Commission member Nalder made a motion to table. Commission member Deem seconded the motion. *Commission member Deem, aye; Commission member Epperson, 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. FINAL SITE PLAN APPROVAL-DURK'S PLUMBING-1945 W. COMMERCE WAY-DURK BAILEY

Durk Bailey explained that they upgraded the fence to wrought iron.

Chairman Banta asked how large the Russian sage bushes typically get.

Mr. Bailey said about 5'X5'.

Commission member Wilson made a motion to give final site plan approval to Durk's Plumbing at 1945 W. Commerce Way. Commission member Epperson seconded that motion. Commission member Deem, aye; Commission member Epperson, 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-SALON-1905 W. 2200 S.-KELTEN AND LEXIE THOMAS

Vice Chair Deem asked about the landscaping.

Lexie Thomas explained that it would be grass and trees.

Vice Chair Deem asked if they had gotten approval from UDOT for the opening on 1900 W.

Kelten Thomas said they had discussed it with UDOT but not gotten the approval.

Lexie Thomas asked if they could put asphalt all the way to the street.

Vice Chair Deem stated that they must have sidewalk.

Lexie Thomas asked if they could asphalt to the sidewalk then.

Vice Chair Deem confirmed they could. He asked if they have a dumpster on site.

Lexie Thomas stated they are going to have two residential cans.

Vice Chair Deem explained they must do an enclosure for those cans per site plan requirements.

Chairman Banta explained that they must change the aesthetics of the house to meet the requirements of Chapter 28 before final approval.

Commission member Deem made a motion to give preliminary site plan approval for a salon at 1905 W. 2200 S. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Epperson, 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. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES

Commission member Roundy made a motion to enter into public hearing. Commission member Nalder seconded the motion. Commission member Wilson, aye; Commission member Epperson, 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.

Chairman Banta invited the public up for comment.

Randy Spencer expressed concerns about the amount of businesses that are allowed at this location. He is concerned about the outbuilding on the property being rented out and the conex containers on the property. He also expressed concerns over traffic from deliveries.

Shailyn Johnson is concerned that the outbuilding will be rented out because the last time it happened there was a meth lab bust. She expressed concerns of crime because the police had been there a few times. She is also concerned about the amount of traffic, garbage, numerous employees, and noise produced from the businesses.

Jared Johnson stated that this business has forklifts running all day long and the semis that drop off deliveries often cannot fit into the home owner's driveway so they block their driveway.

Ken Reeder is wondering if the zoning has changed because he thought it was still agricultural/residential. He stated that the homeowner is running a lawn business and mechanic shop 7 days a week and that there has been crime as a result of the outbuilding

being rented out.

Brad Smith expressed concerns over noise, increased traffic, garbage blowing all over the neighborhood, and what the business will change into over time.

Cassie Nelsen stated that there are a lot of similar businesses on this road and that this homeowner should not be punished by losing their livelihood because that is unfair.

Jill Smith stated that asking for a permit after the fact does not sit well with her. She feels this business is better suited in an industrial zone.

Commission member Nalder made a motion to leave public hearing. Commission member Roundy seconded the motion.

Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.

9. ACTION ON PUBLIC HEARING- CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES

Chairman Banta asked about the validity of the meth lab issue.

Mr. Howes stated they built the building, rented it out, and found out it wasn't allowed a year and a half later.

Commission member Nalder asked how many full time employees he has and what time their work hours are.

Mr. Howes stated that they have 6 full time employees and typically start at 7:30 A.M.

Vice Chair Deem asked why they don't get rid of the conex boxes.

Mr. Howes stated they could get rid of them but they have a lot of stuff in their so they would need six months and would have to build another building.

Commission member Nalder asked if they planned on hiring more employees.

Mr. Howes said he would in the winter.

Commission member Roundy asked about the noise.

Mr. Howes said that there are other neighbors with forklifts as well but they do have one. He stated he was also cutting shelves at one point.

Commission member Nalder suggested no more than 10 employees, hours from 7 A.M. to 7 P.M. Monday through Saturday and not violating the noise ordinance.

Chairman Banta expressed concerns over this even being allowed as a conditional use.

Planning Commission felt it best to consult with legal counsel before making a decision.

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

10. PRELIMINARY CONCEPT-STORAGE UNITS-1688 S. 1900 W.-KERRY GARNER

Larry Hill stated that they would like to do storage units with log cabin elements.

Chairman Banta stated that they discussed this item with the city planner and since this property was not eligible under the storage unit ordinance they may have to rethink it and discuss with him.

11. PRELIMINARY SITE PLAN APPROVAL-SALT POINT SELF STORAGE-APPROX. 3150 W. 4000 S.-DOUG RICH

Josh Hughes said they shifted the layout a bit and are planning on the fortress style of storage units.

Archuleta suggested not having plain gravel as a part of the landscaping plan.

Chairman Banta asked about the drainage for the sheds.

Mr. Hughes stated it will be addressed in the engineering.

Vice Chair Deem asked the width between the storage units.

Mr. Hughes said it would be from 25-30 feet wide.

Commission member Nalder asked about lighting.

Mr. Hughes stated they would have lighting in the hallways and on the building but not inside the storage units.

Commission member Archuleta asked about hours.

Mr. Hughes said it would be 24 hours.

Commission member Roundy made a motion to give preliminary site plan approval to Salt Point Self Storage at approx. 3150 W. 4000 S. Commission member Archuleta seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.

12. PRELIMINARY SITE PLAN APPROVAL-TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER

Ryan Fisher stated they are just expanding the business with an addition.

Chairman Banta asked how far they were from the road.

Mr. Fisher said about 275 feet.

Vice Chair Deem asked if there were other buildings in front of this one and if they are doing the same aesthetics to match the existing.

Mr. Fisher confirmed both and stated you cannot see the new building from the street.

Commission member Archuleta asked if they were adding signage.

Mr. Fisher said no and that they were only hiring about 5-10 new employees so there will be very little impact.

Commission member Nalder made a motion to give preliminary site plan approval to Trace Minerals Research at 1990 W. 3300 S. Commission member Epperson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.

13. PRELIMINARY SITE PLAN APPROVAL-CHIROPRACTIC AND INSURANCE OFFICE-3384 W. 4600 S.-LIVE FREE LLC

McKay Bybee stated that they want to build an office building adjoining Lady Fitness.

Vice Chair Deem asked if there will be a shared entrance.

Mr. Bybee confirmed and said there would also be shared parking.

Commission member Archuleta asked about landscaping.

Mr. Bybee said it is 15% potentially more and it would be shrubs, trees, and zero scape.

Commission member Wilson made a motion to give preliminary site plan approval to a Chiropractic and Insurance office located at 3384 W. 4600 S. Commission member Archuleta seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.

14. PRELIMINARY SUBDIVISION APPROVAL-THE TOWNS AT KNUDSON CORNER-APPROX. 3300 S. 2400 W.-JOHN CLAYTON

John Clayton stated that this is the preliminary for the town home projects and that they are hoping to break ground in a month.

Vice Chair Deem asked about lighting.

Mr. Clayton said that there would be lighting on the buildings similar to Riverbend Townhomes and ample parking.

Commission member Archuleta asked about the dumpsters.

Mr. Clayton stated that they will not do dumpsters but individual cans that will be picked up weekly.

Vice Chair Deem asked if it will be the same HOA as Riverbend.

Mr. Clayton said it would not be.

Commission member Archuleta asked if there was green space to this project.

Mr. Clayton said there will be by the apartment complexes.

Vice Chair Deem asked about lighting on the back of the townhomes by the trail.

Mr. Clayton said they could add some.

Commission member Epperson asked if they were planting trees on the path.

Mr. Clayton said they could and if that was the case they will be about 8 feet back from the trail.

Commission member Roundy made a motion to give preliminary subdivision approval to The Towns at Knudson Corner located approx. 3300 S. 2400 W. Commission member Epperson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.

15. FINAL SUBDIVISION APPROVAL-KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON

Vice Chair Deem asked about lighting.

Mr. Clayton stated that they would be on the garage fronts.

Vice Chair Deem suggested street lights on the entrances.

Chairman Banta asked if they need to change to some lot lines still.

Mr. Clayton confirmed that some needed to be changed.

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

16. OTHER BUSINESS

There was no other business at this time.

17. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 8:13 P.M. Commission member Epperson seconded the motion. Commission member Wilson aye, Commission member Epperson, 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
Deputy Recorder

Date Approved: 2/27/19