



Planning Commission Meeting Minutes

February 27, 2019 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

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

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. **Action on Minutes** –February 13, 2019
3. **Report-** Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. **Final Subdivision Approval**-The Towns at Knudson Corner-approx. 3300 S. 2400 W.-John Clayton
5. **Final Subdivision Approval**-Knudson Corner Subdivision-3145 S. Midland Drive-John Clayton
6. **Action on Public Hearing**-Riverwalk-1550 W. 2000 S.-Master Development Agreement
7. **Final Site Plan Approval**-Salon-1905 W. 2200 S.-Kelten and Lexie Thomas
8. **Action on Public Hearing**- Conditional Use Permit for holiday lighting/storage shelving/window cleaning businesses-3030 W. 3600 S.-Dustin and Ashley Howes
9. **Final Site Plan Approval**-Trace Minerals Research-1990 W. 3300 S.-Marty Barner
10. **Final Site Plan Approval**-Chiropractic and insurance office-3384 W. 4600 S.-Live Free LLC
11. **Public Hearing**-Conditional Use for crane service business-2526 W. 3600 S.-Todd Egbert
12. **Action on Public Hearing**-Conditional Use for crane service business-2526 W. 3600 S.-Todd Egbert
13. **Public Hearing**-Conditional Use for auto body shop-1965 S. 1100 W. #8-West Haven Body Shop
14. **Action on Public Hearing**-Conditional Use for auto body shop-1965 S. 1100 W. #8-West Haven Body Shop
15. **Public Hearing**-Conditional Use for an asphalt maintenance business-3507 S. 2700 W.-Tiffany Gama
16. **Action on Public Hearing**-Conditional Use for an asphalt maintenance business-3507 S. 2700 W.-Tiffany Gama
17. **Final Subdivision Approval and Development Agreement**-Hawk Haven Townhomes-1874 S. 1900 W.-Pete Lodder
18. **Final Site Plan Approval**-Commercial Building-approx. 3500 W. 3300 S.-Justin Nielsen
19. **Preliminary Subdivision Approval**-Yulisa Estates Subdivision-2390 W. 3300 S.-Woodmere Homes
20. **Preliminary Subdivision Approval**-Glenwood Acres Subdivision-3540 S. 2700 W.-Danny Wall
21. Other Business
22. 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 Nalder.

2. **ACTION ON MINUTES-FEBRUARY 13, 2019**

Commission member Nalder made a motion to approve the minutes. Commission member Deem seconded the motion. Commission member Banta, 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 20, 2019 council meeting.

4. FINAL SUBDIVISION APPROVAL-THE TOWNS AT KNUDSON CORNER-APPROX. 3300 S. 2400 W.-JOHN CLAYTON
Dennis Peters was present for this item.

Commission member Wilson made a motion to give final subdivision approval to The Towns at Knudson Corner at approx. 3300 S. 2400 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; the vote was unanimous.*

5. FINAL SUBDIVISION APPROVAL-KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON
Dennis Peters was present for this item. He stated that the issues with the lot lines has been fixed.

Commission member Wilson made a motion to give final subdivision approval to Knudson Corner Subdivision at 3145 S. Midland Drive. 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; the vote was unanimous.*

6. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
Rick Scadden stated that the suggested changes to the MDA have been made and that they added a location for the trail on the property.

Commission member Deem made a motion to approve the Master Development Agreement for Riverwalk located at 1550 W. 2000 S. Commission member Wilson seconded that motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; the vote was unanimous.*

7. FINAL SITE PLAN APPROVAL-SALON-1905 W. 2200 S.-KELTEN AND LEXIE THOMAS
Lexie and Kelten Thomas were present for this item.

Steve Anderson said he had spoken with UDOT about the access on 1900 W. and thinks it will be approved, however if it is not having one access on 2200 S. will be adequate for this business.

Mrs. Thomas asked if it was possible to not put in the sidewalk because all of the surrounding businesses do not have sidewalk.

Commission member Nalder suggested stamping the plat to show they would be responsible to pay for sidewalk when the rest of the properties are developed. He asked if they had met their 60% and 40% on aesthetic materials for their business.

Chairman Banta suggested modifying the columns on the front porch to meet the required percentages.

Commission member Nalder made a motion to give final site plan approval for a salon at 1905 W. 2200 S. with the requirements that the plat must be stamped with a note the owners are responsible to pay for sidewalk when the surrounding areas develop and that they must meet their percentages of materials required in Chapter 28. Commission member Roundy seconded the motion. *Commission member Wilson, aye; Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.*

8. ACTION ON PUBLIC HEARING- CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELIVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES
Dustin and Ashley Howes were present for this item.

Vice Chair Deem asked if they got rid of the conex containers are they planning on building another building.

Mr. Howes said yes and that they could put up a fence and trees to hide some of the property.

Chairman Banta asked where they would move the conex containers.

Mr. Howes said they wouldn't move them.

Vice Chair Deem asked if they would be willing to paint the conex containers.

Mr. Howes agreed to paint the containers.

Commission member Wilson asked how many conex containers were currently on the property.

Mr. Howes said there are 12 containers.

Commission member Nalder asked if they would have two regular employees.

Mr. Howes said its more during the Christmas season.

Chairman Banta expressed concern about the amount of conex containers.

Vice Chair Deems expressed concerns about garbage being cleaned up and the need for a fence.

Commission member Nalder made a motion to give a conditional use permit for a holiday lighting/storage shelving/window cleaning business at 3030 W. 3600 S. with the conditions that they add a privacy fence east to west between the buildings, on the south side of property, and west side of property within six month. Conditions also include hours of operation 7 A.M.-7 P.M., parking for employees on the property, 6 months to reduce the amount of conex containers to 5, a year to paint all the remaining conex containers, and the garbage must be cleaned up. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

9. FINAL SITE PLAN APPROVAL-TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER

Wes Jordan stated that they are currently surveying the property to resolve drainage issues.

Commission member Nalder made a motion to give final site plan approval to Trace Minerals Research at 1990 W. 3300 S. with the condition that the drainage issues must be worked out with staff. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

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

Dan Baugh said nothing had changed from the previous plans.

Vice Chair Deem asked what the height of the building is.

Mr. Baugh said that it is 16 feet high and 12 feet high on the back side.

Commission member Roundy made a motion to give final site plan approval to a chiropractic and insurance office at 3384 W. 4600 S. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

11. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR A CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT

Diana and Todd Egbert explained that they had been in the city doing business for 11 years as a crane operator, that he stores his equipment in an out building, and that the crane is brought to each individual job site. He stated that this business does not bring customers to the home.

Commission member Nalder made a motion to enter into public hearing. Commission member Deem seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment

Justin Nielsen stated that Mr. Egbert is the best crane operator he knows and an asset to the city.

Paul Fawson stated he is in favor of this business.

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

12. ACTION ON PUBLIC HEARING-CONDITIONAL USE PRMIT FOR A CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT

Commission member Wilson made a motion to give a conditional use permit for a crane service business at 2526 W. 3600 S. with the conditions that they comply with the noise and nuisance ordinances and the hours of operation 7 A.M to 7 P. M. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

13. PUBLIC HEARING-CONDITIONAL USE FOR AN AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP

Junior Lopez explained that they usually work on 6 cars inside the shop and have about 35 cars out front. They are a body shop as well as auto sales.

Commission member Nalder made a motion to enter into public hearing. Commission member Wilson seconded that motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

No one came up at this time.

Commission member Wilson 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 Deem, aye; the vote was unanimous.

14. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR AN AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP

Commission member Nalder expressed that the egress needs to be open for fire access.

Commission member Nalder made a motion to give a conditional use permit for an auto body shop at 1965 S. 1100 W. #8 to West Haven Body Shop with the conditions that the cars parked in front all have some kind of marker indicating which business they belong to, the fire access is always left open, and a maximum of 6 cars inside the shop and 35 outside. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

15. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA

Fernando Gama explained that their business is crack sealing and patching. His lot is about 5 acres and they store dump trucks and trailers there. There is only one employee on site at all times and that is the owner and they have been in business 3 years operating Monday through Saturday.

Commission member Wilson made a motion to enter into 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 Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

Bill Gibson is concerned that the kind of business will emit smoke and a bad odor.

Sandy Gibson is concerned about asphalt being piled up on the property.

Paul Fawson is concerned about the smoke and bad odor from the business.

Lisa Adamson is concerned about safety issues because of the large trucks driving on the road and the cleanup if any asphalt drops on the property or road.

Lynette Fawson is concerned about safety with the trucks and whether or not the business may expand. She stated she would like to see a limit on the amount of equipment allowed.

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

16. ACTION ON PUBLIC HEARING-CONDITIONAL USE PERMIT FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA

Chairman Banta asked if they had a batch plant on site.

Mr. Gama said that they buy the materials from their supplier and bring them directly to the job site because of this their trucks do not drop materials on the road or at their home. He also stated that they would like to move to a commercial district if their business grows.

Commission member Roundy asked what kind of equipment they have at the home.

Mr. Gama stated there are 3 pickup trucks, 2 dump trucks, 1 slurry, 3 trailers, and a skid.

Commission member Wilson made a motion to give a conditional use permit for an asphalt maintenance business at 3507 S. 2700 W. with the conditions that they follow the zoning ordinance for the allotted amount of large vehicles, and comply with the noise and nuisance ordinances. Commission member Nalder seconded the motion. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.*

17. FINAL SUBDIVISION APPROVAL AND DEVELOPMENT AGREEMENT-HAWK HAVEN TOWNHOMES-1874 S. 1900 W.-PETE LODDER

Jim Flint stated that there are two entrances on 1900 W.

Vice Chair Deem asked if street lights have been added to the entrances.

Mr. Flint said they had been added.

Commission member Nalder asked about a trail on the property and the fence next to it.

Steve Anderson said that the trail should be added by the Hooper Canal in the Development Agreement

Vice Chair Deem suggested connecting the trail to 1800 S.

Commission member Deem made a motion to give final subdivision and development agreement approval to Hawk Haven Townhomes at 1874 S. 1900 W. with the condition that they work out with staff to add a 20 foot trail improvement along the Hooper Canal that has 14 feet of road base in the development agreement. Commission member Wilson seconded the motion. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.*

18. FINAL SITE PLAN APPROVAL-COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN

Justin Nielsen stated that they planned on doing stone and hardy board with class doors for this building. He said he added a dumpster enclosure, fenced the property, lighting the complex, and 20% landscaping.

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

19. PRELIMINARY SUBDIVISION APPROVAL-YULISA ESTATES SUBDIVISION-2390 W. 3300 S.-WOODMERE HOMES

Josh Lynch stated that they wanted to do a subdivision with single family homes and twin homes.

Vice Chair Deem asked the width of the road.

Mr. Lynch stated that one road will be 50 feet and the other will be 60 feet.

Steve Anderson stated that this road will line up with the road for Knudson Corner Subdivision.

Vice Chair Deems asked which would be the common wall for the twin homes.

Mr. Lynch stated it would probably be the garage and they are debating doing a shared driveway.

Commission member Nalder expressed concern about the amount of lots because if it's a twin home with each unit being sold

separately they would need to split each lot.

Chairman Banta expressed concern about the frontage of each twin home lot being 47 feet.

Vice Chair Deem asked if they are planning on an HOA.

Mr. Lynch said he was not sure.

Chairman Banta stated that those twin homes would need to be separate lots.

Commission member Deem made a motion to give preliminary subdivision approval to Yulisa Estates Subdivision at 2390 W. 3300 S. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

20. PRELIMINARY SUBDIVISION APPROVAL-GLENWOOD ACRES SUBDIVISION-3450 S. 2700 W.-DANNY WALL

Jacob Wall was present for this item.

Steve Anderson asked if they put the street right next to the property line.

Mr. Wall said they had.

Vice Chair Deem asked if they are doing curb and gutter. He also asked if they planned on adding other phases.

Mr. Wall said that they will do curb gutter and sidewalk on one side. He said they do plan on adding other phases in the future.

Vice Chair Deem pointed out that the plan shows two lot fours and that the number would need to be fixed.

Mr. Wall agreed.

Commission member Wilson asked if they were tearing down any existing buildings.

Mr. Wall said they plan on tearing down a shed.

Vice Chair Deem asked what they are doing with the existing well on the property.

Mr. Wall said they will have to abandon it.

Commission member Wilson made a motion to give preliminary subdivision approval to Glenwood Acres Subdivision at 3450 S. 2700 W. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

21. OTHER BUSINESS

There was no other business at this time.

22. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 8:28 P.M. Commission member Wilson seconded the motion. Commission member Wilson aye, Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Deem, aye; the vote was unanimous



Emily Green
Deputy Recorder

Date Approved: 3/13/19