



Planning Commission Meeting Minutes

March 27, 2019 6:00 P.M.

City Council Chambers

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

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

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes –March 13, 2019
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Public Hearing-To amend the Master Development Agreement-approx. 2950 W. 4000 S.-Salt Point
5. Action on Public Hearing-To amend the Master Development Agreement-approx. 2950 W. 4000 S.-Salt Point
6. Final Site Plan Approval-Salt Point Self Storage-approx. 3150 W. 4000 S.-Doug Rich
7. Public Hearing-Rezone A-1 and A-2 to Mixed Use-approx. 2140 W. 1800 S.-Lowell Farr
8. Action on Public Hearing- Rezone A-1 and A-2 to Mixed Use-approx. 2140 W. 1800 S.-Lowell Farr
9. Public Hearing-Rezone C-2 to Mixed Use-approx. 3710 S. 2700 W.-Cody Rhees
10. Action on Public Hearing-Rezone C-2 to Mixed Use-approx. 3710 S. 2700 W.-Cody Rhees
11. Public Hearing-Conditional Use for a home occupation-3020 W. 3600 S.-Jared Johnson
12. Action on Public Hearing-Conditional Use for a home occupation-3020 W. 3600 S.-Jared Johnson
13. Public Hearing-Rezone A-2 to Mixed Use-approx. 3500 W. 4000 S.-Bryce Thurgood
14. Action on Public Hearing-Rezone A-2 to Mixed Use-approx. 3500 W. 4000 S.-Bryce Thurgood
15. Preliminary Subdivision Approval-WAJ Management Subdivision-2355 S. 2700 W.-Wendy Jensen-Nicholls
16. Other Business
17. Adjournment

The Planning Commission met at their regularly scheduled meeting at the City Office Vice Chair Deem called the meeting to order at 6:00 P.M.

1. INVOCATION was offered by Commission Member Archuleta.

2. ACTION ON MINUTES-MARCH 13, 2019

Commission member Nalder made a motion to approve the minutes. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Epperson, 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 March 20, 2019 council meeting.

4. PUBLIC HEARING-TO AMEND THE MASTER DEVELOPMENT AGREEMENT-APPROX. 2950 W. 4000 S.-SALT POINT

Ed Gramp explained that they are amending the Master Development agreement to shift zones slightly for their storage unit facility. They did this based off of the requirements of Rocky Mountain Powers easement requirements. The submitted map shows the changes made.

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

Vice Chair Deem invited the public up for comment.

No one came up at this time.

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

5. ACTION ON PUBLIC HEARING-TO AMEND THE MASTER DEVELOPMENT AGREEMENT-APPROX. 2950 W. 4000 S.-SALT POINT

Commission member Archuleta made a motion to amend the master development agreement for Salt Point at approx. 2950 W. 4000 S. Commission member Nalder seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Wilson, aye; Commission member Roundy, aye; the vote was unanimous.*

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

Josh Hughes stated that they moved the units back 10 feet off of the road to allow for more landscaping.

Commission member Archuleta asked about lighting for the project.

Mr. Hughes explained that they would have a lot of directional lighting pointing down for security and not adding to the light pollution in the neighborhood.

Vice Chair Deem asked if the trees are between the sidewalk and the building.

Mr. Hughes confirmed they are.

Commission member Roundy asked if there is a wall or a fence facing 4000 S.

Mr. Hughes stated it will be the building that acts as a wall and in the gaps around the site will be wrought iron fencing.

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

7. PUBLIC HEARING-REZONE A-1 AND A-2 TO MIXED USE-APPROX. 2140 W. 1800 S.-LOWELL FARR

Lowell Farr stated that the parcels make up about 17 acres. They plan on selling town homes and establishing an HOA for the development. They also plan on adding a park. He said that the existing home on the east side will stay and they will demolish the other building to allow for a road.

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

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

8. ACTION ON PUBLIC HEARING-REZONE A-1 AND A-2 TO MIXED USE-APPROX. 2140 W. 1800 S.-LOWELL FARR

Commission member Archuleta asked if there was a commercial component to this piece.

Mr. Farr stated there is not a commercial component just a park.

Steve Anderson stated that Mixed Use requires two components. He said that donating the back half for the city's park may help get those two components. He also expressed concern with fire access and drainage for the properties.

Commission member Wilson asked how big the proposed park is.

Mr. Farr stated that it is about an acre with both sides. He said that he still needs to meet with UDOT for permission and that their permission will dictate if a pump house is required for the property.

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

9. PUBLIC HEARING-REZONE C-2 TO MIXED USE-APPROX. 3710 S. 2700 W.-CODY RHEES

Cody Rhees explained that he does not have a concept plan he just wants to combine parcels here and make them the same zone. The parcel is approx. 3 acres and is thinking of doing housing on the property.

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

Vice Chair Deem 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 Archuleta seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

10. ACTION ON PUBLIC HEARING-REZONE C-2 TO MIXED USE-APPROX. 3710 S. 2700 W.-CODY RHEES

Vice Chair Deem explained that they must submit a concept with the Mixed Use Ordinance.

Steve Anderson explained that there is a commercial overlay on the back half of the lot that does not have access to Midland Drive.

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

11. PUBLIC HEARING-CONDITIONAL USE FOR A HOME OCCUPATION-3020 W. 3600 S.-JARED JOHNSON

Jared Johnson explained that he has a concrete cutting business. He said he stores his equipment in an out building on his property and the work he does is on site for each construction project.

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

Vice Chair Deem invited the public up for comment

Dustin Howes stated that he thinks this business is clean and he is in favor of it.

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

12. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR A HOME OCCUPATION-3020 W. 3600 S.-JARED JOHNSON

Commission member Nalder asked if he rents out his facility to anyone.

Mr. Johnson said he does not he only uses the storage for his business and personal use.

Commission member Epperson asked if they store any cut concrete on their property.

Mr. Johnson stated that he does not store anything but equipment on the property.

Commission member Nalder made a motion to give a conditional use permit for a concrete cutting business at 3020 W. 3600 S. Commission member Archuleta seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

13. PUBLIC HEARING-REZONE A-2 TO MIXED USE-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD

Bryce Thurgood explained that the front half of this project will be commercial and they want to build townhomes on the back half with the slough as a divider. The properties are 12.8 acres all together and they plan on having townhomes with 83 units. The density comes to about 6.5 units per acre. They plan on doing two car garages for the units.

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

Vice Chair Deem invited the public up for comment.

Carmel Kappes is concerned about the noise and dust created by construction. She feels they have plenty of that with another development in process.

Bruce Swenson is concerned about how close the townhomes will be to their homes.

John Schaff is concerned about the population growth and is unhappy with the construction.

Pam Cuddeback is concerned about two story homes being at the back of their property.

Jeff Bingham feels that commercial components have been promised and not delivered. He feels it's important for the city to build a better tax base so a property tax is not put into place.

Pam Crosbie is concerned about the amount of stories the homes will have and the amount of feet between their homes and the townhomes. She also expressed concern over large trucks on their road.

Lorie Batchelor is concerned about the amount of traffic because they thought their street would always be a dead end.

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

14. ACTION ON PUBLIC HEARING-REZONE A-2 TO MIXED USE-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD

Commission member Roundy asked if the two existing houses will be left until the commercial is built.

Mr. Thurgood confirmed they will be.

Vice Chair Deem asked about the height of the townhomes and the size of the yards.

Mr. Thurgood said they would have two stories about 23-24 feet high and the backyards would be about the same size as the homes in Stone Creek Village, the development right behind this one.

Commission member Wilson asked if they could have large lots near the existing homes.

Mr. Thurgood said that stepping down the lots sizes is not really feasible for this project.

Commission member Archuleta asked if they could plant trees along the fence to help with privacy and what kind of commercial they are trying to get.

Mr. Thurgood stated they could definitely plant trees and that they are hoping for possibly a Walgreens, or a salon, something in that realm.

Commission member Epperson asked if they are closing in the slough.

Mr. Thurgood said they are not closing it, they are just landscaping around it.

Vice Chair Deem asked if they are fencing in the slough.

Mr. Thurgood said they are not sure but possibly.

Commission member Epperson asked what kind of amenities will be in the open space.

Mr. Thurgood explained that they will probably do a tot lot and dog park.

Commission member Epperson suggested flipping the plan around for the townhomes so that they aren't as dense near the existing homes.

Commission member Archuleta asked if UDOT would allow that access.

Steve Anderson said yes they will allow that.

Mr. Thurgood stated that he would have to rework the plan with his engineer and that if they could switch it they would.

Commission member Nalder made a motion to rezone property from A-1 to Mixed Use at approx. 3500 W. 4000 S.

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

15. PRELIMINARY SUBDIVISION APPROVAL-WAJ MANAGEMENT SUBDIVISION-2355 S. 2700 W.-WNEDY JENSEN-NICHOLLS

Wendy Jensen-Nicholls stated that she would like to do a two lot subdivision with 80 foot frontage for each lot.

Commission member Wilson made a motion to deny preliminary subdivision approval to WAJ Management Subdivision at 2355 S. 2700 W. Commission member Epperson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

16. OTHER BUSINESS

Planning discussed meeting earlier at 5:00 P.M. for the next work session to discuss amending the animal ordinance and creating a container ordinance.

17. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:36 P.M. Commission member Epperson seconded the motion.

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

Emily Green

Emily Green
Deputy Recorder

Date Approved: 4/10/19