



Planning Commission Meeting Minutes

July 10, 2019 6:00 P.M.

City Council Chambers

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

Present:	Darin Deem	Chairman
	Natalie Wilson	Commission Member
	Elaine Archuleta	Commission Member
	Andrew Reyna	Commission Member
	Becky Roundy	Commission Member
	Scott Epperson	Commission Member

Staff Present:	Charis Sully	Deputy Recorder
	Steve Anderson	City Planner

Absent:	Kirt Nalder	Vice Chair
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5:00 WORK SESSION

Planning discussed the animal ordinance and bee keeping ordinance. A committee met to discuss the animal ordinance; they all provided a lot of good information. They discussed having an open house for the animal and bee ordinance.

AGENDA

1. Invocation
2. Action on Minutes –June 10, 2019
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Action on Public Hearing-Master Development Agreement-Wilson Cove Townhomes Subdivision-2140 W. 1800 S.-Lowell Farr
5. Final Site Plan Approval-Storage Masters-1770 W. 1950 S.-Quinn Tucker
6. Preliminary Subdivision Approval-West Garden Townhomes at 33RD South-2379 W. 3300 S.-West Garden Partners
7. Final Site Plan Approval-Alpine Excavation-2377 S. 1900 W.-Doug Wheeler
8. Other Business
9. Adjournment

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

1. INVOCATION was offered by Commission Member Roundy

2. ACTION ON MINUTES- June 26, 2019

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

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
Steve Anderson reported on the Council meeting held July 3, 2019.

4. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WILSON COVE TOWNHOMES SUBDIVISION-2140 W. 1800 S.-Lowell Farr

Chairman Deem listed changes that need to be made. Section 2.1.2 B-Roads, of the MDA. Add a sentence that states the roads will be completed to city standards.

Section 2.1.2 G-Park: Needs to state that there will be commercial grade equipment.

Commission member Roundy stated it needs to say the park will consist of grass, trees, commercial grade playground equipment and picnic tables.

Chairman Deem requested a better picture of the swing-set, a commercial grade one.

Commission member Roundy asked what the base color for the brick will be.

Tyler Farr stated they have four different colors, two shades of gray and two shades of red.

Commission member Archuleta made a motion to approve the Master Development Agreement for Wilson Cove Townhomes Subdivision located at 2140 W. 1800 S. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

5. FINAL SITE PLAN APPROVAL-STORAGE MASTERS-1770 W. 1950 S.-QUINN TUCKER

Chairman Deem asked if there are any changes to the site plan.

Quinn Tucker stated that everything is the same.

Steve Anderson asked if it will be attached to the existing building.

Mr. Tucker stated that it would be.

Chairman Deem stated that they are going to require more landscaping to the next lot, when it is developed.

Steve Anderson asked if there will run power out to the building.

Mr. Tucker stated that there will not be any power.

Commission member Wilson made a motion to approve final site plan for Storage Masters located at 1770 W. 1950 S. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

6. PRELIMINARY SUBDIVISION APPROVAL-WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W. 3300 S.-WEST GARDEN PARTNERS

Chairman Deem stated that they will need rear and side views for final approval.

Chairman Deem stated that there will be a restroom done, for the city.

Earnest Willmore stated that, yes; they will be doing a restroom for the city. It will be located on the south-west corner; it will connect to the sidewalk.

Mr. Willmore stated that the location of the restroom will be close to the trail system and that they are willing to move it based on city recommendations.

There was a discussion about where the restroom would be best located. The planning commission agreed they should be built near the playground.

Commission member Archuleta asked what the distance between the restroom and townhome building was.

Mr. Willmore said approximately 20 feet, from the corner of the building to the corner of the restroom.

Commission member Roundy asked who will maintain the restrooms.

Mr. Willmore stated that the HOA will be maintaining it.

Commission member Roundy asked what direction the building doors will face.

Mr. Willmore stated that they do not want it to face the North or the West because of snow. They would like them to face the South so that the sun can melt the snow. They intend to post signs to direct to restroom.

Commission member Archuleta stated that she believes the restroom would be better in the detention area with trees on either side so that it is shielded from the resident's view.

Commission member Archuleta stated that the Master Development Agreement should say that it consists of commercial grade playground equipment.

Chairman Deem asked if it is a one stall restroom.

Mr. Willmore said yes, it will be a family style restroom that is ADA accessible.

Steve Anderson asked if they will be putting lighting on the end of the building.

Mr. Willmore said they would not be opposed to it.

Commission member Roundy asked if they Clubhouse will be one story.

Mr. Willmore stated that it will be but it will have high ceilings.

Chairman Deem asked what the density is.

Mr. Willmore stated that it is 14.87 units per acre

Chairman Deem asked if the roads will be private.

Mr. Willmore said yes, they will have a 26 foot wide entrance that they will maintain.

Commission member Archuleta asked if there will be garages.

Mr. Willmore said each unit will have a 2 car garage in the back.

Chairman Deem asked if they will add garage parking into their HOA requirements.

Mr. Willmore said yes.

Chairman Deem asked if they have fire approval.

Mr. Willmore said they have not submitted to the fire department or Bona Vista Water.

Commission member Archuleta made a motion to approve the preliminary subdivision - WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W. 3300 S. with the change of moving the restroom to by the playground and that the HOA requires residents to park in the garage. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

7. FINAL SITE PLAN APPROVAL-ALPINE EXCAVATION-2377 S. 1900 W.-DOUG WHEELER

Chairman Deem Asked if anything has changed since the preliminary approval.

Mr. Wheeler stated that they added some hard surfaces on the north elevation.

Commission member Roundy made a motion to approve final site plan for Alpine Excavation-2377 S 1900 W. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

8. OTHER BUSINESS

Planning discussed meeting at 5:00 P.M. for the next work session to discuss the storage container ordinance, mixed use ordinance

and the animal ordinance. They also canceled the Planning commission meeting for July 24, 2019.

9. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:39 P.M. Commission member Archuleta seconded the motion. Commission member Wilson aye, Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Deem, aye; Commission member Reyna, aye; the vote was unanimous

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 08/14/2019