



Planning Commission Meeting Minutes October 29, 2019 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

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

Staff Present:	Charis Sully	Deputy Recorder
	Steve Anderson	City Planner
	Amy Hugie	Attorney
	RaeAnn Lindholm	Code Enforcement

5:00 WORK SESSION

Planning discussed agenda items.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-OCTOBER 29, 2019
3. FINAL SITE PLAN APPROVAL-MIDLAND PLAZA-3428 W 4600 S
4. PRELIMINARY SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON
5. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK AT APPROX. 1750 S 1900 W
6. FINAL SITE PLAN APPROVAL-GRAND HAVEN ASSISTED LIVING-3500 W- JUSTIN NIELSEN
7. PRELIMINARY SUBDIVISION APPROVAL-SHUPE PROPERTY AT APPROX. 3300 W 3200 S-OVATION HOMES
8. ACTION ON PUBLIC HEARING-ANIMAL ORDINANCE
9. ACTION ON PUBLIC HEARING- AMENDING MIXED USE ZONING ORDINANCE
10. OTHER BUSINESS
11. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:02 P.M.

1. INVOCATION was offered by Commission Member Wilson

2. ACTION ON MINUTES- October 29, 2019

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

3. FINAL SITE PLAN APPROVAL-MIDLAND PLAZA-3428 W 4600 S

No one was present for this item.

Commission member Nalder made a motion to table final site plan approval for Midland Plaza-3428 W 4600 S. Commission member Archuleta seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

4. PRELIMINARY SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON

Kelly Nielson was present for this item.

Chairman Deem asked if they were just adding the building to the existing property.

Mr. Nielson stated that they were.

Commission member Epperson asked if the bays will be separated by walls.

Mr. Nielson stated that they would not be.

Commission member Epperson asked if they plan on subleasing the spaces.

Mr. Nielson stated that they do not plan on that. He also stated that the space is to store company vehicles and equipment in.

Commission member Epperson asked if they plan on putting lighting on the outside of the building.

Mr. Nielson stated that they will have lights on the outside.

Chairman Deem asked what the distance from the building to the fence was.

Mr. Nielson stated that it is approximately 40 feet.

Chairman Deem asked if the parking lot will be asphalted.

Mr. Nielson stated that it will not be, it will be road base.

Chairman Deem asked if they have Fire Marshal approval.

Steve stated that they will get Fire approval during the building permit process.

Commission member Reyna made a motion to give preliminary site plan approval to Live Wire Electric-2506 S 2050 W. Commission member Wilson seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

5. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK AT APPROX. 1750 S 1900 W

Brandon Smith was present for this item.

Chairman Deem asked if anything has changes since preliminary.

Mr. Smith stated that there has been no change to materials but they architectural style has changed.

Steve asked if it has timber on the front.

Mr. Smith stated that it does.

Chairman Deem asked if the sides of the building would need architectural features.

Steve stated that they should.

Chairman Deem stated that something needs to be added to the sides of the building to make it look better.

Commission member Archuleta suggested adding trees to the side.

Chairman Deem stated that the gravel that is being used needs to be landscape rock, not just plain gravel.

Commission member Epperson asked if the trash will be on the West side.

Mr. Smith stated that it will be

Commission member Epperson asked what kind of fencing there would be.

Mr. Smith stated that they will be using standard chain link fencing.

Commission member Epperson asked if they fenced off storage areas will be allowed to be sub leased.

Mr. Smith stated that they will be leased with the building space.

Commission member Epperson asked if there will be a clause in the lease stating that the storage areas cannot be leased separately from the building space.

Mr. Smith stated that they can add that.

Commission member Archuleta asked why type of sign will there be.

Mr. Smith stated that it will be a monument sign that is at a maximum of 5-6 feet tall. It will be a single sign that is wood and black with tenant names on the sign. They will have multiple sizes of tenant signs and only 9-10 signs total.

Chairman Deem asked if the name will be West Haven Business Park.

Mr. Smith said they are open to suggestions for a new name.

Commission member Wilson made a motion to give final site plan approval for West Haven Business Park-Approx. 1750 S 1900 W. Commission member Epperson seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

6. FINAL SITE PLAN APPROVAL-GRAND HAVEN ASSISTED LIVING-3500 W- JUSTIN NIELSEN

Justin Nielsen was present for this item.

Chairman Deem asked if anything has changed since preliminary.

Mr. Nielsen stated that they have added a potential future breezeway on future buildings.

Chairman Deem asked if the parking lot will be by the buildings.

Mr. Nielsen stated that all the civil work will be done and completed as the main care center is completed, and then the buildings will be built.

Commission member Archuleta asked what the purpose of the breezeway was.

Mr. Nielsen stated that their studies show, in independent living communities, the residents prefer them for easier transition between buildings in bad weather.

Commission member Epperson asked if they got the water rights stuff figured out.

Mr. Nielsen stated that they are making the drainage pipes larger and that they have moved the main care center up 28 feet.

Chairman Deem asked where the dumpster is going to be located.

Mr. Nielsen stated that it will be in the north end corner of the parking lot.

Commission member Archuleta asked what the main center will include.

Mr. Nielsen stated that it is a full care center and will include a memory care.

Mr. Nielsen stated that they will be doing curb, gutter and sidewalk on 3500 W

Mr. Nielsen stated that the detention pond is connected to the storm drain.

Commission member Becky asked where the sign will be located.

Mr. Nielsen stated that it will be on the left side of the south entrance.

Chairman Deem asked if the detention was grass.

Mr. Nielsen stated that it was.

Commission member Roundy asked what kind of fencing they will be using.

Mr. Nielsen stated that they would like to do something other than vinyl, something nicer.

Commission member Nalder made a motion to approve final site plan for Grand Haven Assisted Living- 3500 W with the addition of the dumpsters on the site plan to present to city council. Commission member Wilson Seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

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7. PRELIMINARY SUBDIVISION APPROVAL-SHUPE PROPERTY AT APPROX. 3300 W 3200 S-OVATION HOMES

Brad Frost was present for this item.

Mr. Frost presented 2 proposals to the planning commission on a piece of property that is just under 26 acres. Proposal number 1 was for 116 lots and include active adult units that will be tri-plex's and will also include single family homes. In exchange for the bonus density, they would donate money to the city to be used in the parks. \$120,000 within 30 days after final plat. Proposal number 2 would be 77 lots and would be a little bit smaller. There would be a 10% bonus under the PRUD on proposal number 2, the open space will be the tree farm.

Mr. Frost talked about adding a tree farm with controlled access. The farm would be leased to a landscaping company. That would be included in both proposals.

Mr. Frost stated that there will be a sign for the subdivision as you enter.

Commission member Epperson explained that if the bonus density was granted, the active adult units will be backing up to an elementary school and they may be an issue to some.

Chairman Deem asked what the lot sizes would be on proposal number 2 with 77 lots.

Mr. Frost stated that they are 7,000-8,000 sq. ft.

Chairman Deem asked if there will be an HOA.

Mr. Frost stated that there will be.

Commission member Archuleta asked if the sale of the trees in the tree farm would benefit the HOA.

Commission member Epperson stated that the HOA should be responsible for the open space maintenance if the landscaper backs out.

Mr. Frost stated that he would have to look into it.

Chairman Deem asked if they will be public or private roads.

Mr. Frost stated that they will be public roads.

Chairman Deem asked how wide the roads will be.

Steve stated that they will be 52-60 feet wide.

Steve stated that the city would like to see the trail go through the tree farm.

There was a discussion about eliminating a portion of the road and creating a cul-de-sac.

Commission member Reyna made a motion to give preliminary subdivision approval for the Shupe property at approx. 3300 W 3200 S proposal number 2 to include a 10% bonus under the PRUD and with a statement in the MDA saying the HOA will cover maintenance of the open space. Commission member Archuleta seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

8. ACTION ON PUBLIC HEARING- ACTION ON PUBLIC HEARING-ANIMAL ORDINANCE

Commission member Roundy explained the changes that were made to the recent draft. Changes were made to page 6 letter E then G, take out planning commission and change that to Code Enforcement Officer.

Letter F number 7 change Planning Commission to Code Enforcement Officer

Instead of Conditional use permit it will be an exemption.

Commission member Roundy made a motion to approve the Animal Ordinance with the changes listed. Commission member Archuleta seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

9. ACTION ON PUBLIC HEARING- AMENDING MIXED USE ZONING ORDINANCE

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

10. OTHER BUSINESS

Planning discussed having a meeting on December 2, 2019 at 6:00 PM with a work session at 5:30 PM and keeping all other work sessions in the future at 5:00 PM

11. ADJOURNMENT

Commission member Reyna made a motion to adjourn at 7:25 P.M. Commission member Epperson seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 11/26/2019