



Planning Commission Meeting Minutes November 26, 2019 6:00 P.M.

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

Present:	Darin Deem Kirt Nalder Becky Roundy Natalie Wilson Scott Epperson	Chairman Vice Chair Commission Member Commission Member Commission Member
Staff Present:	Charis Sully Steve Anderson Amy Hugie	Deputy Recorder City Planner Attorney
Absent:	Andrew Reyna Elaine Archuleta	Commission Member Commission Member

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. **INVOCATION**
2. **ACTION ON MINUTES**-NOVEMBER 13, 2019
3. **REPORT**- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. **PUBLIC HEARING**-SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT- APPROX. 4400 W 3400 S
5. **ACTION ON PUBLIC HEARING**- SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT-APPROX. 4400 W 3400 S
6. **PUBLIC HEARING**-REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3
7. **ACTION ON PUBLIC HEARING**- REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3
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 6:02 P.M.

1. INVOCATION was offered by Commission Member Nalder

2. ACTION ON MINUTES- November 13, 2019

Commission member Roundy made a motion to approve the minutes. Commission member Epperson seconded the motion. ; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, 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 Council meeting held on November 20, 2019.

4. PUBLIC HEARING-SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT- APPROX. 4400 W 3400 S

Mark Staples gave an update on the progress of Green Farm. 80 lots are completed and 50 of those lots have been sold. They have started park improvements on 4500, ordered all the trees for the tree lining portion up from 4000, along 4500 on both sides.

Mr. Staples explained that consultants have identified a portion of wetland area on parcel "F", that they were not aware of when Amendment number 1 was done. They would like parcel "F" to be designated as a flax parcel. 22 acres will be assigned to the FEMA project as Open Space. When the developable acres are identified, and the 88 units are situated all the remainder will be donated back to the city.

Mr. Staples stated that they would like to add 30 acres of the 36 acres that is owned by the Favero family, into the Green Farm project. Under the General Plan that parcel is R-2. They would like to create a larger lot area with a minimum of 14,500 Square feet but the majority of the lots are actually larger than that. This would add 60 units to the overall. The original project has 550 units and by adding the 30 acres it would be about 616 units. If there are any left-over units in the other parcels, they would like to transfer them up there on the East side of the road. The cap would be up to 4 units for acre with the buffer still on the West side. The main road will run up from 4000 through the middle.

Mr. Staples proposed that the fees be capped as of the day of the agreement because of the amount of infrastructure they are putting in.

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

George Lamar stated that he was concerned about the Favero property being added without going through the rezone procedure before being added to the Green Farm Master Development Agreement. He also expressed that he is opposed to putting a cap on the fees for the Favero property.

Bryan Willie would like to know what the actual lot size is along the west side. He would also like to know what they do with all the runoff water from irrigation. There is a 36" culvert that comes out of the ground, when it isn't shut off after irrigating it overflows and floods the homes along there.

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

5. ACTION ON PUBLIC HEARING- SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT-APPROX. 4400 W 3400 S

Mr. Staples stated that they will be working with Wilson Irrigation on the flooding issue with the culvert.

Mr. Staples stated that the lots will be between 12,500 square Feet and 17,000 square feet according to the plan they have been working on. He stated that they don't have a problem with doing a minimum of 14,500.

Chairman Deem asked what the current zone is, of the Favero property.

Steve stated that it is R-2.

Chairman Deem asked if it was annexed into the city as an R-2

Steve stated that it was.

There was a discussion about impact fees.

Steve stated that the capped fees will not include the sewer impact fees. It should only apply to the parks and storm water.

Mr. Staples stated that it should apply to the fees for the City. Not the fees we collect for others.

Steve Anderson clarified that it would only be the Park and Storm water Impact fees.

Chairman Deem asked what the purpose of the reimbursement was.

Mr. Staples stated that the reimbursements would be if they did things beyond what they are obligated to do.

Commission member Roundy asked if 3450 S will connect to the Favero property.

Steve stated that it will, and all the stub roads will connect.

Commission member Roundy stated that she would like to see larger lots.

Commission member Nalder made a motion to approve the second amendment to The Green Farm Project Master Development Agreement with the change of, the minimum lot size will be 14,500 sq. ft. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; the vote was unanimous.

6. PUBLIC HEARING-REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3

John Ryan was present for this item. He is representing UDOT and the Browns.

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

George Lamar stated that there needs to be a concept development plan submitted for the rezone of the property, per West Haven City's Ordinance.

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

7. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3

Steve Anderson stated that there was a concept plan submitted today.

Amy Hugie stated that she thinks the concept plan meets the definition for one.

Commission member Roundy stated that she would like to see the Park and Ride portion larger.

Commission member Epperson asked what the density of the property to the North is.

Steve stated that it is the same as this proposal.

Commission member Epperson expressed his concern for the amount of parking for the density.

Commission member Roundy asked if UDOT agreed to a left turn out.

Steve said last time, UDOT agreed to 2 right outs and 2 full access.

Commission member Wilson made a motion to grant the rezone of property at approx. Hinkley and Midland Drive from A-1 to C-2 and R-3 with the attached concept. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; the vote was unanimous.

8. OTHER BUSINESS

9. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 7:21 P.M. Commission member Epperson seconded the motion.
Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; the vote was unanimous.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 12/11/19