



Planning Commission Meeting Minutes December 11, 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
	Scott Epperson	Commission Member
	Andrew Reyna	Commission Member
	Elaine Archuleta	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-NOVEMBER 26, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. PUBLIC HEARING- REZONE PROPERTY AT APPROX 3350 W 2700 S FROM R-2 TO R-4-WOODMERE HOMES
5. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX 3350 W 2700 S FROM R-2 TO R-4-WOODMERE HOMES
6. FINAL SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON
7. FINAL SUBDIVISION APPROVAL-PARKER ESTATES-APPROX. 2264 S 3500 W-JASON HAMBLIN
8. PRELIMINARY SITE PLAN APPROVAL- FOR THE BROWN PROPERTY AT APPROX 2300 W AND HINKLEY DRIVE-JOHN RYAN
9. PRELIMINARY SITE PLAN APPROVAL- FOR UDOT PROPERTY ON APPROX 2325 W HINKLEY-JOHN RYAN
10. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A LUMBER YARD AT 3159 S 1900 W-JEREMY POULSEN
11. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR A LUMBER YARD AT 3159 S 1900 W-JEREMY POULSEN
12. PUBLIC HEARING-FOR A CONDITIONAL USE FOR OGDEN ART METAL AT APPROX 2025 W 2100 S-SY IMLAY
13. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR OGDEN ART METAL AT APPROX 2025 W 2100 S-SY IMLAY
14. PUBLIC HEARING-REZONE PROPERTY AT APPROX 3695 S MIDLAND DRIVE FROM A-1 TO R-3 AND C-2 OVERLAY-STILLWATER
15. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX 3695 S MIDLAND DRIVE FROM A-1 TO R-3 AND C-2 OVERLAY-STILLWATER
16. PUBLIC HEARING-REQUEST FOR A MASTER DEVELOPMENT AGREEMENT AT APPROX 1700 S 1900 W-LARRY HILL
17. ACTION ON PUBLIC HEARING- REQUEST FOR A MASTER DEVELOPMENT AGREEMENT AT APPROX 1700 S 1900 W-LARRY HILL
18. PUBLIC HEARING-FOR A CONDITIONAL USE FOR METAL MANUFACTURING AT 2377 S 1900 W-TIM MCKISSEN
19. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR METAL MANUFACTURING AT 2377 S 1900 W-TIM MCKISSEN
20. PUBLIC HEARING-FOR A CONDITIONAL USE FOR ELITE AUTO AUCTION AND SALES AT 1855 W 1950 S #4-SHELLEY GORDER
21. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR ELITE AUTO AUCTION AND SALES AT 1855 W 1950 S #4-SHELLEY GORDER
22. OTHER BUSINESS
23. 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 Archuleta

2. ACTION ON MINUTES- November 26, 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 Reyna, aye; Commission member Archuleta, 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 December 04, 2019.

Chairman Deem moved agenda item numbers 11 and 12 up.

4. PUBLIC HEARING- REZONE PROPERTY AT APPROX 3350 W 2700 S FROM R-2 TO R-4-WOODMERE HOMES

Josh Lynch was present for this Item.

Mr. Lynch stated that the property has grading, water and sewer issues. They would like to put a number of homes in there to be able to make improvements.

Commission member Nalder made a motion enter 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 Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

Daniel Eaton stated that he doesn't think the city has the right to vote on this property because he believed it was not in West Haven. He also stated his concern for the sewer.

Paul Young asked how many units will be going in and stated that he spoke with the Fire Marshal about access to the proposed property and capacity of the existing subdivision. The existing subdivision is currently at 21 units and the maximum is 30. He expressed his concern about the safety of children with the traffic.

Steve Hedges stated his concern about the lot sizes they would have in the proposed area. He also expressed concern about there only being one road in and out.

Austin Slaughter expressed his concern about the lot sizes and that he doesn't think that area is right for the higher density.

Bob Young stated his concern about the sewer access and his concern for the safety of children. He also stated his concern for the green space with a runoff ditch and what will happen with that.

Kenneth McLennan is concerned about the density and the amount of traffic that it will create. He also stated his concern about the sewer.

Sandy Anderson is concerned about the traffic and safety of children.

Scott McLennan is concerned about the safety of children with the canal being right there. He also suggested adding a road through the McLennan property, if Mr. McLennan was open to that option.

Commission member Nalder made a motion leave 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 Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

5. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX 3350 W 2700 S FROM R-2 TO R-4-WOODMERE HOMES

Steve Anderson commented on the sewer system and stated that the sewer would have to be ran out to 3500 and easements would have to be obtained for that.

Chairman Deem asked if the Windsor Farms sewer would connect to this at all.

Steve stated that it would not.

Steve also stated that the city would not allow a cul-de-sac.

Steve stated that, the city might reroute the slough a little through city property and the developer will have to give an easement to the city for the slough.

Steve stated that the ground was annexed into the city, so the city does have jurisdiction.

Steve mentioned that the developer should have finished a section of sidewalk in Windsor Farms, but that didn't happen. The homeowners were not going to be allowed to build shed/buildings along the unfinished portion of the sidewalk. He also stated that the City could require the homeowner to put the sidewalk in, but they don't want to have to do that.

Mr. Lynch stated that the R-2.5 would work and they would do the roughly 1,100 feet of sidewalk.

Chairman Deem asked if they would be willing to do one side of the sidewalk before construction started.

Mr. Lynch stated that they could.

Commission member Nalder asked what the min lot size in a R-2.5.

Steve stated that he believed it was 7,000 sq. ft. for a single-family home. They would have a total of 14 additional lots.

Commission member Nalder asked what the smallest lot size in Windsor Farms was.

Steve Anderson stated that it was 14,500 sq. ft.

Commission member Epperson asked what type of homes they would like to put in.

Mr. Lynch stated that they would be putting in single family twin homes that are connected by the detached garage in the back, they do not share any living space.

Mr. Lynch stated that the lot sizes end up being about 12,000 sq. ft.

Steve stated that twin homes are allowed on 10,000 sq. ft.

There was a discussion about what density would be allowed in R-2.5 and R-2.

Commission member Nalder stated that the property could be left at the current zone and the developer could ask for bonus density for finishing the sidewalks previously discussed.

There was an interruption with outbursts and threats during discussion, by Mr. Young and the Sheriff's office was called.

Chairman Deem stated that R-4 will not work.

Chairman Deem stated that he thinks the property should remain at R-2 and that they could ask for bonus density of a couple lots for finishing the sidewalk.

Commission members Wilson and Roundy agreed with Chairman Deem about leaving the zone at R-2.

Commission member Nalder stated that he would like to see a drawing with 12 lots.

Chairman Deem asked if they were planning on doing a fence along the canal.

Mr. Lynch stated that they are just trying to do the rezone right now. He stated that they would have to work with the canal company.

Steve stated that the density allowed for the R-2.5 would be 16 units with the whole thing, minus the 2 existing, would be 14 additional units. If you look at the ground that is left it would be 12 units.

Steve stated that if they left it at a R-2 they could do 10 units, but twin homes are not allowed in this zone.

Chairman Deem asked Mr. Lynch if he has talked to the Fire Marshall yet.

Mr. Lynch stated that they have not.

Commission member Epperson stated that he would like to hear from the fire department and what they will require and allow.

Chairman Deem asked Mr. Lynch if he would like them to table it or if he would like them to recommend to City Council that it be denied.

Chairman Deem stated that they could table it and let it die as a rezone.

Mr. Lynch stated that he would like them to table it.

Commission member Roundy made a motion to table the rezone for approx. 3350 W 2700 S from R-2 to R-4. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

6. FINAL SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON

Kelly Nielsen was present for this item.

Chairman Deem asked if they have Fire Marshall approval.

Mr. Nielsen stated that they have.

Commission member Reyna made a motion to grant Final Site plan approval for Live Wire Electric at 2506 S 2050 W. Commission member Archuleta Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

7. FINAL SUBDIVISION APPROVAL-PARKER ESTATES-APPROX. 2264 S 3500 W-JASON HAMBLIN

Doug Hamblin was present for this item.

Chairman Deem asked if there were any changes made since preliminary.

Mr. Hamblin stated the changes based off of the Planning Commission recommendations were made before City Council.

Steve stated that the City Council made a couple changes. Such as making the open space a little narrower.

Mr. Hamblin stated that they did a hammer head instead of a turn around.

Steve Anderson stated that he had a couple changes that he would like made to the asphalt widths on the 52' road and the private sewer lift station. Those can be done before the pre-construction meeting.

Chairman Deem asked if the hammer head will be on parcel A

Steve stated it was.

Chairman Deem asked if the HOA will maintain parcel A and the lift station.

Mr. Hamblin stated that they will.

Steve stated that the city will own parcel B and D and will be maintained by the city and that the HOA will own and maintain parcel A, the sewer lift station and the private road.

Commission member Nalder asked about streetlights.

Mr. Hamblin stated that they will put them where the city recommends.

Commission member Nalder stated that the city likes the lights by the mailboxes and at the entrances.

Commission member Archuleta suggested a light at the corner of parcel A.

Chairman Deem stated that they need to be downward facing lights and of a decorative nature.

Chairman Deem stated that if they add mailboxes to existing boxes then the lights need to be put at intersections.

Commission member Archuleta made a motion to grant Final Subdivision approval for Parker Estates at approx. 2264 S 3500 W. with the addition of 2 streetlights and the engineering changes made by staff. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

8. PRELIMINARY SITE PLAN APPROVAL- FOR THE BROWN PROPERTY AT APPROX 2300 W AND HINKLEY DRIVE-JOHN RYAN

John Ryan was present for this item.

Commission member Nalder made a motion to grant preliminary site plan approval for the Brown property at approx. 2264 S 3500 W with the notation, of all accesses granted by UDOT will be used for the whole project. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

9. PRELIMINARY SITE PLAN APPROVAL- FOR UDOT PROPERTY ON APPROX 2325 W HINKLEY-JOHN RYAN

Mr. Ryan was present for these items.

Chairman Deem asked if there is going to be a way for management to control trail access parking in the parking lot.

Mr. Ryan stated that they will have signage up and could paint the parking stall lines a different color.

Steve stated they were required to have 301 parking spots for the development, they have 326.

Chairman Deem asked what the ratio of parking per unit was.

Mr. Ryan stated that it was 1.75.

Chairman Deem asked if all the open space will be green.

Mr. Ryan stated that it will.

Mr. Ryan stated that they have enclosed parking garages to create a buffer and help reduce sound. He also stated that they will be putting in a decorative block wall, prior to construction to keep noise down. It will be along the entire UDOT and Brown piece.

Chairman Deem asked what amenities there would be.

Mr. Ryan stated that they will have a clubhouse with a pool. They will have a playground and green open space.

Commission member Epperson wanted to make it clear that there will be shared access for ingress and egress throughout the entire property.

Commission member Nalder made a motion to grant preliminary site plan approval for the UDOT property at approx. 2325 W Hinkley Drive with the notation of, all accesses granted by UDOT will be used for the whole project. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

10. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A LUMBER YARD AT 3159 S 1900 W-JEREMY POULSEN

Jeremy Hancock was present for this item.

Jeremy stated that they have 6 locations in Utah, this location will be a satellite yard. They sell to the public but their main customers are contractors.

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

None came up to speak.

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

11. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR A LUMBER YARD AT 3159 S 1900 W-JEREMY POULSEN

Commission member Archuleta asked if there will be fencing around the yard.

Mr. Hancock stated that they will be putting a gate in.

Commission member Epperson asked what the ground material is.

Mr. Hancock stated that they will be scraping down and bringing in gravel road base.

Chairman Deem asked if they plan on being there long term.

Mr. Hancock stated that they have a 5 year lease with an option for another 5 years after that.

Chairman Deem asked how big the lot is.

Mr. Hancock stated that it was about 4.5 acres.

Chairman Deem asked what the hours of operation will be.

Mr. Hancock said typically from 7:00 AM to 5:00 PM.

Commission member Wilson made a motion to approve the conditional use for a lumber yard at 3159 S 1900 W. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

12. PUBLIC HEARING-FOR A CONDITIONAL USE FOR OGDEN ART METAL AT APPROX 2025 W 2100 S-SY IMLAY
Sy Imlay was present for this item. Mr. Imlay stated that they do ornamental iron work and would like to bring retail into the front of their business.

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

Kyle Dahl stated his concern about the noise that will come from the business.

Commission member Archuleta made a motion leave 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 Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

13. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR OGDEN ART METAL AT APPROX 2025 W 2100 S-SY IMLAY

Chairman Deem asked where the main entrance will be.

Mr. Imlay said they would like to keep it on 2100.

Chairman Deem asked if the work will be done inside.

Mr. Imlay stated that all their work is done inside.

Commission member Epperson asked what the hours of operation are.

Mr. Imlay said they work from 7 AM to 5 PM and some Saturdays.

Chairman Deem explained the future of the road.

Chairman Deem stated that right of way and improvements on 2200 S.

Commission member Nalder made a motion to approve the conditional use for Ogden Art Metal at approx. 2025 W 2100 S. With the condition that all work be done indoors Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

14. PUBLIC HEARING-REZONE PROPERTY AT APPROX 3695 S MIDLAND DRIVE FROM A-1 TO R-3 AND C-2 OVERLAY-STILLWATER

Justin Nielsen was present for this item. Justin stated that there will be 4-unit town homes and one 3 unit building.

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

No one came up for this item.

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

15. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX 3695 S MIDLAND DRIVE FROM A-1 TO R-3 AND C-2 OVERLAY- STILLWATER

Mr. Nielsen state that they are open to suggestions. Their plan is to build a building that doesn't look like a box.

Commission member Roundy asked if these will be rentals.

Mr. Nielsen stated that they will and they will be ran by an HOA.

There was a discussion about density.

Commission member Nalder made a motion to approve the rezone at approx. 3695 S Midland Drive from A-1 to R-3 and C-2 Overlay. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

16. PUBLIC HEARING-REQUEST FOR A MASTER DEVELOPMENT AGREEMENT AT APPROX 1700 S 1900 W-LARRY HILL
Scott Berry was present for this item. He stated that they will have a block structure, it will be color split face pilasters. There will be 12' high cinderblock wall all the way around with an electric gate. They plan on collecting all the stormwater within the project.

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

No one came up for this item.

Commission member Nalder made a motion 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 Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

17. ACTION ON PUBLIC HEARING- REQUEST FOR A MASTER DEVELOPMENT AGREEMENT AT APPROX 1700 S 1900 W- LARRY HILL

Chairman Deem stated that they would like to delete 2.2.1, 2.2.2 and 2.2.3. They want to add something stating that the city is allowing storage units. Property will be given to the city for a right of way and the city will pay for the road.

Mr. Hill asked about the sign on city property.

Chairman Deem stated that the city does not want that but they will allow an off premise sign, with permission from the property owners

Chairman Deem stated that "or" needs to be added after hereto,. In 4.8 termination.

Chairman Deem stated that they need to add in the Master Development Agreement that Preliminary and Final Site plan can be done at the same time.

Commission member Reyna made a motion to approve the Master Development Agreement. With the changes of removing 2.2.1, 2.2.2 and 2.2.3. Preliminary and final site plan approval can be done at the same time, that the city has given permission to do storage units, the city will allow developer to add a sign on an off premise property with property owner permission, the city will develop the road. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

18. PUBLIC HEARING-FOR A CONDITIONAL USE FOR METAL MANUFATURING AT 2377 S 1900 W-TIM McKISSEN
Tim McKissen was present for this item. He stated that they took over for another fab shop that was there doing fabrication.

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

No one came up for this item.

Commission member Archuleta made a motion leave public hearing. Commission member Epperson seconded the motion.

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

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19. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR METAL MANUFACTURING AT 2377 S 1900 W-TIM McKISSEN

Chairman Deem asked if they will be welding.

Mr. McKissen stated that they will.

Chairman Deem asked if everything is done inside.

Mr. McKissen stated that everything is done inside.

Chairman Deem asked if there are any fumes that need to be taken care of.

Mr. McKissen stated that there is not.

Chairman Deem asked what the hours of operation are.

Mr. McKissen stated it was 7:00 Am to 4:00 PM

Commission member Nalder made a motion to approve the conditional use for metal manufacturing at 2377 S 1900 W. With

the condition that all work be done indoors Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

20. PUBLIC HEARING-FOR A CONDITIONAL USE FOR ELITE AUTO AUCTION AND SALES AT 1855 W 1950 S #4-SHELLEY GORDER

Shelley Gorder was present for this item. She explained that they would like to put a temporary carport out on display to sell.

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

Jen Zomaister stated her concern for allowing the carport to be close to 1900 and blocking line of site for cars. She stated she was okay with it being set back, off of 1900 but make sure cars can see.

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

21. ACTION ON PUBLIC HEARING- FOR A CONDITIONAL USE FOR ELITE AUTO AUCTION AND SALES AT 1855 W 1950 S #4-SHELLEY GORDER

There was a discussion about where the carport will be allowed to be set up on the property.

Commission member Roundy made a motion to approve amending the conditional use for Elite Auto Auction and Sales at 1855 W 1950 S #4. With adding 1 carport to display as long as you comply with what the building official says. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

22. OTHER BUSINESS

No meeting on December 25th, the next meeting will be January 8, 2020.

23. ADJOURNMENT

Commission member Epperson made a motion to adjourn at 8:22 P.M. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 1-8-20