



Planning Commission Meeting Minutes March 11, 2020 6:00 P.M.

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

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

5:00 WORK SESSION

Planning Commission discussed agenda items, changes to an accessory dwelling unit ordinance and a Short-Term Rental Ordinance. They also discussed scheduling a Public Hearing for March 26, 2020 on these two ordinances.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-FEBRUARY 26, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX. 2531 W 1800 S FROM A-1 TO R-4-IVORY HOMES
5. FINAL SUBDIVISION APPROVAL-HAWK HAVEN TOWNHOMES PH.2 2920 S 2700 W-PETE LODDER
6. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PATIO HOMES-3300 S MIDLAND DRIVE-JOHN CLAYTON
7. FINAL SITE PLAN APPROVAL-RIVERWALK APARTMENTS AT APPROX. 1900 S 1550 W- RICK SCADDEN
8. FINAL SUBDIVISION APPROVAL-RIVERWALK TOWNHOMES AT 1750 W 1700 S-RICK SCADDEN
9. FINAL SUBDIVISION APPROVAL-GROVE AT GREEN FARM PH. 2 AT APPROX. 3700 S 4500 W-MARK STAPLES
10. FINAL SUBDIVISION APPROVAL-THE FIELDS AT GREEN FARM PH. 3 AT APPROX. 3700 S 4500 W-MARK STAPLES
11. PRELIMINARY AND FINAL SUBDIVISION-PHEASANT COVE PH.3 AT APPROX. 3650 S 3925 W-MARK STAPLES
12. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PH.3 -APPROX 3300 S MIDLAND DRIVE- DUANE JACKSON
13. OTHER BUSINESS
14. 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**-February 26, 2020

Commission member Archuleta made a motion to approve the minutes. Commission member Wilson seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member r, aye; Commission member Roundy, 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 City Council meeting held on March 4, 2020.

4. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX. 2531 W 1800 S FROM A-1 TO R-4-IVORY HOMES

Chase Freebairn stated that instead of an R-4 they are now asking for an R-2.5 with the ability to negotiate bonus density, depending on the road.

Chairman Deem asked if the old General Plan had this property as an R-2.5.

Steve Anderson stated that it did.

Commission member Archuleta asked if Ivory Homes has met with the community to discuss this.

Mr. Freebairn stated that they did. The community stated they would like it to be R-2 or R-2.5.

Chairman Deem stated that if Mr. Stratford was interested, the back piece of his property should be in this development.

Mr. Freebairn stated that they have been talking to Mr. Stratfor about this.

Commission member Epperson asked how they will do bonus density.

Chairman Deem stated that they would form a committee with a City Council member, Planning commission member, the Mayor and City Staff.

Chairman Deem stated he was okay with the R-2.5

Commission member Roundy stated she was okay with it at R-2.5 with the buffers.

Commission member Epperson that if this is approved through Planning Commission, they may have a hard time getting City Council to approve it.

Mr. Freebairn stated that they would like the recommendation to be made so they can move forward.

Commission member Wilson stated she thought they would have more success if they went with an R-2.

Steve stated that the General Plan has this property as an R-4.

Commission member Reyna made a motion to approve the rezone for R-2.5 at approx. 2531 W 1800 S. Commission member Roundy seconded the motion. *Commission member Deem, aye; Commission member Epperson, nay; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; 6:1 the motion carries.*

5. FINAL SUBDIVISION APPROVAL-HAWK HAVEN TOWNHOMES PH.2 2920 S 2700 W-PETE LODDER

Pete Lodder, Jim Flint and Lance Price were present for this item.

Chairman Deem asked if this was the second phase.

Mr. Lodder stated that it was.

Chairman Deem asked if there will be trees on this phase.

Mr. Flint stated that there will be.

Chairman Deem asked if there have been any changes since preliminary.

Mr. Flint stated that there have not been any changes.

Chairman Deem asked Steve if he had any concerns.

Steve stated that he did not have any. He also stated that they had to put in a sewer pump station on this development.

Chairman Deem asked if the esthetics were the same as the first phase.

Mr. Lodder stated that they were.

Chairman Deem asked if the lighting was in the Master Development Agreement.

Mr. Lodder stated that it was.

Chairman Deem asked if the sidewalk on 1800 will be done now or later.

Steve Stated they will be done with each phase.

Commission member Roundy asked about lighting.

Lance stated that every street that comes out to a major road has a city light and there is interior lighting as well.

Commission member Wilson made a motion to give final subdivision approval for Hawk Haven Townhomes Ph.2 at approx. 1800 S and 2000 W Commission member Epperson Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

6. FINAL SUBDIVISION APPROVAL -GLOVER ESTATES PATIO HOMES-3300 S MIDLAND DRIVE-JOHN CLAYTON

Duane Jackson was present for John Clayton.

Chairman Deem asked if there were any issues with the sewer.

Steve stated that there were not any issues.

Commission member Roundy asked if there was a light on 2400 W

Mr. Jackson stated that there is one on the corner of Isabell way and 2400. One on the corner going into the subdivision and 2 more in the development and 2 towards the bottom.

Commission member Reyna asked if Phase 4 was apartments.

Mr. Jackson stated that it was not.

Commission member Epperson asked if these were all private roads.

Mr. Jackson stated that they were.

Chairman Deem asked what the length of the driveways were.

Mr. Jackson stated that they were 20 feet from the back of the curb and 20 feet from the back of the sidewalk

Commission member Epperson asked if the HOA was going to take care of the detention basin.

Mr. Jackson stated that they will be.

Commission member Archuleta asked about aesthetics.

Mr. Jackson stated it was all in the Master Development Agreement.

Chairman Deem asked if Phase 1 is being built now.

Mr. Jackson stated that it is.

Chairman Deem asked how many sq. ft. the homes were.

Mr. Jackson stated that the HOA says the minimum is 1400 Sq. ft. but they range from 1400-2500 sq. ft, depending on what design they pick and the lot.

Commission member Roundy made a motion to give final approval for Glover Estates patio homes Ph. 2 at approx. 3300 S Midland Drive. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

Chairman Deem moved item number 12 up.

7. FINAL SITE PLAN APPROVAL-RIVERWALK APARTMENTS AT APPROX. 1900 S 1550 W- RICK SCADDEN

Rick Scadden was present for this item.

Mr. Scadden stated that the road was shifted slightly and that created more room, so they were able to add some garages. He stated that the main road is part of the Master Development Agreement and will be 66 feet wide with sidewalks on both sides. There will be lighting up and down, as well as on the buildings. They are about 15 units under what the Master Development allows for. They are at 22.2 units per acre and the Master Development Agreement allows for 25 units. Parking stalls are at 1.9 and they are above the 1.75 parking stall requirement of the Master Development Agreement. He stated that the road going in is a public road.

Commission member Epperson asked if there will be on street parking.

Mr. Scadden stated that they have provided parking on street as well.

Chairman Deem asked if they counted that in their parking.

Mr. Scadden stated that he wasn't sure.

Chairman Deem stated that if it is a public road, they can't count it.

Commission member Archuleta asked if the trash bins will be enclosed.

Mr. Scadden stated that it will be. They also talked about a trash compacting system.

Commission member Archuleta asked if the splash pad and pool will be taken care of by the HOA.

Mr. Scadden stated that they will be taken care of by a management company.

Commission member Archuleta asked if pets will be allowed.

Mr. Scadden stated that they will be allowed.

Chairman Deem asked if they had fire approval.

Mr. Scadden stated that they have met with them and have not had any negative feedback, but they do not have approval yet.

Commission member Archuleta asked if there will be trees.

Mr. Scadden stated that they do have trees.

Commission member Archuleta asked if this would lead to the trail.

Mr. Scadden stated that it does.

Commission member Archuleta stated that they need to add trees before they go to City Council.

Chairman Deem asked if colors were the same as what were in the picture.

Mr. Scadden stated that they will match the others.

Chairman Deem asked if the MDA talks about exteriors.

Mr. Scadden stated that they it does not.

Chairman Deem asked what kind of materials will be used.

Mr. Scadden stated it will be brick, stucco and Hardy board.

Commission member Archuleta asked if Big Shot Golf is still interested.

Mr. Scadden stated that they are.

Chairman Deem asked Steve if he had any issues.

Steve stated that they need to work on the engineering of the road.

Chairman Deem asked how much of the road will be asphalt.

Steve stated that it will be about 41 feet.

Chairman Deem told Mr. Scadden that they need colored photos for City Council.

Commission member Roundy made a motion to give final site plan approval to Riverwalk Apartments at approx. 1900 S 1550 W. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

8. PRELIMINARY SUBDIVISION APPROVAL-RIVERWALK TOWNHOMES AT 1750 W 1700 S-RICK SCADDEN

Chairman Deem stated that this is supposed to be preliminary, not final.

5.44 acres that was added to the MDA in late December, it will help facilitate the road on the North end of Mr. Lodder's property to connect to 1700 S.

Mr. Scadden Stated that there is 31% of Open space in the townhomes

Chairman Deem asked if the road that is between the two projects is public

Mr. Scadden stated that it was.

Chairman Deem asked if the townhomes next to this development have the same owners.

Mr. Scadden stated that they do. These will be 1700 to 1800 sq. ft. townhomes.

Chairman Deem asked if these will be for sale.

Mr. Scadden said yes.

Commission member Roundy asked if these will be 3 bedrooms.

Mr. Scadden stated that they were and there will be 4 parking stalls per unit.

Chairman Deem asked if there will be an HOA.

Mr. Scadden said yes.

Chairman Deem asked if they will enforce parking in the garages.

Mr. Scadden stated that they will.

Commission member Roundy asked about visitor parking.

Mr. Scadden that 2 in the garage and 2 in the driveway would provide quite a bit.

Chairman Deem told Mr. Scadden that they should try and fit more parking spaces in.

Chairman Deem asked where the road headed between the two.

Mr. Scadden it will stub to the Holly Property.

Chairman Deem asked how wide the road is.

Mr. Scadden stated it is 66 feet wide.

Chairman Deem stated that would be wide enough to allow parking.

Steve stated that they could do a wider sidewalk and they could create an indent for parking.

Chairman Deem asked about lighting.

Mr. Scadden said there are lights on the side of the buildings.

Chairman Deem stated that the landscaping could block that.

Chairman Deem asked if they would be building the road as part of this phase.

Mr. Scadden stated that they are.

Chairman Deem stated they should have lighting at all intersections, interior lighting and lighting on the building for the interior roads.

Chairman Deem asked Steve if he had any concerns.

Steve stated he did not.

Chairman Deem asked if the lighting on the exterior of the buildings shines up.

Mr. Scadden stated that it does not.

Commission member Reyna made a motion to give preliminary subdivision approval for Riverwalk Townhomes at 1750 W 1700 S with engineering to be worked on with Steve and lights to be worked out before final. Commission member Wilson Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

9. FINAL SUBDIVISION APPROVAL-GROVE AT GREEN FARM PH. 2 AT APPROX. 3700 S 4500 W-MARK STAPLES

Mark Staples was present for this item.

Mr. Staples said that the road from 4600 goes all the way through now and they have planted 150 trees. He also said that they have sold nearly all the lots in phase 1 and they are working with Weber Basin to come up with a landscape plan that will use less water.

Commission member Archuleta asked if it will be zero scaping.

Mr. Staples said there is about 35 % sod, there will also be trees and plants.

Chairman Deem ask if this conforms to the MDA

Mr. Staples said that it does.

Chairman Deem asked Steve if he has any concerns.

Steve stated that he does not.

Commission member Roundy made a motion to give Final Subdivision Approval for Grove at Green Farm Ph. 2 at approx. 3700 S 4500 W. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

10. FINAL SUBDIVISION APPROVAL-THE FIELDS AT GREEN FARM PH. 3 AT APPROX. 3700 S 4500 W-MARK STAPLES

Chairman Deem asked if there are any changes.

Mr. Staples stated that there are no changes. He stated that this will meet up with the Grove at Green Farms and the road will go through.

Mr. Staples stated that this phase meets all the stuff in the Master Development Agreement.

Mr. Staples stated that they have open space that they could put the trail on.

Chairman Deem asked if they will be dead ending the road off 4000.

Mr. Staples stated that they can't do that until they get the access on 4700.

Chairman Deem asked Steve if he had any issues.

Steve stated that he did not.

Chairman Deem asked if the roads were public.

Mr. Staples stated that they were.

Commission member Wilson made a motion to give Final Subdivision Approval-The Fields at Green Farm Ph. 3 at approx. 3700 S 4500 W. Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

11. PRELIMINARY AND FINAL SUBDIVISION-PHEASANT COVE PH.3 AT APPROX. 3650 S 3925 W-MARK STAPLES

Mr. Staples stated that this is 11 lots. He also stated that they purchased 12.5 acres to be designated as Open Space.

Mr. Staples stated that these homes will match all the other homes.

Steve stated that this is part of the Green Farm Master Development Agreement.

Chairman Deem asked if 3950 W will dead end.

Mr. Staples said that it will until that portion gets developed.

Steve stated that they need to work on the sewer.

Chairman Deem asked about streetlights.

Mr. Staples said they will have them on the entrance. The homes sit up high and with exterior lights they will light it up well. He also stated that they will have one going up over the canal.

Commission member Archuleta made a motion to give preliminary and final subdivision approval for Pheasant Cove Ph.3 at

approx. 3650 S 3925 W with the conditions that they work on the sewer with Steve. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

12. FINAL SUBDIVISION APPROVAL -GLOVER ESTATES PH.3 -APPROX 3300 S MIDLAND DRIVE- DUANE JACKSON

Duane Jackson was present for this item.

Chairman Deem asked if this is all the same.

Mr. Jackson stated that it was.

Commission member Archuleta stated that Ph. 3 looked much smaller.

Mr. Jackson stated that it was, it is only 10 lots.

Commission member Archuleta asked if there will be a light on Knudsen Drive.

Mr. Jackson stated that there will be one at Knudsen Drive and Glover Lane.

Chairman Deem asked if all the set back and driveway length would be the same as the other phase.

Mr. Jackson stated that they will be the same.

Commission member Roundy made a motion to give final subdivision approval for Glover Estates Ph.3 at approx. 3300 S Midland Drive. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

13. OTHER BUSINESS

15. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 7:18 P.M. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 4/08/2020