



Planning Commission Meeting Minutes

May 27, 2020 6:00 P.M.

City Council Chambers

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

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

5:00 WORK SESSION

Planning Commission discussed the R-3 zone placement on the General Plan Map and agenda items.

AGENDA

1. **INVOCATION**
2. **ACTION ON MINUTES-MAY 13, 2020**
3. **REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON**
4. **PRELIMINARY SITE PLAN APPROVAL-FRONTLINE CONCRETE PUMPING AT 1997 S 1550 W-ROPER BUILDINGS**
5. **PRELIMINARY SUBDIVISION APPROVAL-SUBDIVISION AT 3692 S 3500 W-ROBERT FISHER**
6. **ACTION ON PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE**
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

The Planning Commission met electronically at their regularly scheduled meeting at the City Office. Chairman Deem called the meeting to order at 6:03 PM

1. INVOCATION was offered by Commission Member Wilson

2. ACTION ON MINUTES-May 13, 2020

Commission member Archuleta made a motion to approve the minutes. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, 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 May 20, 2020.

4. PRELIMINARY SITE PLAN APPROVAL-FRONTLINE CONCRETE PUMPING AT 1997 S 1550 W-ROPER BUILDINGS

Brett Johnson was present for this item.

Mr. Johnson stated that he would like to build more storage for the pump trucks and parts. They would like to tear down the old buildings in the future.

Chairman Deem asked if this will connect to the new road.

Steve said it does not.

Steve asked Mr. Johnson if they were hooked up to the sewer.

Mr. Johnson stated that they are not, but they have been talking about doing it.

Steve asked if there will be any sewer required items in the new building.

Mr. Johnson said there will not be.

Chairman Deem asked what the new building will look like.

Mr. Johnson stated that it will be the same colors as the one to the West. There will also be a privacy fence by the wash bay.

Chairman Deem asked about landscaping.

Mr. Johnson stated that they had some flower beds in front of the existing office building. He also stated that they have been talking about doing some xeriscaping.

Chairman Deem asked what material the parking lot is.

Mr. Johnson said about 90% of it is concrete.

Commission member Archuleta made a motion to give Preliminary site plan approval to Frontline Concrete Pumping at 1997 S 1550 W. Commission member Wilson seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.*

5. PRELIMINARY SUBDIVISION APPROVAL-SUBDIVISION AT 3692 S 3500 W-ROBERT FISHER

Rob Fisher was present for this item.

Mr. Fisher stated that they would like to subdivide their lot into 2 lots and build a new home in the back.

Chairman Deem asked if the garage will go with the new home or stay with the existing home.

Mr. Fisher said it will go with the new home.

Chairman Deem asked if they are planning on selling or renting out the existing home.

Mr. Fisher said they may rent it to their kids, if that does not work out, they would sell it.

Commission member Wilson asked where the access to the new home is.

Steve said there will be a right of way by the existing driveway.

Chairman Deem asked if the two homes will share a driveway or have separate ones.

Mr. Fisher said they will share for a while but would eventually like to put a fence down the middle and widen the new driveway.

There was a discussion about what the correct address should be.

Commission member Roundy made a motion to give preliminary subdivision approval for subdivision at 3692 S 3500 W. Commission member Reyna Seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.*

6. ACTION ON PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE

Chairman Deem asked if any of the members had any changes they would like to see.

All members stated that they did not.

Commission member Archuleta made a motion to approve the storage container ordinance. Commission member Roundy Seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.*

7. OTHER BUSINESS

The commission discussed when to set a public hearing for the general plan. They also discussed setting a public hearing for the R-3 and R-4 for the next meeting.

8. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:34 P.M. Commission member Archuleta seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.*

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 06/10/2020