



Planning Commission Meeting Minutes September 09, 2020 6:00 P.M.

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

Present:	Darin Deem	Chairman
	Kirt Nalder	Vice Chair
	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

5:30 WORK SESSION

Planning Commission discussed the Home Occupation ordinance and agenda items.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-AUGUST 26, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 6 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
5. PRELIMINARY SUBDIVISION APPROVAL- CUCEREAVII SUBDIVISION AT APPROX. 3332 W 4075 S
6. DISCUSSION/POSSIBLE ACTION-PATIO HOME ORDINANCE
7. OTHER BUSINESS
8. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Deem called the meeting to order at 6:00 PM

1. INVOCATION was offered by Commission Member Epperson

2. ACTION ON MINUTES-AUGUST 26, 2020

Commission member Roundy made a motion to approve the minutes with the change of changing dusk until dawn to dawn until dusk on item number 8, Mr. Poulson's comment. 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; Commission member Nalder, aye. the vote was unanimous.

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON

4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 6 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD

Mr. Thurgood was present for this item.

Mr. Thurgood stated that they wanted to do a two-lot subdivision based off their preliminary plat. They cannot do final approval on the rest of the parcel because it will expire before they can start development. Mr. Thurgood stated they would like to fix up the 2 existing houses so they can sell them and then do the remainder of the parcel later.

Commission member Nalder asked if there is curb and gutter already.

Steve stated that there is not, but they would need to do it as they do the rest of ph. 6. He stated that it would be better to do it with the rest of the phase because the road has to be tied in.

Commission member Nalder suggested adding a notation to state that curb, gutter and sidewalk would be done with the remaining parcel.

Chairman Deem asked if they will be leaving the outbuilding with the one remaining parcel.

Mr. Thurgood said it was destroyed in the windstorm.

Commission member Wilson asked what size the lots will be.

Mr. Thurgood said the one is .55 acres and the other is almost an acre.

Mr. Thurgood stated that nothing has changed from the preliminary plat.

Commission member Wilson made a motion to grant final subdivision approval for Staker Farms Ph. 6 at approx. 2700 S 3500 W With the notation that curb, gutter and sidewalk will be done when the remainder parcel of ph. 6 is developed. 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; Commission member Nalder, aye. the vote was unanimous.

5. PRELIMINARY SUBDIVISION APPROVAL- CUCEREAVII SUBDIVISION AT APPROX. 3332 W 4075 S

No one was present for this item.

Steve stated that Woodside homes owned some property in the Rosewood Subdivision that they were going to develop. They had a subdivision approved but nothing was every developed and they sold the property.

On the original plat there are 2 dedicated right of ways for roads that were approved but never built.

One of the homes has a lease agreement with West Haven City on the piece that was dedicated for the road and are using the property. He also said that the lease would have to be terminated to build the road on the dedicated right of way

The developer would like to put some homes in and build the road on one end but not the other.

Chairman Deem asked what the acreage was.

Steve said it is 2.61 acres.

Commission member Nalder asked if Hooper water was okay with doing the water lines the way the developer wanted.

Steve said that Hooper water is fine with it.

There was a discussion about the 5 acres north of the proposed subdivision property, that West Haven owns.

Chairman Deem asked what size the lots are that are in the existing subdivision.

Steve stated that they range from 9,000 Sq. Ft. to 15,000 Sq. Ft.

There was a discussion about where the road should be and how wide it should be.

Commission member Wilson made a motion to table the preliminary subdivision approval for Cucereavii Subdivision at approx. 3332 W 4075 S. 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; Commission member Nalder, aye. the vote was unanimous.

6. DISCUSSION/POSSIBLE ACTION-PATIO HOME ORDINANCE

There was a discussion about landscaping.

Change the lettering of the bullets on section 1.5.1-Dwellings

Chairman Deem said to add the word "of" to 1.5.1 E. Should read, to be a mix of

Chairman Deem said the take the table out and add in a paragraph on section 1.7-trees, fencing, sprinklers, and landscaping

There was a discussion about sidewalks and park strips.

Add something saying the trees need to have a trunk size of 2" or larger and a minimum of 1 tree per lot.

There was a discussion about whether a bond should be required for landscaping of the entire yard of each lot.

7.OTHER BUSINESS

No other business

8. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 7:04 P.M. Commission member Nalder 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; Commission member Nalder, aye. the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 09/23/2020