



Planning Commission Meeting Minutes December 23, 2020 6:00 PM

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

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

5:00 WORK SESSION

Planning Commission discussed agenda items and the A-1 and A-2 ordinance.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-DECEMBER 9, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH. 2 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
5. PRELIMINARY SITE PLAN APPROVAL-FIZZ DRIVE THRU AT 4671 S MIDLAND DR-MATTHEW PINDER
6. PUBLIC HEARING-TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER
7. ACTION ON PUBLIC HEARING-TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER
8. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE FOR MAC AUTO REPAIR AT 1965 S 1100 W-MIKE CHENEY
9. PUBLIC HEARING-TO CONSIDER AMENDING THE A-1 ORDINANCE
10. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE A-1 ORDINANCE
11. PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE
12. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE
13. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting via zoom and at the City Office. Chairman Deem called the meeting to order at 6:06 PM

1. **INVOCATION** was offered by Commission Member Roundy

2. **ACTION ON MINUTES**-NOVEMBER 11, 2020

Chairman Deem emailed and said Item number 20 should say no one spoke on this matter

Commission member Nalder made a motion to approve the minutes with the changes that were emailed. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye Commission member Reyna, aye; Commission member Archuleta, 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. 2 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD

Bryce Thurgood was present for this item

Steve stated that all the lot sizes match the lot sizes of the approved MDA

Chairman Deem asked if there have been any changes.

Mr. Thurgood stated that there has not.

Steve stated that he has met with the Fire Department and they are okay with this phase.

Commission member Nalder made a motion to give final subdivision approval to Staker Farms Ph. 2 at approx. 2700 S 3500 W. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

5. PRELIMINARY SITE PLAN APPROVAL-FIZZ DRIVE THRU AT 4671 S MIDLAND DR-MATTHEW PINDER

Matthew Pinder and Brett Jones were present for this item.

Steve explained that the only comments or changes he had to the site plan would be to widen the ingress and egress to 24', angle the dumpster enclosure to give the garbage trucks easier access and no landscaping around the fire hydrant on midland to allow easy access for the fire department.

Mr. Pinder said they can widen the ingress and egress; angle the dumpster enclosure and they will not be doing landscaping along the front. He stated that there is a 2 ½ foot grade change and they will be building a rock retaining wall right there.

There was a discussion about retaining walls.

Mr. Pinder stated that they would like to do smooth block for the dumpster enclosure.

Chairman Deem asked if there would be landscaping by the detention area.

Mr. Pinder stated that there will be.

Chairman Deem let Mr. Pinder know that they will need a landscaping plan for final.

Commission member Epperson asked if there will be any walk up ordering or if it is strictly drive thru.

Mr. Pinder stated that they will have some.

Commission member Epperson expressed his concern for the congestion with people parking to walk up to order and the drive thru.

Mr. Jones stated that they were going to be doing the detention underground and have some overflow parking on top of it.

Mr. Pinder stated that that the paving and striping will be done over the detention pond when the second development is started.

Commission member Wilson stated her concern for the amount of traffic that there will be when the second development comes in.

Mr. Jones said that is why they have a double drive thru on each development.

Commission member Nalder asked what the exterior will be made up of, other than the conex boxes.

Mr. Jones stated that they are no sure yet, they will know more about the elevations when they get to that point.

Mr. Pinder stated that they would like to deed the private road over to the city and making it a public road.

There was a discussion about whether the city would want the road or not.

There was a discussion about sidewalk along the private road.

Commission member Roundy made a motion to grant preliminary site plan approval for Fizz drive thru at 4671 S Midland Drive with the recommendation to have sidewalk for pedestrian access to the entrance. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye Commission member Reyna, aye; Commission member Wilson, aye; Commission member

Archuleta, aye; The motion passes

6. PUBLIC HEARING-TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER

Tasha Facer was present for this item.

Steve explained that they would like to rezone, according to the General Plan, to C-2 and keep the existing house and turn it into a business.

Steve stated that they would need to connect to the sewer and water but the city would stub for the both since it is an existing home.

Chairman Deem asked if they will be using the existing home.

Ms. Facer said that they will be.

Steve reminded them to get all the necessary permits.

There was a discussion about how much parking is needed.

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

No one spoke on this matter.

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

7. ACTION ON PUBLIC HEARING- TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER

Chairman Deem said they will need to talk to UDOT about ingress and egress.

Commission member Epperson asked if they would have an enclosed garbage area.

Ms. Facer said they will have regular can because they will not have much garbage.

Commission member Archuleta asked what kind of business it will be.

Ms. Facer said they will be doings, nails, esthetics, eyelashes etc.

Commission member Roundy made a motion to grant the rezone request from A-1 to C-2 at 3478 Midland Dr. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; The vote was unanimous.

8. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE FOR MAC AUTO REPAIR AT 1965 S 1100 W-MIKE CHENEY

Mike Cheney was present for this item.

There was a discussion about removing some cars and the time limit that should be allowed.

Commission member Nalder asked if the cars were labeled with the correct unit number.

Mr. Cheney said that they were.

Chairman Deem asked if Mr. Cheney fixes and sells the cars.

Mr. Cheney said that he fixes them and gives them to kids and grandkids

Commission member Epperson asked if there are any motorhomes.

Mr. Cheney said that he did have some but he got rid of them.

Commission member Nalder made a motion to approve the conditional use for MAC Auto Repair at 1965 S 1100 W with the condition that he has 6 months to get down to 35 cars. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

9. PUBLIC HEARING-TO CONSIDER AMENDING THE A-1 ORDINANCE

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

No one spoke on this item

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

10. ACTION ON PUBLIC HEARING- TO CONSIDER AMENDING THE A-1 ORDINANCE

Commission member Nalder made a motion to table amending the A-1 ordinance. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

11. PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE

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

No one spoke on this item

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

12. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE

Commission member Wilson made a motion to table amending the A-2 ordinance. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

13. ADJOURNMENT

Commission member Archuleta made a motion to adjourn at 7:13 PM Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, 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: 01/13/2021