



Planning Commission Meeting Minutes November 10, 2021 6:00 P.M.

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

Present:	Darin Deem Becky Roundy Kirt Nalder Natalie Wilson Scott Epperson Andrew Reyna Melinda Stimpson Sharon Bolos Kim Dixon Nina Morse Carrie Call Rob Vanderwood	Chairman Vice Chair Commission Member Commission Member Commission Member Commission Member Commission Member Mayor Councilmember Councilmember Councilmember Councilmember
Absent:	Randy Hunter	Council Member
Staff Present:	Charis Sully Shari Phippen Amy Hugie Matt Jensen	Deputy Recorder Community Development Director Attorney City Manager

5:00 WORK SESSION

The Planning Commission and City Council met and discussed potential changes to be made to the Patio Home Ordinance.

Commission member Reyna joined the meeting at 5:18

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ACTION ON MINUTES- OCTOBER 27, 2021**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **PUBLIC HEARING-AMENDING WEST HAVEN CITY SIGN ORDINANCE**
6. **ACTION ON PUBLIC HEARING-AMENDING THE WEST HAVEN CITY SIGN ORDINANCE**
7. **PRELIMINARY AND FINAL SUBDIVISION APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE- EDDIE BOWEN**
8. **DISCUSSION AND POSSIBLE ACTION- AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS**
9. **PRELIMINARY AND FINAL SUBDIVISION-KIRK PROPERTY SUBDIVISION AT 3850 S 4700 W-WEBER BASIN WATER CONSERVANCY DISTRICT**
10. **CONDITIONAL USE PERMIT-SITE PLAN APPROVAL-PUMP STATION/UTILITY SERVICE AT 3850 S 4700 W-KEVIN MULVEY**
11. **FINAL SUBDIVISION-WESTRIDGE ESTATES AT APPROX. 4950 W 3300 S-STILLWATER CONSTRUCTION**
12. **FINAL SUBDIVISION-WESTWOOD ESTATES AT APPROX. 3460 W 3600 S-RSET LLC**
13. **DISCUSSION AND ACTION-CANCELATION OF NOVEMBER 24TH MEETING**
14. **ADJORNMENT**

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. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Nalder

2. **INVOCATION** was offered by Commission Member Reyna

3. ACTION ON MINUTES- OCTOBER 27, 2021

Commission member Wilson made a motion to approve the minutes. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS *Amy Hugie reported on the previous City Council meeting*

5. PUBLIC HEARING-AMENDING WEST HAVEN CITY SIGN ORDINANCE

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

Ryan Saunders stated that in one part of the ordinance it talked about off premise signs being prohibited but then it talks about off-site in the definitions. Would like to know if that is intended to be the same definition. He also suggested that under #7 prohibited signs, that it not be limited to the public right of way.

Sally Buttars suggested that we line through the things that have changed and is concerned about the statement of the purpose and thought it was too vague. Ms. Buttars stated that she does not see a problem with the inflatable signs or lit signs that are done tastefully. Ms. Buttars stated that the first matrix does not specify feet or inches and that should be clarified. Ms. Buttars suggested stated that an electrical contractor is overkill but an electrical technician is adequate enough to handle a sign. She also stated that there should not be a fee for a sign unless it is done during the building process.

David Smith suggested allowing campaign signs in park strips and suggested tabling this to go over changes.

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

6. ACTION ON PUBLIC HEARING-AMENDING THE WEST HAVEN CITY SIGN ORDINANCE

There was a discussion about what a wind sign is.

Shari explained that campaign signs can not be in the park strip because the city has to stay 100% neutral.

Shari stated that the old ordinance was taken and consolidated down and that is why there are no redlines on this draft.

Chairman Deem stated that he would like to change the pickup of signs to 72 hours after and election.

Sally Buttars stated that she would like to see verbal permission vs written permission from property owners to place signs.

Commission member Nalder made a motion to table amending the west Haven City Sign Ordinance. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

7. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE- EDDIE BOWEN

Eddie Bowen was present for this item.

Shari stated that until the property is split there are some things that would be required on the site plan if they include the whole property vs just the portion of the property that they are developing at this time.

Chairman Deem stated that they will need to work the fire district on a temporary turn around.

Commission member Nalder asked about access to the property from the South.

Mr. Bowen stated that during the council meeting it was made clear that they will have no access on 2200 S

Commission member Wilson made a motion to grant preliminary and final subdivision approval to LKL and associates at approx. 2200 W Wilson Lane with the notation that they need to make sure they don't need a fire turn around. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

8. DISCUSSION AND POSSIBLE ACTION- AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS

Brett Jones and Justin Wallace were present

Shari stated that either option that was presented to the commission is compliant with the design review requirements.

Mr. Jones said they were able to get a different stone than the ones submitted for this review, but it is similar. He stated by using this material they will be able to get the project done a lot quicker. The material is actually better than what they had submitted for.

Commission member Stimpson asked if the landscaping will match what was submitted.

Commission member Roundy asked if anything will change with the upper level.

Mr. Jones stated that it will stay the same but the bottom will be the stone.

Mr. Wallace said it won't be exactly what was submitted, they will have trees and landscape rock.

Shari stated that they need to get new elevation drawings to the city that show the material used.

Commission member Reyna asked what the new timeline will be like.

Mr. Jones stated that they will have some demo work and a couple weeks for material, so they are planning for mid-December on the first building and the second building won't be too far behind.

Commission member Nalder made a motion to approve the 3rd option of drawings submitted with the notation that they bring updated drawings for our records. Commission member Epperson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

9. PRELIMINARY AND FINAL SUBDIVISION-KIRK PROPERTY SUBDIVISION AT 3850 S 4700 W-WEBER BASIN WATER CONSERVANCY DISTRICT

Kevin Mulvey Trevor Datwyler

Mr. Datwyler explained that with all the growth there needs to be more pressure and more flow. On 4700 W and about 3850 S they would like to put a pump station that will increase the flow of capacity to supply the growth.

Mr. Mulvey stated that the pump station would be on lot 2

Chairman Deem asked if there will be a fence

Mr. Datwyler stated that there will not be a fence, but the building will be secure and have cameras.

Chairman Deem stated that the material used on the building is okay.

Shari said it is, it is a permitted primary material.

Commission member Nalder asked if there will be curb and gutter.

Shari stated that there are no sidewalks on that side of the street.

Shari stated that they will need to increase the turnaround from 12' to 20' to meet fire department requirements.

Chairman Deem asked if there will be any landscaping

Mr. Datwyler stated they would have decorative rock

Chairman Deem asked if it would be xeriscape.

Mr. Datwyler said that is not in the plan now, there is no irrigation right there.

Chairman Deem suggested putting in some drought tolerant plants or design with the rocks.

Commission member Reyna made a motion to preliminary and Final subdivision to Kirk properties subdivision at 3850 S 4700 W. Commission member Wilson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

10. CONDITIONAL USE PERMIT-SITE PLAN APPROVAL-PUMP STATION/UTILITY SERVICE AT 3850 S 4700 W-KEVIN MULVEY

Commission member Wilson made a motion to grant conditional use permit and site plan approval for a pump station at 3850 S 4700 W with the notation that they increase the 12' turnaround to 20' and put in some xeriscaping plants. Commission member Stimpson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

11. FINAL SUBDIVISION-WESTRIDGE ESTATES AT APPROX. 4950 W 3300 S-STILLWATER CONSTRUCTION Justin Nielsen was present for this item.

Mr. Nielsen stated that nothing has changed other than putting the whole thing together.

Chairman Deem stated that lots 11, 10 and 36 can not have driveways on 3300.

Mr. Nielsen stated that the plat will say the lot owner is responsible for snow removal on the sidewalk on 3300 and they will not have a driveway on 3300.

Shari stated that they need to get lot addresses and street names to Gardner Engineering and would like to see a table of setbacks on the plat.

Commission member Reyna made a motion to grant final subdivision approval to Westridge Estates at approx. 4950 W 3300 S with the recommendation to add street names before mylar is recorded and identify setbacks and clarify that there is no access off of 3300 S for lots 11,10 and 36. Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

12. FINAL SUBDIVISION-WESTWOOD ESTATES AT APPROX. 3460 W 3600 S-RSET LLC

Eric Thomas and Rick Scadden were present for this item

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

Shari stated that this is what is in the layout of the MDA.

Chairman Deem asked if they are doing all the phases.

Mr. Thomas stated that they are.

Commission member Epperson asked about the road that goes from east to west that will run to 3500

Mr. Thomas said that will be dedicated to the city.

Commission member Epperson asked if there will be barricades there to block people from coming through.

Mr. Thomas stated that they city is responsible for that road.

Chairman Deem asked if the roads in ph 1 are public.

Mr. Thomas said that they are and he believes they are 56' wide.

Commission member Nalder asked about street lighting.

Mr. Thomas stated that was in engineering.

Shari stated that until starting on Phase 2A they will need a temporary turnaround.

Commission member Wilson asked if lots #1,2 and 3 front 3600 S.

Mr. Thomas stated that the lots facing 3600 S will have access from other roads.

Commission member Roundy asked what was between lot 233 and 234.

Mr. Thomas stated that it is the canal.

Commission member Epperson made a motion to grant final Subdivision approval for Westwood Estates at approx. 3460 W 3600 S. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

13. DISCUSSION AND ACTION-CANCELATION OF NOVEMBER 24TH MEETING

Commission member Nalder made a motion to cancel the November 24th meeting. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

14. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:30 PM Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 12/8/2021