



Planning Commission Meeting Minutes
January 12, 2022 6:00 P.M.

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

Present: *Darin Deem* *Chairman*
 Becky Roundy *Vice Chair*
 Kirt Nalder *Commission Member*
 Natalie Wilson *Commission Member*
 Scott Epperson *Commission Member*
 Andrew Reyna *Commission Member*

Staff Present: *Charis Sully* *Deputy Recorder*
 Shari Phippen *Community Development Director*
 Amy Hugie *Attorney*

Absent: *Melinda Stimpson* *Commission Member*

5:00 WORK SESSION

The Planning Commission discussed agenda items.

AGENDA

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPOINT CHAIRMAN**
- 4. APPOINT VICE CHAIR**
- 5. ADOPTION OF 2022 PLANNING COMMISSION MEETING SCHEDULE**
- 6. ACTION ON MINUTES-DECEMBER 8, 2021**
- 7. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
- 8. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR A KENNEL LICENSE LOCATED AT 2750 W 2900 S (Applicant: Sammy Stokes)**
- 9. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR TIRE STORAGE LOCATED AT 4268 S 4300 W (Applicant: Ulises Salazar)**
- 10. DISCUSSION AND ACTION-REGARDING A PRELIMINARY SITE PLAN FOR 46 APARTMENTS LOCATED AT 3451 MIDLAND DRIVE (Applicant: Steve Lovell)**
- 11. DISCUSSION AND ACTION- REGARDING FINAL COMMERCIAL SITE PLAN LOCATED ON THE NORTHEAST CORNER OF 4000 S AND 2975 W (Applicant: CW Development Group)**
- 12. 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 Wilson

2. PLEDGE OF ALLEGIANCE was offered by Commission Member Reyna

3. APPOINT CHAIRMAN

Commission member Nalder nominated Chairman Deem to retain the seat as chairman.

Commission member Nalder made a motion to nominate Chairman Deem to retain the seat as chairman.

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. The vote was unanimous.

4. APPOINT VICE CHAIR

Commission member Epperson nominated Commission member Roundy to retain the seat Vice Chair.

Commission member Epperson made a motion to nominate Commission member Roundy as Vice Chair. 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. The vote was unanimous

5. ADOPTION OF 2022 PLANNING COMMISSION MEETING SCHEDULE

Commission member Nalder made a motion to adopt the 2022 Planning Commission Meeting Schedule. 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. The vote was unanimous

6. ACTION ON MINUTES- DECEMBER 8, 2021

Commission member Roundy made a motion to approve the minutes. Commission member Wilsoin 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. The vote was unanimous

7. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Shari Phippen updated on the previous council meeting.

8. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR A KENNEL LICENSE
LOCATED AT 2750 W 2900 S (Applicant: Sammy Stokes)
Sammy Stokes was present for this item.

Ms. Stokes stated that she has been working with Border Collies and would like to make sure she is doing everything correctly because she has more than 3 dogs.

Chairman Deem asked how many dogs she has currently.

Ms. Stokes stated that she currently has 8 dogs.

Chairman Deem asked if the kennels are placed more than 50' from a property line and 100' from the public street.

Ms. Stokes said that they are.

Chairman Deem asked what the dogs are trained to do.

Ms. Stokes said they are trained to work livestock.

Chairman Deem asked how barking issues are handled.

Ms. Stokes stated that the dogs usually only bark when they see the livestock. She said that the kennels are placed is such a way that the dogs can not see the animals. If there was ever a barking problem, she would either put a bark collar on the dog or the dog would go to another home.

Commission member Epperson asked if there are any family pets.

Ms. Stokes said there are not.

Commission member Roundy made a motion to grant the conditional use permit for a kennel license located at 2750 W 2900 S as long as they are compliant with staff recommendations of having Weber Animal Control make semiannual inspections and provide proof of the inspection to the city after the inspection, comply with the city nuisance ordinance, the cities noise ordinance and Weber County Nuisance Animal Ordinance including not having unreasonable barking, whining, howling, and if there are two or more complaints without resolution will result in revocation of license. The applicant must not exceed the allowable number of dogs as noted in the code. Failure to comply will result in revocation of license. 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. The vote was unanimous.

9. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR TIRE STORAGE LOCATED AT 4268 S 4300 W (Applicant: Ulises Salazar)

Ulises and Melissa Salazar were present for this item.

Chairman Deem explained that the home that was on the property was demolished and there will be a new home built on the property and they are using an old cinder block garage with no roof to currently store tires inside of.

Chairman Deem stated that the Fire Marshal requested no more than 40 tires at one time and stacked no higher than 8' high.

Mr. Salazar stated that they could do that.

Commission member Deem asked if this is a mobile truck.

Mr. Salazar stated that it is completely mobile.

Mr. Salazar stated that once the house is built they will move to building the shop, but they won't be able to have the shop done by July 31st.

Chairman Deem stated that the tires need to be kept inside and out of sight.

Dan Tanner stated that there will need to be inspections done by the city and Fire District.

Commission member Nalder requested the building be completed by the end of the year.

Commission member Epperson asked how many mobile trucks they have.

Mr. Salazar stated they only have 1.

Commission member Reyna asked if there are any other parts trucks

Mr. Salazar stated that they have delivery trucks that deliver tires.

Commission member Wilson asked if the deliveries are done off of 4300 or 4275.

Mrs. Salazar stated they are done off of 4275.

Commission member Wilson asked if it is a semi that delivers.

Mrs. Salazar stated that it is a box truck that delivers the tires.

Commission member Reyna made a motion to grant the conditional use application for tire storage located at 4268 S 4300 W. With the conditions that there be no more than 40 tires stored on the property at one time and all tires are stored in a fully enclosed building, no open storage allowed and the building needs to be completed by the end of 2022. Any buildings being built need to be set back at a minimum of 50' from any lot line or existing building and that the conditional use permit shall be deemed revoked if the applicant is not fully compliant with the conditions by December 31, 2022. 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. The vote was unanimous.

10. DISCUSSION AND ACTION-REGARDING A PRELIMINARY SITE PLAN FOR 46 APARTMENTS LOCATED AT 3451 MIDLAND DRIVE (Applicant: Steve Lovell)

Steve Lovell was present for this item.

Mr. Lovell stated that this property was rezoned mixed use. The Knudson Master Development includes this property but failed to include any type of land use on the property.

Mr. Lovell stated that in discussions during Council meetings the intent was for commercial but never made it into the ordinance.

Commission member Wilson stated that this was approved by the Planning Commission and the City Council with the assumption that this property would be commercial, and she is not comfortable with changing things now and stated that they would probably need to have the MDA amended.

Chairman Deem stated that the current plan that was submitted will not work. If they just want residential then the development agreement needs to be amended. If they would like to do follow the mixed-use ordinance, they will need to come back with something that complies with that.

Amy stated that either way, she thinks the MDA needs to be amended.

There was a discussion about if this would need to go to city council.

Mr. Lovell said that he was going to withdraw the application at this point and get some things fixed.

11. DISCUSSION AND ACTION- REGARDING FINAL COMMERCIAL SITE PLAN LOCATED ON THE NORTHEAST CORNER OF 4000 S AND 2975 W (Applicant: CW Development Group)

Commission member Reyna recused himself.

Todd Meyers was present for this item.

Commission member Epperson asked if it is the intent for the double drive thru to exit between building 1 and 2 or to go all the way around.

Commission member Epperson asked if the median is cement or if it is painted.

Mr. Meyers stated that it is cement.

There was a discussion about if the median is too big and cause problems with people hitting it.

Mr. Meyers stated that it probably needs to be moved to avoid that issue.

Commission member Wilson made a motion to grant Final Commercial Site Plan approval to Salt Point Commercial at the Northeast corner of 4000 S and 2975 W. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Wilson, aye. The vote was unanimous.

12. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:12 PM 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. The vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 01/26/2022