



Planning Commission Meeting Minutes

February 9, 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*
 Scott Epperson *Commission Member*
 Andrew Reyna *Commission Member*
 Melinda Stimpson *Commission Member*

Absent: *Natalie Wilson* *Commission Member*

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

5:00 WORK SESSION

The Commission discussed standardizing the definition of an acre and updates that should be made to the site plan and design review requirements.

AGENDA

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **ACTION ON MINUTES-JANUARY 26, 2022**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING A REQUEST TO VACATE AN OPEN SPACE EASEMENT AT 3042 W 2325 S PARCEL NUMBER [154220024](#) (Applicant: Chris Wall)**
6. **DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING A PROPOSED REZONE FROM A-2 TO R-2 ON A 15.51 ACRE PARCEL LOCATED AT APPROXIMATELY 3112 S 3200 W PARCEL NUMBERS 150920079 AND 150920073 (Applicant: Weber School District)**
7. **DISCUSSION AND ACTION – REGARDING A PRELIMINARY SITE PLAN FOR 43 APARTMENTS AND 3,752 SQ FT OF COMMERCIAL SPACE LOCATED AT 3451 MIDLAND DRIVE (Applicant: Steve Lovell)**
8. **DISCUSSION AND ACTION – REGARDING AN ORDINANCE REGULATING PATIO HOMES**
9. **DISCUSSION AND ACTION- SETTING PUBLIC HEARINGS FOR THE FOLLOWING:**
 - a. STANDARDIZATION OF THE DEFINITION OF AN ACRE
 - b. AN ORDINANCE UPDATING THE WEST HAVEN SITE PLAN AND DESIGN REVIEW REQUIREMENTS
10. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:02 PM.

1. INVOCATION was offered by Commission Member Epperson

2. PLEDGE OF ALLEGIANCE was offered by Commission Member Stimpson

3. ACTION ON MINUTES- JANUARY 26, 2022

Commission member Roundy suggested adding that Chairman Deem attended virtually.

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

**Shari stated that agenda item #7 has pulled their application again and won't be pursuing this project. She also explained that there was an error when the packet was uploaded to the Public Notice website and the city website, and some pages were skipped. She advised the commission the table agenda item #8 until all the correct info can be made available to the public.*

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Shari reported on the previous Council Meeting

5. DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING A REQUEST TO VACATE AN OPEN SPACE EASEMENT AT 3042 W 2325 S PARCEL NUMBER 154220024 (Applicant: Chris Wall) *Chris Wall was present for this item.*

Chairman Deem explained that the 100' mark lines up with the neighbors who had previously gone through this process.

Shari asked about some items that are parked on the Cities property.

Mr. Wall stated that the city gave him permission to park stuff there 14 years ago.

Commission member Epperson asked what will happen if the proposed trail comes through there.

Mr. Wall stated that if that happens, he will move everything.

Shari suggested adding that as a condition in the motion

Commission member Nalder made a motion to recommend a request to vacate an Open Space Easement at 3042 W 2325 S with the condition that the items on the city property are moved when the city comes through with the trail. Commission member Roundy seconded the motion. Commission member Stimpson, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Deem, aye. The vote was unanimous.

6. DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING A PROPOSED REZONE FROM A-2 TO R-2 ON A 15.51 ACRE PARCEL LOCATED AT APPROXIMATELY 3112 S 3200 W PARCEL NUMBERS 150920079 AND 150920073 (Applicant: Weber School District) *Jeff Hales was present for this item.*

Mr. Hales stated that he did some more research on the property since the last meeting. He stated that 10 acres of the property was already annexed into West Haven and 5 acres came later. The 10 acres had a zone of 2.5 on the general plan when it was annexed in and when the remaining 5 acres was annexed in the general plan had changed at it was set to A-2. He explained that at 2 units per acre, with the 3 acres of powerlines they would like to get 30 units for 15 acres.

The properties to the East are 2.5 and the property to the South almost 3 units. The subdivisions to the East have roads that stub to the West boundary that look like the road would be a good buffer between this property and the property to the North.

Commission member Roundy stated that she thinks it fits at R-2 and is a great compromise. Chairman Deem agreed.

Commission member Roundy made a motion to recommend a request to rezone from A-2 to R-2 at approximately 3112 S 3200 W. Commission member Nalder seconded the motion. Commission member Stimpson, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Reyna, aye. The vote was unanimous.

7. DISCUSSION AND ACTION – REGARDING A PRELIMINARY SITE PLAN FOR 43 APARTMENTS AND 3,752 SQ FT OF COMMERCIAL SPACE LOCATED AT 3451 MIDLAND DRIVE (Applicant: Steve Lovell)

Chairman Deem explained that the applicant withdrew their application on 2/9/2022, prior to the meeting.

Shari explained that the applicant had withdrawn their first application in the meeting on 1/12/2022 and resubmitted with revised plans and then again withdrew their application on 2/9/2022 prior to the meeting.

8. DISCUSSION AND ACTION – REGARDING AN ORDINANCE REGULATING PATIO HOMES

Shari stated that there are some pages missing in the online packet and recommended to the commission that they table this item until the next meeting.

Commission member Nalder made a motion to table an ordinance regulating Patio Homes. Commission member Epperson seconded the motion. Commission member Stimpson, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION- SETTING PUBLIC HEARINGS FOR THE FOLLOWING:

- a. STANDARDIZATION OF THE DEFINITION OF AN ACRE
- b. AN ORDINANCE UPDATING THE WEST HAVEN SITE PLAN AND DESIGN REVIEW REQUIREMENTS

The commission stated that they would like to set at public hearing for the next Planning Commission Meeting on February 23, 2022 for both items.

10. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:32 PM Commission member Reyna seconded the motion. Commission member Stimpson, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Nalder, aye Commission member Reyna, aye; Commission member Deem, aye. The vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 02/23/2022