



Planning Commission Meeting Minutes

April 13, 2022 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

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Charis Sully
Amy Hugie
Shari Phippen

City Recorder
Attorney
Community Development Director

5:00 WORK SESSION

Shari explained some changes that need to be made to the Animal Keeping Ordinance. Specifically Exhibit C-Animal Keeping Exemption Policy.

Planning Commission discussed possible changes to the Home Occupation ordinance and the Conditional Use Ordinance.

AGENDA

1. **INVOCATION-COMMISSION MEMBER EPPERSON**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER STIMPSON**
3. **ACTION ON MINUTES-MARCH 23, 2022**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR HYLANDS RANCH II LOCATED AT APPROX. 2800 S 3300 W PARCEL NUMBERS 150920079 AND 150920073 (Applicant: Stillwater Construction Group)**
6. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY & FINAL PLAT FOR ASH COMMERCIAL SUBDIVISION LOCATED AT 2001 W 2550 S PARCEL NUMBER 150950015 (Applicant: Ash Properties LLC)**
7. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR SALT POINT NORTHEAST CORNER LOCATED AT APPROX. 4000 S 2975 W PARCEL NUMBER 080290087 (Applicant: CW Land Co)**
8. **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-MARCH 23, 2022**

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

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Shari Phippen reported on that there were no Planning Commission items at the previous Council meeting.

5. DISCUSSION AND ACTION—REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR HYLANDS RANCH II LOCATED AT APPROX. 2800 S 3300 W PARCEL NUMBERS 150920079 AND 150920073 (Applicant: Stillwater Construction Group)

Justin Nielsen was present for this item.

Mr. Nielsen stated that this property is located behind Kanesville Elementary School.

Chairman Deem asked what they will be doing with the property where the powerlines are located.

Mr. Nielsen said they will make sure it has a final grade and make it a nice open space area for the residence.

Chairman Deem asked who will be maintaining it.

Mr. Nielsen said that they will either create an HOA or it will be managed internally.

Shari pointed out that lot 22 needs to be increased a little, it is just under 16,500 and asked what they will be doing for the temporary the turnaround on the North end.

Mr. Nielsen said that they will have the sq ft increased on the plat before City Council. He stated that they will be getting with the Fire Marshall to get his approval for doing a cul de sac design at the end.

Shari suggested having that information lined out for the council meeting.

Commission member Wilson made a motion to grant approval of the preliminary plat for Hylands Ranch II located at approx. 2800 S 3300 W with the recommendation that lot 22 be adjusted and temporary turn arounds be marked before going to city council. Commission member Roundy seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.*

6. DISCUSSION AND ACTION—REGARDING APPROVAL OF THE PRELIMINARY & FINAL PLAT FOR ASH COMMERCIAL SUBDIVISION LOCATED AT 2001 W 2550 S PARCEL NUMBER 150950015 (Applicant: Ash Properties LLC)

Rick Everson was present for this item.

Mr. Everson said that they would like to subdivide this into 2 parcels so that the buildings can be separately sold and occupied by different owners. They would have a shared access and maintenance agreement.

Chairman Deem asked if the use of the building will change.

Mr. Everson said that they will not, the property is fully built out its just splitting the 2 building into two.

Shari stated that the shared use agreement will be recorded with the mylar.

Chairman Deem asked if there parking is shared.

Mr. Everson said that all the pavement and parking is shared.

Commission member Roundy made a motion to recommend approval of the preliminary and final plat for ash commercial sub. at 2001 W 2550 S. Commission member Nalder Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

7. DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR SALT POINT NORTHEAST CORNER LOCATED AT APPROX. 4000 S 2975 W PARCEL NUMBER 080290087 (Applicant: CW Land Co)

Todd Meyers was present for this item.

Mr. Myers explained that this is just dividing the two buildings that were submitted for site plan a few months ago. Due to different agencies requiring easements, they figured it would be easiest to have it platted into two parcels. Each building will need to have the correct number of parking spaces required. There will be a shared parking agreement as well.

Shari stated that she has no issues with this preliminary plat.

Commission member Roundy made a motion to recommend preliminary plat approval for Salt Point Northeast corner lot located at approx. 4000 S 2975 W. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

***Shari mentioned that there will be a joint meeting on June 8th with the city council to receive training from Craig Call.**

8. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 6:24 PM Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 04/27/2022