



Planning Commission Meeting Minutes

June 22, 2022 6:00 PM

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

Present: Darin Deem Chairman (Via Zoom)
Becky Roundy Vice Chair
Kirt Nalder Commission Member
Natalie Wilson Commission Member
Scott Epperson Commission Member
Andrew Reyna Commission Member
Melinda Stimpson Commission Member

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

5:00 WORK SESSION

Commission member Reyna and Chairman Deem attended the work session via zoom.

Shari gave the Planning Commission an update on the Open Space zone and informed the Commission that there are 2 open houses scheduled. One on June 29th and one on June 30th.

Planning Commission discussed agenda items.

AGENDA

1. **INVOCATION-COMMISSION MEMBER REYNA**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER ROUNDY**
3. **ACTION ON MINUTES- MAY 25, 2022**
4. **ACTION ON SPECIAL JOINT MEETING MINUTES- MAY 26, 2022**
5. **ACTION ON MINUTES- JUNE 8, 2022**
6. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
7. **DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR SETBACKS FROM 15 FEET TO 5 FEET IN THE REAR ON AN ACCESSORY DWELLING UNIT LOCATED AT 4936 W 3625 S (Applicant: Michael Haines)**
8. **DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)**
9. **DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR SUNSET FARMS SUBDIVISION LOCATED AT 3417 S 2700 W (Applicant: Tyler Peterson)**
10. **DISCUSSION AND ACTION-REGARDING PRELIMINARY PARCEL PLAN APPROVAL FOR THE VILLAGE AT GREEN FARM LOCATED AT APPROXIMATELY 3700 S 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 080370120, 080370072 (Applicant: Nilson Homes)**
11. **DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE**
12. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office. Vice Chair Roundy called the meeting to order at 6:01 PM

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

2. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Epperson.

3. **ACTION ON MINUTES-MAY 25, 2022**

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

4. ACTION ON MINUTES-MAY 26, 2022

Commission member Epperson stated that he was not present at the meeting and his name should be removed from the vote and the attendance record.

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

5. ACTION ON MINUTES-JUNE 8, 2022

Commission member Epperson stated that neither him or Commission member Stimpson were present at the meeting and their votes should be removed from the vote and the attendance record.

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

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

Shari reported on the previous City Council Meeting

7. DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR SETBACKS FROM 15 FEET TO 5 FEET IN THE REAR ON AN ACCESSORY DWELLING UNIT LOCATED AT 4936 W 3625 S (Applicant: Michael Haines)

Mike Haines was present for this item.

Mr. Haines stated that he wanted to build an ADU above the garage that is about 400 sq ft.

The commission discussed the placement of windows in the ADU and privacy of the neighboring homes.

Commission member Reyna made a motion to recommend approval of a Conditional Use for setbacks from 15 feet to 5 feet in the rear on an accessory dwelling unit located at 4936 W 3625 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 Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

8. DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood) Mike Wood was present for this item.

Mr. Wood stated that they would like to use this property for storage of the equipment.

Vice Chair Roundy stated for the record that Mr. Wood turned in a notarized letter from the property owner.

Commission member Wilson asked what the lot will be improved with.

Mr. Wood said it would be road base

Commission member Wilson stated that the hammerhead does not meet fire code and needs to be increased from 50 feet to 75 feet.

Commission member Epperson asked what they will be doing with the existing building.

Mr. Wood said that they will be taking the wings off and they will be storing parts in there.

Commission member Epperson asked if UDOT is okay with the ingress and egress.

Shari stated that there was a meeting with UDOT and they asked that they increase the access from 20 feet to 24 feet.

Vice Chair stated that they will need to have an inspection on the building before occupying it.

Commission member Wilson made a motion to grant preliminary site plan approval for Allwoods Tree Service, Inc. located at 1625 W 2100 S with the notation that they identify where the road base will be before final, extend the hammerhead from 50' to 75' and have radius of 28' according to fire requirements, make sure ingress/egress is increased from 20' to 24' as required by UDOT clarify whether the building needs to be inspected and also if at any time the building is used for another purpose they will need to follow all requirements. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR SUNSET FARMS SUBDIVISION LOCATED AT 3417 S 2700 W (Applicant: Tyler Peterson)
Tyler Peterson was present for this item

Mr. Peterson stated that they would like to provide an opportunity for family to build close to them.

Vice Chair Roundy asked if lot one will remain.

Mr. Petersons stated that I will.

Shari stated that the radius and turnaround all meet fire code, engineering has looked at the plans and it is fully compliant with all the zoning.

Commission member Wilson asked if there was going to be an HOA to maintain the road.

Mr. Peterson stated that they are still working on it but there will be a mutual agreement between all the lots on how the road will be maintained.

Commission member Nalder asked if they are only planning on doing curb and gutter on the North side.

Mr. Peterson said yes.

Commission member Reyna made a motion to recommend preliminary plat approval for Sunset Farms Subdivision located at 3417 S 2700 W. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous

10. DISCUSSION AND ACTION-REGARDING PRELIMINARY PARCEL PLAN APPROVAL FOR THE VILLAGE AT GREEN FARM LOCATED AT APPROXIMATELY 3700 S 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 080370120, 080370072 (Applicant: Nilson Homes)
Jake Jones was present for this item.

Mr. Jones said they are ready to move on to the next phase in the Green Farm Community.

Vice Chair Roundy asked if these were townhomes.

Commission member Wilson asked if these will be rented.

Mr. Jones said he is not sure what or if anything has been decided but they were leaning toward rentals.

Shari asked if Nilson Homes was going to maintain ownership of the loop roads that go up and down off 3675

Mr. Jones said yes.

Vice Chair Roundy asked how many units there will be.

Mr. Jones said 94 units.

Commission member Wilson said that they need to have a complete set of civil drawing for final.

Shari said they need to have the roads labeled as private for council

Commission member Epperson made a recommendation to approve preliminary parcel plan for the Village at Green Farm located at approximately 3700 S 4450 W. Commission member Wilson seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye the vote was unanimous.

11. DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

Commission member Wilson pointed out some formatting problems.

The commission discussed possibly requiring Smart Timers for all new builds.

Commission member Epperson made a recommendation to adopt a Landscaping Standards and Requirements Ordinance with the changes discussed with formatting being fixed and adding verbiage about strongly encouraging smart timers. Commission member Wilson seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye the vote was unanimous.*

12. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 7:03 PM Commission member Reyna 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; Commission member Reyna, aye. The vote was unanimous.*

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 7/13/2022