



Planning Commission Meeting Minutes

July 13, 2022 6:00 PM

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
	Melinda Stimpson	Commission Member (Attended via Zoom)

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

5:00 WORK SESSION

**Commission member Reyna and Commission member Stimpson attended the work session via zoom.
Planning Commission discussed changed to the Home Occupation Ordinance and doing a public hearing on July 27th.*

AGENDA

1. **INVOCATION-COMMISSION MEMBER EPPERSON**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER STIMPSON**
3. **ACTION ON MINUTES- JUNE 22, 2022**
4. **ACTION ON AMENDED MINUTES-MARCH 25, 2022**
5. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
6. **DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 2213 W 2550 S PARCEL NUMBER 150940036 (Applicant: Martin and Brittany Ford)**
7. **DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)**
8. **DISCUSSION REGARDING FEEDBACK FROM OPEN SPACE ZONE OPEN HOUSES.**
9. **ADJOURNMENT**

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

1. INVOCATION was offered by Commission Member Epperson

2. PLEDGE OF ALLEGIANCE was offered by Commission Member Roundy

3. ACTION ON MINUTES-JUNE 22, 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 Wilson, aye; Commission member Reyna, aye. The vote was unanimous.

4. ACTION ON MINUTES-MARCH 25, 2022

Commission member Epperson made a motion to table 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 Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

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

Shari reported on the previous City Council Meeting

6. DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 2213 W 2550 S PARCEL NUMBER 150940036 (Applicant: Martin and Brittany Ford)
Brittany Ford was present for this item

Ms. Ford stated that they have a large pole barn on their property, they would like to finish it into a home for them to live in. She stated that they would rent out the existing home as an ADU.

Shari stated that there has been a miscommunication because she was not aware of that being the plan and recommended that the Commission table this item so she can look into this more.

Commission member Nalder made a motion to table a conditional use for an accessory dwelling unit that is larger than 1,200 sq ft. located at 2213 W 2550 S. Commission member Roundy 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.*

7. 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

Chairman Deem asked is there are any other changes besides showing the road base and the parking stalls.

Mr. Wood said that was it.

Shari stated that there are a few things that they need to do before they can start doing the work but none of that should hold up final approval. Before the City Engineer will sign off on it some things have to be done.

There was a discussion about the way the item was worded on the agenda.

Commission member Wilson made a motion to table preliminary site plan approval for Allwoods Tree Service. Commission member Roundy 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 REGARDING FEEDBACK FROM OPEN SPACE ZONE OPEN HOUSES

Shari talked about the open houses that were held on June 29th and 30th. She stated that the City got some good feedback and positive comments from people on how transparent the City has been with this item.

She said there are 3 main concerns from the property owners and those are in regard to Accessory Building, Animal Keeping and Home Occupations. She also stated there was some concern on how this would impact their taxes through the county, and she is working on getting information on that.

9. ADJOURNMENT

Commission member Epperson made a motion to adjourn at 6:41 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; Commission member Reyna, aye. The vote was unanimous.*

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 7/27/2022