



Planning Commission Meeting Minutes

December 14, 2022 6:00 PM

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

Present:	Darin Deem Scott Epperson Kirt Nalder Andrew Reyna Melinda Stimpson Natalie Wilson	Chairman Commission Member Commission Member Commission Member Commission Member Commission Member
Staff Present:	Charis Sully Amy Hugie Aliko Murphy Shari Phippen	Deputy Recorder City Attorney City Planner Community Development Director
Absent:	Becky Roundy	Vice-Chairman (Excused-Vacation)

5:00 WORK SESSION

The Planning Commission and representatives for Leisure Villas (Brent Bateman-Attorney, Gabe Lindstrom-Owner, and Parker Johnson-Architect) discussed possible options for the proposed Leisure Villas development that was presented previously to the Planning Commission and City Council. There was a consensus from the present members of the commission that they would like to see a buffer on the west side of the property, adjacent to the existing homes. Everyone agreed to meeting again in January to discuss options.

AGENDA

1. INVOCATION- Commission Member Reyna
2. PLEDGE OF ALLEGIANCE- Commission Member Nalder
3. ACTION ON MINUTES- November 09, 2022
4. REPORT- Actions taken by City Council on Planning Commission recommendations
5. DISCUSSION AND ACTION- Regarding a conditional use permit for Petes Place Bar and Grill, a Bar/Tavern located at 2040 S 1900 W - Parcel 15-070-0026 (Applicant: Josh Skidmore)
6. DISCUSSION AND ACTION- Regarding a preliminary site plan located on the North-East corner of 3500 W and 4000 S- Parcel 08-672-0003 (Applicant: Ryan Halder- Kum & Go)
7. DISCUSSION AND ACTION- Regarding a final site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S - Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Genneva Blanchard)
8. DISCUSSION AND ACTION- Setting a public hearing to consider and act on an update to the West Haven City Moderate Income Housing Plan
9. DISCUSSION AND ACTION- Setting a public hearing to consider an amendment to WHZC 157.400, Residential Patio Home Zone
10. DISCUSSION AND ACTION- Regarding cancelling the December 28th Planning Commission Meeting
11. DISCUSSION AND ACTION- Regarding adoption of the 2023 West Haven City Planning Commission meeting schedule
12. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Deem called the meeting to order at 6:16 PM

1. INVOCATION was offered by Commission Member Reyna
2. PLEDGE OF ALLEGIANCE was offered by Commission Nalder
3. ACTION ON MINUTES-November 09, 2022

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

4. REPORT- Actions taken by city council on planning commission recommendations

Shari gave an update on the previous Council meeting.

5. DISCUSSION AND ACTION- Regarding a conditional use permit for Petes Place Bar and Grill, a Bar/Tavern located at 2040 S 1900 W - Parcel 15-070-0026 (Applicant: Josh Skidmore)

Josh Skidmore was present for this item.

Chairman Deem asked what the plans are for this building.

Mr. Skidmore stated that Pete's was open for 70 years and they have purchased the property and are in the process of remodeling it and would like to open a tavern.

Shari stated that the city has no issues but would recommend to the commission that they put a condition in the approval stating that they would not be issued a business license until they have obtained their tavern license for the DABC.

Mr. Skidmore asked if it would be possible to open as a restaurant until they could obtain that license, so the building isn't just sitting empty.

There was a discussion about whether or not that would be okay with the city.

Amy Hugie asked Mr. Skidmore if he has already started his application with the state.

Mr. Skidmore said he needs a local consent form signed by the city before he can apply.

Commission member Epperson asked what the hours of operation would be.

Mr. Skidmore said they are not sure, and they would be doing a trial and hour to figure out the best hours.

Commission member Reyna made a motion to grant a conditional use permit for Petes Place Bar and Grill a Bar/Tavern located at 2040 S 1900 W with the conditions that they follow the nuisance and noise ordinance and they obtain a liquor license from the state. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.

6. DISCUSSION AND ACTION- Regarding a preliminary site plan located on the North-East corner of 3500 W and 4000 S- Parcel 08-672-0003 (Applicant: Ryan Halder- Kum & Go)

Megan Walter and Hope Carlson were present via zoom for this item.

Chairman Deem said this store looks smaller than the store that was presented for another location.

Ms. Walter stated that they have two sizes, and the first location is the marketplace and this one is called the Bistro. This site is a little smaller. Building materials are the same on the two prototypes. There is an existing parking lot to the East they will be connecting to. The trash enclosures will be located next to each other. There is a cross access easement already in place.

Chairman Deem asked if there would be a solid fence along the back.

Ms. Walter stated that there is an existing fence there but if there is not, they will. She stated that they are proposing to pipe the existing slough as well.

Chairman Deem asked if all the lighting would be downward facing LED lighting.

Ms. Walter said it is the dark sky, full cut off lights that are all directed down.

Shari stated that full site civils have been submitted for review. There is no UDOT coordination needed. They have met with fire and engineering and the building design is compliant. Everything has been provided that would be required for the approval of the preliminary.

Commission member Wilson made a motion to approve the preliminary site plan located on the Northeast corner of 3500 W and 4000 S for Kum & Go. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.

7. DISCUSSION AND ACTION- Regarding a final site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S - Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Geneva Blanchard)

Geneva Blanchard was present for this item.

Shari stated that usually they will spend more time working on the site civils before coming back for final approval but occasionally when they know the overall design is not going to change, they will come back for final approval early because of contractual issues. Staff is working on site civils with Honnen and they are fully aware that this does not grant approval of their civil documents and this is not a green light to submit for building permit and this is just approval of the design of the site. This will allow them to close the deal with their legal department.

Commission member Stimpson asked about the road going through from 2100 S to 2200 S.

Ms. Blanchard state that road has always been there. The subdivision plat shows it as a 28 foot easement and the site plan now shows that road built into it.

Shari stated that it is not an additional road being added and it has been looked at by fire.

Ms. Blanchard stated that it is a private road.

Chairman Deem asked about a sign.

Shari stated that the sign ordinance needs to be updated because it does not address pole signs. If the ordinance has not been amended by the time they are ready to apply for the sign, they have the option to apply for a variance.

Commission member Nalder made a motion to grant final site plan approval for Honnen Equipment and heavy equipment sales and service located at 1971 W 2100 S with the condition of civils being stamped and approved by city engineers and the sign being a separate item. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.

8. DISCUSSION AND ACTION- Setting a public hearing to consider and act on an update to the West Haven City Moderate Income Housing Plan

Shari stated that every couple year cities are required to submit a report to the state on Moderate Income Housing plan and how the city is keeping up with the state requirements. West Haven City turned submitted their report and received a response back stating that the report does not meet the state code.

Sheri met with the program manager with the state of Utah and went through the changes with her. Cities are required to create timelines for implementation.

Because the Moderate-Income Housing Plan is a required appendix to the General Plan, we are required to hold a public hearing.

The commission decided to hold the public hearing on January 11, 2023.

9. DISCUSSION AND ACTION- Setting a public hearing to consider an amendment to WHZC 157.400, Residential Patio Home Zone

The Planning Commission decided to hold the Public Hearing on January 11, 2023.

10. DISCUSSION AND ACTION- Regarding cancelling the December 28th Planning Commission Meeting

Shari stated that the applicants were informed that the December 28th meeting could be cancelled, and their item may have to wait until January 10th and everyone was fine with waiting.

Commission member Wilson made a motion cancel the December 28, 2022 Planning Commission Meeting. Commission member Nalder seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.*

11. DISCUSSION AND ACTION- Regarding adoption of the 2023 West Haven City Planning Commission meeting schedule

Shari explained the meeting schedule for 2023 Planning Commission Meetings.

Commission member Wilson made a motion adopt the 2023 West Haven City Planning Commission meeting schedule as outline in the packet. Commission member Epperson seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.*

12. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:18PM. Commission member Reyna seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye. The vote was unanimous.*

Charis Sully

Charis Sully
District Recorder

Date Approved: 01/11/2023