



Planning Commission Meeting Minutes

April 26, 2023 6:00 PM

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

Present:	Darin Deem	Chairman
	Andrew Reyna	Vice Chair
	Matt Nece	Commission Member
	Natalie Wilson	Commission Member
	Jeff Reed	Commission Member
	Becky Roundy	Commission Member
	Melinda Stimpson	Commission Member

Staff Present:	Robyn VanCampen	Deputy Recorder
	Alika Murphy	Planner I
	Shari Phippen	Community Development Director

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

Chairman Deem called the meeting to order at 6:03

2. OPENING CEREMONIES

- A. Pledge of Allegiance was offered by Commission Member Stimpson
- B. Invocation was offered by Commission Member Reed

3. ACTION ON MINUTES

Approve minutes for the meeting of April 12, 2023

Commission member Reed stated that on page 1 it should say an ADU instead of and ADU, and utilize instead of utilized, on page 4 should read as Commission Member Reyna stated his concern where it says open space may include the following and asked if it should say shall, and a change retention pond are to retention pond area.

Commission member Reed made a motion to approve the minutes with the corrections stated. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye, Commission member Stimpson, aye. The vote was unanimous.

4. REPORT

Actions taken by City Council on Planning Commission recommendations

Shari Phippen reported that Council meeting that was cancelled April 19, 2023.

5. DISCUSSION AND ACTION

Final plat approval for West Haven Villas located at approximately 2069 W 2200 S Parcel 150720011 (Applicant: Leisure Villas)

Keith Lindstrom was present for this item.

Chairman Deem asked if there were any changes made.

Mr. Lindstrom stated that the changes were completed as proposed from the Commission.

Commission member Reyna made a motion to grant a final plat approval for West Haven Villas located at approximately 2069 W 2200 S Parcel # 150720011. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission

member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Stimpson, aye. The vote was unanimous.

6. DISCUSSION AND ACTION

Preliminary plat approval for Park Meadows Subdivision located at approximately 3015 W 3300 S Parcel 084050001 (Applicant: Rick Sandberg)

Rick Sandberg was present for this item.

Chairman Deem wanted to confirm that this was splitting 1 lot into 2 lots.

Mr. Sandberg confirmed.

Chairman Deem asked staff if they had any issues.

Shari stated "No".

Chairman Deem wanted to know if this was Preliminary and Final.

Alika confirmed it was Preliminary and Final due to it being a small subdivision

Chairman Deem asked if this will need to go to City Council.

Shari stated that just the final part will. There really is no infrastructure improvements and there is no reason why it can't be Preliminary and Final.

Commission member Roundy made a motion to grant a preliminary and final plat approval for the Park Meadows Subdivision located at approximately 3015 W 3300 S Parcel # 084050001 for Rick Sandberg. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Stimpson, aye. The vote was unanimous.

7. DISCUSSION AND ACTION

To consider an amendment to the 21 South Master Development Agreement.

Jordan Watson was present for this item.

Chairman Deem stated that they are just pairing it down.

Mr. Watson stated that the explanation behind that is that they didn't move forward with purchasing the Independence University site. The reasons behind that were both the feasibility and as well as to meet the Fire Marshalls requirement with only the single access. The units per acre will remain the same as it states in the current MDA however the total units will come down from 284 to 137.

Chairman Deem confirmed that the building would not be bulldozed, and that they would only be developing on the empty piece of land.

Mr. Watson stated that it would be just the 4.5 acres on the south side.

Commission member Nece stated that from reading the notes some of this had to do with the re-adjustment of the FEMA maps as well.

Mr. Watson stated that they had to bring in fill dirt to the south property, after the engineer reviewed the upcoming FEMA changes both university site and south property are going to be in the new FEMA flood zone and will bring in the fill dirt and determined that if they brought in a certain amount of fill it would take them out of that FEMA flood zone.

Commission member Reed stated he had real concerns about the one way in and one way out.

Mr. Watson the resolution to that according to the Fire Marshall is a crash gate through the adjacent property to the north and they are in the process of working with the land owners to get. That will need to be in place before the Fire Marshall signs off on it.

Chairman Deem asked if staff had any issues with it.

Shari commented "No".

Commission member Wilson made a motion to recommend approval of the amendments the Master Development Agreement. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Stimpson, aye. The vote was unanimous.

8. DISCUSSION AND ACTION

Final Plat Approval for the Village at Green Farms Phase 1 located at approximately 3700 S 4450 W (Applicant: Nilson Homes)

Mike Flood was present for this item.

Mr. Flood gave an overview and mentioned that this is Phase 1 of a two Phases in parcel A. Parcel A Phase 1 will consist of 40 townhomes and Phase 2 will consist of 54 townhomes. After Phase 2 there is only 50 units that will be in Parcel F in the future. The connector road is being paved tomorrow and there is a section that will be left out right by UDOT's road because they are needing to redo the storm drain and UDOT still hasn't given them approval. All roads will be private and maintained by the HOA.

Commission Member Reed had concerns with the private roads especially 3650 S with on street parking if fire trucks would be able to get through.

Mr. Flood indicated that they are providing several off-street parking stalls that are separate from the driveway off street parking and the garages. Each unit will have 4 stalls and ½ stall per unit of off-street parking.

Commission member Reed had concerns regarding units 107 and 118 due to the curved road.

Mr. Flood advised that they added that connective road at the cities request because they didn't want dead end streets.

Shari indicated that all of these changes were address in the Preliminary review of these project.

Commission Member Reed reiterated that his concern was the 20 ft setback.

Mr. Flood stated that he had an answer to Commission Reed first question regarding the private streets will have signage on both sides in the loop that would say "No Parking" so that they cannot park there it is a fire lane.

Shari asked Mr. Flood that there would be an HOA enforced.

Mr. Flood indicated the Village would have its own community HOA or sub committee HOA and part of the Master HOA that will contribute to the overall. They will manage and maintain their own infrastructure of the roads outside 3675 S. He also mentioned that Weber Basin has new guidelines and standards for new landscaping, all the landscaping will be rock as Weber Basin is no longer allowing grass in their district.

Commission member Reed wanted to confirm that the amenities would come in the Phase 2 of this project.

Mr. Flood advised that it was part of the Phase 2 budget, but they are still trying to make a decision if they will be doing occupied or non-occupied. They are leaning toward the "For Sale" and if they do it will change the amenities package.

Shari stated that she had spoken to the City Attorney if there were any issues with letting this proceed tonight and the

attorney stated no there isn't.

Commission member Reyna made a motion to recommend Final Plat approval for the Village at Green Farms Phase 1 located approximately 3700 S 4450 W (Applicant Nilson Home). Commission member Nece seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Stimpson, aye. The vote was unanimous.

9. ADJOURNMENT

Commission member Reyna made a motion to adjourn at 6:37 PM Commission member Nece seconded the motion. Commission member Deem, aye; Commission member Reed, aye; Commission member Nece, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye. The motion passes.

Robyn VanCampen

Robyn VanCampen
Deputy Recorder

Date Approved: 05/10/2023