



## Planning Commission Meeting Minutes

August 22, 2018 6:00 P.M.

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

<b>Present:</b>	Ken Banta	Chairman
	Darin Deem	Vice Chair
	Elaine Archuleta	Commission Member
	Scott Epperson	Commission Member
	Becky Roundy	Commission Member
	Natalie Wilson	Commission Member
	Kirt Nalder	Commission Member
<b>Staff Present:</b>	Emily Green	Deputy Recorder
	Steve Anderson	City Planner

### 5:30 WORK SESSION

*Planning discussed agenda items.*

### AGENDA

1. Invocation
2. Action on Minutes – August 8, 2018
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Public Hearing-Rezone from C-2 to C-3 –Approx. 2030 W. 2100 S.-Rock Toone
5. Action on Public Hearing-Rezone from C-2 to C-3 –Approx. 2030 W. 2100 S.-Rock Toone
6. Preliminary Subdivision Approval-BBR Industrial Center Subdivision-approx. 2030 W. 2100 S.-Rock Toone
7. Preliminary Site Plan Approval-BBR Industrial Center-approx. 2030 W. 2100 S.-Rock Toone
8. Public Hearing-Rezone from A-2 to Mixed Use-2250 W. 1800 S.-Ivory Development
9. Action on Public Hearing-Rezone from A-2 to Mixed Use-2250 W. 1800 S.-Ivory Development
10. Public Hearing-Rezone from C-2 to Mixed Use-1874 S. 1900 W.-Peter Lodder
11. Action on Public Hearing- Rezone from C-2 to Mixed Use-1874 S. 1900 W.-Peter Lodder
12. Other Business
13. Adjournment

*The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Banta called the meeting to order at 6:00 p.m.*

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

#### 2. ACTION ON MINUTES-AUGUST 8, 2018

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

#### 3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON

*Steve Anderson reported on the August 15, 2018 council meeting.*

#### 4. PUBLIC HEARING-REZONE FROM C-2 TO C-3-APPROX. 2030 W. 2100 S.-ROCK TOONE

*Rock Toone would like to do a warehouse that will essentially be a shell until tenants fill the units. Most businesses will have storage inside the building. He isn't sure what kind of business but it will have to be one that is allowed in a C-3 zone.*

**Commission member Nalder made a motion to enter into public hearing. Commission member Wilson seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Nalder, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

David Smith has no issues with this project but would like to remind the planning commission that it must adhere to the Chapter 28 requirements.

**Commission member Wilson made a motion to leave public hearing. Commission member Roundy seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Epperson, aye; the vote was unanimous.

#### **5. ACTION ON PUBLIC HEARING-REZONE FROM C-2 TO C-3-APPROX. 2030 W. 2100 S.-ROCK TOONE**

**Commission member Wilson made a motion to rezone from C-2 to C-3 property located at approx. 2030 W. 2100 S. Commission member Deem seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

#### **6. PRELIMINARY SUBDIVISION APPROVAL-BBR INDUSTRIAL CENTER SUBDIVISION-APPROX. 2030 W. 2100 S.-ROCK TOONE**

Rock Toone explained that this is a 2.68 acre one lot subdivision for this industrial center.

**Commission member Roundy made a motion to give preliminary subdivision approval to BBR Industrial Subdivision located at approx. 2030 W. 2100 S. Commission member Wilson seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

#### **7. PRELIMINARY SITE PLAN APPROVAL-BBR INDUSTRIAL CENTER-APPROX. 2030 W. 2100 S.-ROCK TOONE**

Commission member Roundy asked if the garage doors faced west.

Mr. Toone stated that they will face east and west and that the building will be in the center of the property and would be about fifty feet off of the east west side and the north south side. He said they plan on leaving the south side unfinished to compensate for the widening of 2200 S.

Commission member Archuleta asked if they were considering closing 2200 S.

Steve Anderson said that it is hard to close a road and that they may just put in an island to prohibit people from turning left on it.

Commission member Archuleta asked if they were putting one building up front for now.

Mr. Toone stated that they planned on only doing one building for now and possibly another later on.

Vice Chair Deem reminded Mr. Toone that site plan applicants are required to have 10% landscaping and that he preferred to not have only gravel.

**Commission member Roundy made a motion to give preliminary site plan approval to BBR Industrial located at approx. 2030 W. 2100 S. Commission member Wilson seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

#### **8. PUBLIC HEARING-REZONE FROM A-2 TO MIXED USE-2250 W. 1800 S.-IVORY DEVELOPMENT**

Chase Freebairn said they would like to rezone this parcel for a single family home development with an HOA. He stated that they feel this property will be a natural buffer from the commercial to the residential. He also stated that they will donate 36 acres to the city for our recreational uses.

**Commission member Roundy made a motion to enter into public hearing. Commission member Deem seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Nalder, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

Ken Dixon stated that he had been asked to be the representative of the homeowners on his street. He is concerned about 40 two story homes creating a residential wall near his property. He is also concerned about right of ways on existing properties being blocked, and would like a mix of townhomes and single family homes.

Kim Dixon is concerned about the schools not being able to compensate for children moving into the city. She feels that the current situation for kids in West Haven is not ideal and that this will make it worse. She is concerned about traffic, and availability of culinary water.

Richard McFarland feels this town was incorporated to protect country living, and that currently it isn't being protected.

Glenda Lee felt that after reviewing our general plan there was not enough agricultural zones left.

Katie Hansen is against this project and would like it to be R-2 instead. She is concerned about the schools capacities, and crime coming into the city.

David Smith understands it's on the general plan but would like to have a traffic study done. He feels that 1800 S will need to be widened and that this project is seen as a low density project.

Lewis Petterson lives by the trail and has had people cut into his fence which is a problem since he has livestock. He would like both sides of the trail fenced.

George Lamar feels the mixed use ordinance must be revised and that there is too much residential mixed use that has come through the planning commission.

Doug Illum feels the mixed use ordinance is too ambiguous.

Julie Price is concerned about infrastructure, crime, and safety because 1800 S does not have sidewalks.

Lance Read feels his property will be land locked and feels that this property should not be changed to mixed use.

Jake Hansen stated that the property would be a land buffer.

**Commission member Deem made a motion to leave public hearing. Commission member Roundy seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Epperson, aye; the vote was unanimous.

## **9. ACTION ON PUBLIC HEARING- REZONE FROM A-2 TO MIXED USE-2250 W. 1800 S.-IVORY DEVELOPMENT**

Steve Anderson stated that state law prohibits us of taking the schools into consideration while approving subdivisions. He also stated that we've never had this much open space. He said that culinary water and secondary water districts have to give their permission for the project to proceed and traffic studies are a requirement. He also said that City Council could apply a moratorium on the mixed use zone, but that moratorium would not affect the two rezones on the agenda.

Commission member Archuleta asked about the property that felt land locked.

Steve Anderson stated that they have to be able to have access to the road and they would work that out when the subdivision came in for review.

Commission member Archuleta stated that she does not like the placement of lots.

Mr. Freebairn stated that the flat usable property for building on this lot is closer to the residential homes; he stated that they could try and refigure where the lots go. He said that they would make sure that access is maintained for all surrounding properties.

Vice Chair Deem feels the lots on the west side of the property should be larger.

Commission member Wilson suggested clustering the smaller lots near the open space on the east.

**Commission member Archuleta made a motion to table. Commission member Epperson seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

**Commission member Nalder made a motion to take a five minute recess. Commission member Epperson seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

#### **10. PUBLIC HEARING-REZONE FROM C-2 TO MIXED USE-1874 S. 1900 W.-PETER LODDER**

Lance Price said that they are doing a medium density project of townhomes with two car garages and 3 bedroom units. He stated there is the possibility for them to donate ground for the trail.

**Commission member Deem made a motion to enter into public hearing. Commission member Archuleta seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Nalder, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

David Smith expressed concerns about a secondary outlet to 1800 S. and asked how the HOA planned on maintaining the private road. He also asked what kind of business would be in the commercial portion of the development.

Doug Illum feels this is a great project.

Greg Bird is concerned about traffic.

Laura Bird is concerned about traffic specifically the safety of residents trying to access the trail system from 1800 S. which does not have sidewalks.

George Lamar feels it is difficult to deny developers in the future that bring projects that are residential in the mixed use zone. He feels that getting a trail will not come without cost.

**Commission member Roundy made a motion to leave public hearing. Commission member Wilson seconded the motion.** Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Epperson, aye; the vote was unanimous.

#### **11. ACTION ON PUBLIC HEARING- REZONE FROM C-2 TO MIXED USE-1874 S. 1900 W.-PETER LODDER**

Steve Anderson stated that traffic studies will be done on this project and that sidewalks will be added as more parcels develop.

Commission member Nalder suggested roads that aren't narrow for their private street because it can be problematic for residents.

Vice Chair Deem asked how long the driveways would be.

Mr. Price stated they aren't sure yet but probably 20-25 feet long.

Commission member Roundy stated that she counted 39 guest parking stalls and suggested that they add more on the other side of the development.

Commission member Nalder asked if the wetland area would be a park.

Mr. Price said he was not sure yet.

Commission member Wilson asked what the commercial business would likely be.

Mr. Price said that it was owned by Crabtree and they wanted to put a restaurant in it.

**Commission member Deem made a motion to rezone from C-2 to mixed use property located at 1874 S. 1900 W. knowing the concept plan may change a little to account for larger roads and the egress, with the conditions that the homes have 20 foot driveways, a traffic study be completed, and the Fire Marshal approves the development. Commission member Nalder seconded the motion.** Commission member Epperson, aye; Commission member Wilson, aye; Commission member Nalder, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, aye; the vote was unanimous.

**12. OTHER BUSINESS**

Planning agreed to meet at 5:00 P.M. for the work session next meeting.

**13. ADJOURNMENT**

**Commission member Nalder made a motion to adjourn at 7:48 P.M. Commission member Roundy seconded the motion.** Commission member Banta, aye; Commission member Wilson aye, Commission member Nalder, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Archuleta, aye; Commission member Roundy, aye; the vote was unanimous

*Emily Green*

Emily Green  
Deputy Recorder

Date Approved: 9/12/18