



Planning Commission Meeting Minutes

August 8, 2018 6:00 P.M.

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

Present: Ken Banta Chairman
Darin Deem Vice Chair
Elaine Archuleta Commission Member
Scott Epperson Commission Member
Becky Roundy Commission Member

Staff Present: Emily Green Deputy Recorder
Steve Anderson City Planner

Absent: Natalie Wilson Commission Member
Kirt Nalder Commission Member

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes – July 25, 2018
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Public Hearing-Rezone from A-1 to Mixed Use-2297 W. 2550 S.-Doug Rich
5. Action on Public Hearing-Rezone from A-1 to Mixed Use-2297 W. 2550 S.-Doug Rich
6. Discussion on draft for updated General Plan-21st Street area
7. Other Business
8. 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 Deem.

2. ACTION ON MINUTES-JULY 25, 2018

Commission member Deem made a motion to approve the minutes. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, 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 1, 2018 council meeting.

4. PUBLIC HEARING-REZONE FROM A-1 TO MIXED USE-2297 W. 2550 S.-DOUG RICH

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

Chairman Banta invited the public up for comment.

Sheri Norris is concerned that the traffic could be dangerous and that there isn't enough culinary water for this project.

Mark Randall stated that in reviewing our Mixed Use Ordinance it states that any new developments should reflect the character and scale of the area, he does not feel that this development reflects the area. He also is concerned about traffic and would like to know what happens if the HOA becomes inactive and if the city enforces HOA involvement.

Doug Illum is not opposed to the zone change of Mixed Use he is concerned about the density. He feels like the fact that Child Farms did staggering lots sizes to accommodate surrounding properties was a good idea and something to consider for this development. He feels that the Havenwood Subdivision does not fit our general plan.

Jackie Ostler would like it to have a consistent density from surrounding properties. She is concerned with traffic and referenced a study about high traffic having a negative impact on the health of residents in senior communities.

George Lamar believes this project does not meet the objectives of our Mixed Use Ordinance.

Lois Bowden stated that she counted the cars on 2550 S. one day and that at high traffic times it got to about 800 cars and at low traffic times she counted about 600 cars. She stated that the combined amount of townhomes proposed along with what she believes to be the average amount of trips daily that each home would take would come out of about 1050 trips adding traffic to the road.

Jeremy Ostler is concerned about increased density impacting their water pressure.

Thelma Isaacson understands that they must have change and that new developments will come in but is concerned about complaints over livestock from new developments. She is also concerned about the sewer backing up and believes that our system cannot handle more homes.

Allisa Hutchinson agrees with the previous statements and feels traffic from this development will create a dangerous situation for children that ride the bus.

Selena Hart agrees with the previous statements and is concerned that the traffic is dangerous for children walking down the street.

Jack Davis feels that dense housing isn't possible with our current infrastructure.

Kathy Darby feels that HOA's are only as good as the home owners who run them and that they don't always live up to the expectation.

Earl Green wondered if guest parking would be available, if they are doing a traffic study, and if they are doing a utilities impact study? He feels the proposed concept lacks emergency exits.

Levi Call agrees with the previous statements and feels an impact study should always be done.

Jack Williams feels that we should have one acre lots.

Kerry Call stated that a previous subdivision was rezoned and the motion read that it was subject to the approval for secondary water. She is concerned about infrastructure.

Commission member Roundy made a motion to leave public hearing. Commission member Deem seconded the motion. Commission member Archuleta, 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 A-1 TO MIXED USE-2297 W. 2550 S.-DOUG RICH

Steve Anderson stated that impact studies and traffic studies are always a requirement when getting approval for a subdivision. He also stated that a whole new storm drain system had been put in on 2550 S.

Greg Day said that they aware they will most likely be improving the road based off of the traffic study when they develop and that they would have an HOA to maintain the park. He stated that they have decreased the amount of units down to 135 units for the whole development and that they are doing public roads that will be 60 feet wide per the standard requirement. He stated that they will have 21 guest spots and each town house will have a two car garage as well as two parking spots in the driveway. He said that he would get approval as planned from the Fire Marshal and utility companies to make sure that infrastructure would support their project.

Commission member Roundy stated that she likes the parks and the improvements but does not like it with that high of a density.

Vice Chair Deem asked what the density was for Ovation Home's development.

Steve Anderson stated it was about 7 units per acres.

Commission member Epperson feels the density is too high.

Chairman Banta stated that parts of our ordinance could be seen as ambiguous and that they will readdress it in the future, but that he believes this development falls in the medium density range which would allow them to have the 11 units per acre.

Commission member Archuleta made a motion to deny the rezone from A-1 to Mixed Use at 2297 W. 2550 S. based off of the density attached to the concept plan. Motion dies for lack of a second.

Commission member Deem made a motion to rezone from A-1 to Mixed use at 2297 W. 2550 S. with the condition that they revise the concept plan and are allowed a density of 9 units per acres. Commission member Epperson seconded the motion. Commission member Epperson, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Archuleta, nay; the motion passes.

6. DISCUSSION ON DRAFT FOR UPDATED GENERAL PLAN-21ST STREET AREA

Planning Commission was presented a map done by the firm hired to look at the topography of 21st street to reconsider some zoning for the general plan.

Steve Anderson stated that the surrounding areas do not reflect the current general plan zoning and that they would have to modify a few areas, but it was a good draft to consider. He also stated that the firm would like to give a presentation to planning commission and council members.

7. OTHER BUSINESS

There was no other business at this time

8. ADJOURNMENT

Commission member Deem made a motion to adjourn at 7:10 P.M. Commission member Roundy seconded the motion.

Commission member Banta, 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: 8/22/18