



Planning Commission Meeting Minutes

October 12, 2022 6:00 PM

City Council Chambers

4150 S 3900 W West Haven, UT 84401

Present:	Darin Deem Becky Roundy Kirt Nalder Scott Epperson Andrew Reyna Melinda Stimpson	Chairman Vice-Chairman Commission Member Commission Member Commission Member Commission Member
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Staff Present:	Charis Sully Amy Hugie Alika Murphy Shari Phippen	Deputy Recorder City Attorney City Planner Community Development Director
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Absent:	Natalie Wilson	Commission Member (Vacation)
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5:00 WORK SESSION

Planning Commission discussed agenda items and the Patio Home Ordinance and whether they felt like it needs to be amended.

Matt Jensen expressed appreciation to the Planning Commission, Shari, and Amy for all their hard work on the Open Space zoning issues.

AGENDA

- 1. INVOCATION-COMMISSION MEMBER ROUNDY**
- 2. PLEDGE OF ALLEGIANCE-COMMISSION MEMBER WILSON**
- 3. ACTION ON MINUTES- SEPTEMBER 28, 2022**
- 4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
- 5. DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 3801 S 3650 W (Applicant: Erica and Scott Larsen)**
- 6. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR A MOBILE SMALL ENGINE REPAIR HOME OCCUPATION LOCATED AT 2638 S 3300 S PARCEL NUMBER 154060015 (Applicant: Wayne Worton)**
- 7. DISCUSSION AND ACTION-REGARDING FINAL PLAT APPROVAL FOR PONDEROSA SUBDIVISION LOCATED AT APPROXIMATELY 1930 S 1350 W PARCEL NUMBER 150660004 (Applicant: Black Pine)**
- 8. DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN LOCATED ON THE SOUTHEAST CORNER OF 4000 S AND 4700 W PARCEL NUMBER 080480108 (APPLICANT: Ryan Halder-KG Store 2512 LLC)**
- 9. DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR PARCEL A THE VILLAGE AT GREEN FARM LOCATED AT APPROX 3700 S AND 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 08037020 080370072 (Applicant: Nilson Homes)**
- 10. ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Deem called the meeting to order at 6:00 PM

- 1. INVOCATION** was offered by Commission Member Roundy
- 2. PLEDGE OF ALLEGIANCE** was offered by Commission Nalder
- 3. ACTION ON MINUTES-SEPTEMBER 28, 2022**

Commission member Roundy a motion to approve the minutes. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Reyna, 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 APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 3801 S 3650 W (Applicant: Erica and Scott Larsen)

Erica was present for this item.

Ms. Larson stated that they would like to turn an existing outbuilding into an ADU for her mom and grandma. The current building is 3,600 sq ft and they would like to turn 1,800 sq ft into the ADU.

There was a discussion about the requested sq ft.

Chairman Deem and Commission member Nalder stated that they are okay with the 1,800 sq ft.

Commission member Reyna made a motion to approve the conditional use for an accessory dwelling unit that is larger than 1,200 sq ft located at 3801 S 3650 W with the condition that it does not exceed the 1,800 sq ft.

Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

6. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR A MOBILE SMALL ENGINE REPAIR HOME OCCUPATION LOCATED AT 2638 S 3300 S PARCEL NUMBER 154060015 (Applicant: Wayne Worton)

Wayne and Mandie Worton were present for this item.

Shari clarified that the staff report stated that it is Madsen Motorsports and that is incorrect.

Mrs. Worton stated that the work is only being done on small engines such as motorcycles and ATV's.

Shari explain that this application was submitted before the changes that were made to the Home Occupation ordinance and in the middle of the Open Space zoning issues. She stated that she believes this should fall under the old Home Occupation requirements instead of the new one. Under the new ordinance this business would not be allowed.

Chairman Deem asked if this is specifically mobile or if there going to be any work done at the home.

Mr. Worton stated that it is mobile and they will be doing some work out of an outbuilding at home.

Chairman Deem asked if there is an existing outbuilding.

Mr. Worton stated that there is not but they are in the process of starting one.

Commission member Reyna asked about what percentage of work will be mobile.

Mr. Worton stated it is about 50/50.

Commission member Roundy asked how the changes in the new ordinance would effect this business.

Shari stated that it would not be allowed because the new ordinance requires at least 1 acre and this property is on 1/3 acre.

Commission member Roundy made a motion to approve the conditional use application for a mobile small engine repair home occupation located at 2638 S 3300 W parcel number 154060015 with the following conditions No client vehicles or engines may be on the property unless they are actively being worked on, no work may be performed before 6:00 am or after 10:00 pm and any violations of the West Haven City Nuisance Ordinance will result in revocation of the Business license and conditional use permit. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, Nay; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye. 5-1 motion passes.

7. DISCUSSION AND ACTION-REGARDING FINAL PLAT APPROVAL FOR PONDEROSA SUBDIVISION LOCATED AT APPROXIMATELY 1930 S 1350 W PARCEL NUMBER 150660004 (Applicant: Black Pine)

Jordan Watson was present for this item.

Chairman Deem asked if there have been any changes since preliminary.

Mr. Watson stated that there have not been any.

Chairman Deem asked Shari if there are any issues.

Shari stated that there are not.

Commission member Reyna made a motion to recommend final plat approval for Ponderosa Subdivision located at approximately 1930 S 1350 W parcel number 150660004. Commission member Nalder seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

8. DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN LOCATED ON THE SOUTHEAST CORNER OF 4000 S AND 4700 W PARCEL NUMBER 080480108 (APPLICANT: Ryan Halder-KG Store 2512 LLC)

Megan Walter and Josh Rabe were present for this item.

Ms. Walter state that this will be the marketplace prototype for Kum and Go which is their biggest store.

Chairman Deem asked what the hours of operation would be.

Mr. Rabe stated that they typically like to be open 24 hours a day since they staff with full time employees.

Ms. Walter stated that the lighting is a zero cut off lighting fixture so there is no spillage out so it does meet dark sky requirements and will not spill over the property line.

Shari stated that the back of the building is 50 feet from any backyard neighbor's property line.

Chairman Deem asked if there is an existing fence.

Ms. Walter stated that there is existing fencing on the back and if it needs to be upgraded, they can.

Commission member Epperson asked if they have approval for ingress and egress from UDOT.

Ms. Walter stated that they are still working through the minor details.

Commission member Roundy made a motion to grant preliminary site plan approval located on the southeast corner of 4000 S and 4700 W parcel number 080480108 approximately 1930 S 1350 W parcel number 150660004. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR PARCEL A THE VILLAGE AT GREEN FARM LOCATED AT APPROX 3700 S AND 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 08037020 080370072 (Applicant: Nilson Homes)

Brian Bayles was present for this item

Mr. Bayles stated that they have proposed 94 townhomes on this parcel.

Chairman Deem asked if these would be rental or for sale units.

Mr. Bayles stated that they have not decided on that yet.

Chairman Deem asked if the clubhouse and the pool is for these residents only.

Mr. Bayles stated that it is restricted to these residents only.

Shari stated that they will need to provide a table showing the number of units before they will be able to go to City Council.

Mr. Bayles stated that the total number of units that would be allowed in this project is between 97 and 129 and they are looking at doing 94.

Shari stated that this project has not changed since it was looked at before but because it was denied at the City Council level, they needed to re-submit.

Chairman Deem asked how wide the roads are.

Shair stated that the private roads have 20' of asphalt with rolled gutters. The only City maintained road in this project is 3675 that runs out to 4700.

Chairman Deem asked if this project will have their own HOA.

Mr. Bayles stated that they will.

Commission member Reyna made a motion to recommend preliminary plat approval for Parcel A The Village at Green Farm located at approx. 3700 S and 4450 W with the parcel numbers listed on the agenda and they need to bring the table required by the MDA prior to the City Council meeting. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

10. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 6:51 PM. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Stimpson, aye. The vote was unanimous.

Charis Sully

Charis Sully
District Recorder

Date Approved: 10/26/2022