

**MINUTES
WEST HAVEN PLANNING COMMISSION
NOVEMBER 12, 2014
6:00 P.M.**

PRESENT:

David Anderson-Chairmen
Dean Saunders-Vice-Chair
Marvin Pebley
Vennesa Murray
Shelly Rovira
Austin Slaughter
Ken Banta
Steve Anderson-City Planner
JanNell Templeton-Deputy Recorder



5:50 WORK SESSION

AGENDA

1. Invocation
2. **Action on Minutes** –October 22, 2014
3. **Report-** Action taken by City Council on Planning Commission recommendations- Steve Anderson
4. **Final Site Plan Approval-** Custers Classic’s- 1670 W 2100 S- Custer Fisher
5. **Public Hearing-** Rezone- 4034 S 5100 W- Theron Willardson Trust
6. **Action on Public Hearing-** Rezone- 4034 S 5100 W- Theron Willardson Trust
7. **Public Hearing-** Rezone- Approx. 3500 W 3800 S- Bruce Nilson
8. **Action on Public Hearing-** Rezone- Approx. 3500 W 3800 S- Bruce Nilson
9. **Discussion & Possible Action-** Chapter 28 Design Review
10. **Other Business**
11. **Adjournment**

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

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

2. **ACTION ON MINUTES OF October 22, 2014-** *Commission member Rovira made a motion to approve the minutes. Commission Member Saunders seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; the vote was unanimous.*

3. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING RECOMMENDATIONS-** *Steve Anderson reported on the actions taken by the City Council on November 5, 2014*

4. **FINAL SITE PLAN APPROVAL- CUSTERS CLASSIC’S- 1670 W 2100 S- CUSTER FISHER**

Leon Robinson explained they changed the aesthetics back to the original plan. There will be stucco and hardy board on the front and side of the building and metal on the back.

Commission member Saunders made a motion to give Final Site Plan Approval to Custer’s Classic’s at 1670 W 2100 S to Custer Fisher. Commission Member Pebley seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; the vote was unanimous

5. PUBLIC HEARING- REZONE- 4034 S 5100 W- THERON WILLARDSON TRUST

Mike Bastain explained this property is where the old school house sits. They have it under contract for multi-family housing. They would like to do 14 townhomes with attached garages. They will be approx. 1330 Sq. Ft. with stucco and hardy board on the front and sides with a patio in the back.

Commission member Rovira made a motion to enter the Public Hearing. Commission Member Banta seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

Chairmen Anderson invited the public up for comment:

Tricia Doney- stated she lives directly east to this property. Would love to see the old school house go, there have been many problems with it. She had questions concerning the proposed townhomes.

David Smith- asked what the current zoning is. His concerns are what kind of impact will this cause with the expiation of 4000 South.

Commission member Murray made a motion to leave the Public Hearing. Commission Member Rovira seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

6. ACTION ON PUBLIC HEARING- REZONE- 4034 S 5100 W- THERON WILLARDSON TRUST

Commission member Saunders asked what the surrounding properties zoning was. Steve Anderson stated there are Open Space and Mixed Use. The master plan is Commercial. He also stated this is one of the routes for the West Davis Corridor. Mike Bastian explained the process of UDOT possibly purchasing this property.

Commission member Murray made a motion to give approval for the Rezone at 4034 S 5100 W to the Theron Willardson Trust. Commission Member Slaughter seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

7. PUBLIC HEARING- REZONE- APPROX. 3500 W 3800 S- BRUCE NILSON

Bob Favero is representing Bruce Nilson on this item tonight. He stated they are requesting a rezone from A2 to Mixed Use. They are proposing 38 patio homes approx. 9,000 Sq. Ft.

Commission member Pebley made a motion to enter the Public Hearing. Commission Member Saunders seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

Chairmen Anderson invited the public up for comment:

Dave Thompson- he is concerned with the density.

David Smith- asked how many acres. Is concerned with how many entrances and exits there will be. Will the roads be private or city owned.

Bob Favero stated there is 8.5 acres with 4.3 units per acre.

Commission member Rovira made a motion to leave the Public Hearing. Commission Member Murray seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was**

unanimous

8. ACTION ON PUBLIC HEARING- REZONE- APPROX. 3500 W 3800 S- BRUCE NILSON

Commission member Banta made a motion to give approval for the Rezone at 3500 W 3800 S to Bruce Nilson from A-2 to Mixed Use. Commission Member Saunders seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

9. DISCUSSION & POSSIBLE ACTION- CHAPTER 28 DESIGN REVIEW

Steve Anderson explained they are still working with the committee on the Design review.

Commission member Banta made a motion to table. Commission Member Pebley seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Banta, aye; Commission member Saunders, aye; Commission member Slaughter, aye; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous**

10. OTHER BUSINESS- Commission members all agreed they will cancel the next meeting on November 26th and December 24th.

11. ADJOURNMENT: Commission member Rovira made a motion to adjourn at 6:53 p.m. Commission Member Saunders seconded the motion. Commission member Rovira, aye; Commission member Slaughter, aye; Commission member Banta, aye; Commission member Murray, aye; Commission member Saunders; Commission member Pebley, aye; Commission member Anderson, aye; **the vote was unanimous.**

JanNell Templeton

JanNell Templeton
Deputy Recorder

Date Approved: 12/10/14