

**MINUTES
WEST HAVEN PLANNING COMMISSION
JANUARY 9, 2008
6:00 P.M.**

PRESENT:

Phil Green, Chairman
Shawn Smith, Vice-Chair
Marvin Pebley
Shelly Rovira
Brad Galvez - excused
David Anderson
Venessa Murray
Steve Anderson, City Planner
Public – On file with minutes

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5:30 Work Session

AGENDA

Welcome New Commission Members – Chairman Green

- 1. Invocation**
- 2. Action On Minutes** – December 12, 2007
- 3. Final Subdivision Approval** – Wilson Lane Plaza, 2105 S. 1100 W.
- 4. Final Subdivision Approval** – Windsor Farms, Phase Four
- 5. Preliminary Site Plan Approval** – Harper Ready Mix
- 6. Public Hearing** – One Lot Subdivision, Corner of 4700 W. 3300 S. – LDS Church
- 7. Action on Public Hearing** – One Lot Subdivision, Corner of 4700 W. 3300 S., LDS Church
- 8. Preliminary Site Plan** – 4700 W. 3300 S. – LDS Church
- 9. Amendment to Country Haven, Phases 7 and 8** – 3700 S. 3500 W. – Nilson Homes
- 10. Review Proposed Changes to General Plan and Set Date for Public Hearing**
- 11. City Council Report**
- 12. Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Green called the meeting to order at 6:00 p.m. Chairman Green introduced and welcomed the new commission members.

- 1. INVOCATION** was offered by Commission member Pebley.
- 2. ACTION ON MINUTES OF December 12, 2007:** Commission member Smith moved to approve the minutes as written. Commission member Pebley seconded the motion. The vote to approve was unanimous.
- 3. FINAL SUBDIVISION APPROVAL** – WILSON LANE PLAZA, 2105 S. 1100 W.: City Planner Steve Anderson stated that there are no issues with the property division. Commission member Smith moved to recommend final approval. Commission member Pebley seconded the motion. The vote to approve was unanimous.
- 4. FINAL SUBDIVISION APPROVAL** – WINDSOR FARMS, PHASE FOUR: Kirt Nalder was in attendance to request final approval of phase 4, Windsor Farms. Steve Anderson stated that the developer has dedicated 20 ft. of property on the south end along the slough to the city as requested and that there are no other issues with the subdivision.

Commission member Pebley moved to recommend final approval. **Commission member Anderson seconded** the motion. The vote to approve was unanimous.

5. PRELIMINARY SITE PLAN APPROVAL – HARPER READY MIX: Commission member Rovira declared a conflict of interest and excused herself from participating in the discussion.

Darwin Christensen was in attendance to request preliminary site plan approval for the new Ready Mix Plant.

Commission member Pebley questioned Mr. Christensen on the type of fence that will be at the site. Mr. Christensen stated that it will be a sound wall fence, constructed of precast concrete panels. Mr. Christensen also stated that there will be landscaping between the curb and property line and behind the fence will be flowering trees and plantings.

Steve Anderson stated that Harper Ready Mix will need to bring in elevations for the shop that will be constructed on the site at the time of final approval.

Commission member Anderson moved to recommend preliminary approval. **Commission member Smith seconded** the motion. Commission member Rovira abstained from the vote. Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye. Motion carried.

6. PUBLIC HEARING – ONE LOT SUBDIVISION, CORNER OF 4700 W. 3300 S. – LDS CHURCH: Chairman Green declared a conflict of interest, excused himself from participating in the discussion and requested Vice-Chair Smith to conduct the meeting for agenda items #6, 7 and 8.

Commission member Pebley moved to leave the public meeting and enter into a public hearing. **Commission member Anderson seconded** the motion. The vote was unanimous.

Vice Chair Smith asked for public comment. There was none.

Commission member Pebley moved to leave the public hearing and return to the public meeting. **Commission member Anderson seconded** the motion. The vote was unanimous.

7. ACTION ON PUBLIC HEARING – ONE LOT SUBDIVISION, CORNER OF 4700 W. 3300 S. – LDS CHURCH: **Commission member Pebley moved** to recommend approval of the one-lot subdivision. **Commission member Rovira seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, abstained; Commission member Smith, aye; Commission member Anderson, aye. Motion carried.

8. PRELIMINARY SITE PLAN APPROVAL – 4700 W. 3300 S. – LDS CHURCH: Brian Bott, architect for the project, was in attendance to request preliminary site plan approval.

Commission member Pebley asked about the possibility of having an entrance to the church on 4700 West. Mr. Bott stated that church representatives have met with UDOT, who has stated that it would require traffic studies, etc. and that the church real estate people were reluctant to proceed with that process. Vice-Chair Smith stated that he felt it was an important issue that needed to be pursued. Planning members were in agreement with Vice-Chair Smith. Mr. Bott stated that he would relay that information.

Commission member Anderson moved to recommend preliminary approval with the recommendation that an entrance onto 4700 West be pursued. **Commission member Murray seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, abstained; Commission member Smith, aye; Commission member Anderson, aye. Motion carried.

Chairman Green returned to chair the meeting.

9. AMENDMENT TO COUNTRY HAVEN, PHASES 7 AND 8 – 3700 S. 3500 W. – NILSON HOMES: Mr. Jed Iverson of Nilson Homes was in attendance to request an amendment to Country Haven, phases 7 and 8. Mr. Iverson stated that originally the previous developers had been approved for 54 lots with a second access onto 3500 West.

Steve Anderson apprised the new planning members of the history of the development, beginning with the city desiring to develop a trail system throughout the city, and subsequently rezoning the front portion of the property to mixed use, with a trail system around the development.

Mr. Iverson stated that the property currently is approved for 34 lots without the second road. Nilson Homes is now proposing 46 lots, with a second entrance onto 3500 West, that they feel will establish a more community feel. The development will be professionally landscaped and have a homeowners association.

Commission member Rovira stated that she feels this is a much more attractive development than the original proposal. Commission member Pebley also stated that he likes this proposal much more than the original. Commission member Smith stated that he is concerned about the traffic issues with an entrance onto 3500 West.

Commission member Pebley moved to recommend approval of the amendment to the Country Haven subdivision, phases 7 and 8 subject to meeting all engineering requirements. **Commission member Rovira seconded** the motion. The vote to approve was unanimous.

10. REVIEW PROPOSED CHANGES TO GENERAL PLAN AND SET DATE FOR PUBLIC HEARING: For the benefit of the new members, Steve Anderson presented an overview of the changes to the general plan that the planning commission is going to propose at a public hearing in the near future.

Chairman Green will present the proposal to the city council at their next meeting.

11. CITY COUNCIL REPORT: Chairman Green stated that as there is no longer a representative from the city council as a member of the planning commission, planning members will rotate taking a turn at attending the council work meeting and reporting to the council actions taken at the planning meeting.

Commission member Rovira offered to attend the next city council work meeting.

12. OTHER BUSINESS: No other business was discussed.

13. ADJOURNMENT: Commission member Smith moved to adjourn. Commission member Pebley seconded the motion. The meeting adjourned at 7:00 p.m.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____