

**MINUTES  
WEST HAVEN PLANNING COMMISSION  
JANUARY 23, 2008  
6:00 P.M.**

**PRESENT:**

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

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**5:30 Work Session**

**AGENDA**

- 1. Invocation**
- 2. Action On Minutes** – January 9, 2008
- 3. Final Site Plan Approval** – Harper Ready Mix
- 4. Final Approval** – The Village At Child's Farms, Phase Two
- 5. General Plan Discussion/Set Date For Public Hearing**
- 6. Other Business**
- 7. 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.*

**1. INVOCATION** was offered by Commission member Anderson.

**2. ACTION ON MINUTES OF JANUARY 9, 2008:** Commission member Pebley moved to approve the minutes as written. Commission member Anderson seconded the motion. The vote to approve was unanimous.

**3. FINAL SITE PLAN APPROVAL – HARPER READY MIX:** Commission member Rovira declared a conflict of interest and recused herself from the discussion and vote.

*Mr. Darwin Christensen was in attendance to request final site plan approval. Commission member Pebley asked Mr. Christensen to explain what the exterior of the building was going to look like. Mr. Christensen stated that the foundation will be covered in river rock, and the main part of the building will be painted siding.*

*Planning asked Mr. Christensen about dust control measures. Mr. Christensen referred the questions to Mr. Dave Brown of JBR Environmental. Mr. Brown stated that the company must meet the Department of Air Quality standards and that they will be inspected by state officials in that regard.*

**Commission member Anderson moved** to recommend final site plan approval for the Harper Ready Mix Plant. **Commission member Pebley seconded** the motion. Commission member Rovira, abstained; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye. Motion to approve carried.

**4. FINAL APPROVAL – THE VILLAGE AT CHILD’S FARMS, PHASE TWO:** Mr. David Bailey of Destination Homes was in attendance to request final approval. This is the townhome portion of the development. The commission asked Mr. Bailey to review what the townhomes are going to look like. He stated that there will be no vinyl or metal siding, only hardy plank, which is a masonry product. Commission member Rovira questioned if there was going to be any brick or rock on some of the townhomes or if they are all going to be just the hardy plank. Mr. Bailey said they were planning on using different colors of the hardy plank, however, they were amenable to using some brick and rock instead of all hardy plank.

Planning requested that Mr. Bailey return to the next planning meeting with some elevations showing the variety of materials and colors they will use.

Commission member Rovira asked if the CCR’s included the provision that the sewer lift station will be maintained by the homeowners association. Steve Anderson stated that the developer will need to amend the master copy of the CCR’s to include the provision for phase 2, stating that the sewer lift station will be maintained by the homeowners association.

**Commission member Anderson moved** to table the final approval and request that the developer provide elevations and pictures of the townhomes and a copy of the CCR’s for the next scheduled planning meeting. **Commission member Galvez seconded** the motion. The vote to table was unanimous.

**5. GENERAL PLAN DISCUSSION/SET DATE FOR PUBLIC HEARING:** Planning members reviewed the changes that they have been making to the general plan and discussed sending out notice of the public hearing with the sewer bills the first of February.

**Commission member Murray moved** to set the date for a public hearing to amend the general plan on February 27, 2008. **Commission member Anderson seconded** the motion. The vote to approve was unanimous.

**6. OTHER BUSINESS:** There was no other business discussed.

**7. ADJOURNMENT:** **Commission member Pebley moved** to adjourn. The meeting was adjourned at 7:00 p.m.

Patricia Mikesell  
Patricia Mikesell  
Deputy City Recorder

Date Approved: \_\_\_\_\_