

**MINUTES
WEST HAVEN PLANNING COMMISSION
FEBRUARY 13, 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 23, 2008
3. **Public Hearing** – Conditional Use Permit – Off Premise Billboard, 1750 S. 1350 W. – Reagan Outdoor Advertising
4. **Action on Public Hearing** – Conditional Use Permit, Billboard – 1750 S. 1350 W.
5. **Preliminary & Final Approval** – One Lot Subdivision – 3643 S. 2900 W., Clay's Ranchettes – Alan Carlson
6. **Preliminary Site Plan Approval** – New Building, 2819 W. 3300 S. – Taylor West Weber Water
7. **Preliminary Site Plan** – New Building, 2800 S. 1900 W. – Doug Wheeler & Layne Clark
8. **Amend Preliminary Site Plan** – 4000 S. Storage Unit Relocation
9. **Amend Quest Academy Subdivision** – 3850 W. 4000 S.
10. **General Plan Discussion**
11. **Other Business**
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.

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

2. **ACTION ON MINUTES OF JANUARY 23, 2008:** Commission member Galvez asked that the minutes be corrected on Item #3, Final Approval Harper Ready Mix, to reflect his vote of aye on the motion to approve and that Commission member Smith's vote be deleted as he was not present at the meeting. **Commission member Smith moved** to approve the minutes with the correction. **Commission member Galvez seconded** the motion. The vote to approve was unanimous.

3. **PUBLIC HEARING – CONDITIONAL USE PERMIT – OFF PREMISE BILLBOARD, 1750 S. 1350 W. – REAGAN OUTDOOR ADVERTISING:** **Commission member Pebley moved** to leave the public meeting and enter into a public hearing. **Commission member Smith seconded** the motion. The vote was unanimous.

Chairman Green invited Tracy Stout of Reagan Advertising to present an overview of the request. Ms. Stout stated that Reagan Advertising wanted to add another billboard between the two previously approved billboards. The billboard will meet the 500' requirement for placement.

PAGE TWO
PLANNING MTG. 2-13-08

Chairman Green asked for public comment. There was none.

Commission member Smith moved to leave the public hearing and return to the public meeting.

4. ACTION ON PUBLIC HEARING – CONDITIONAL USE PERMIT, BILLBOARD – 1750 S. 1350 W.: **Commission member Smith moved** to approve the conditional use permit for a billboard at 1750 S. 1350 W. **Commission member Galvez seconded** the motion. The vote to approve was unanimous.

5. PRELIMINARY & FINAL APPROVAL – ONE LOT SUBDIVISION – 3643 S. 2900 W., CLAY’S RANCHETTES - ALAN CARLSON & JOLEEN CARESS: Alan Carlson was in attendance to request the commission for approval to divide an existing two acre lot into two one-acre lots. One portion of the property has an existing home and he wishes to build a home on the other acre.

City Planner Steve Anderson stated that a request to divide the lot had been approved several years ago, so he is requesting preliminary and final approval at the same time.

Commission member Murray moved to recommend preliminary and final approval for the division of property located at 3643 S. 2900 W. **Commission member Pebley seconded** the motion. The vote to approve was unanimous.

6. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 2819 W. 3300 W. – TAYLOR WEST WEBER WATER: Brad Barto representing Taylor West Weber Water presented a request for a new building on their property at 2819 W. 3300 S. The area is enclosed by a chainlink fence. Steve Anderson stated that Taylor West Weber Water will be responsible for installing curb, gutter & sidewalk.

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

7. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 2800 S. 1900 W. – DOUG WHEELER, LAYNE CLARK: Layne Clark was in attendance to request preliminary approval for a new building that will be used for playing basket ball and volleyball. Mr. Clark also stated that they are hoping in the future to attract some commercial businesses at the location.

Planning members agreed that this will be a great addition to the city and will also be an asset for the West Haven recreation program.

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

8. AMEND PRELIMINARY SITE PLAN – 4000 S. STORAGE UNIT RELOCATION: John Thomas was in attendance to request an amendment to the preliminary site plan for relocating the existing storage units on 4000 South. Mr. Thomas stated that the storage units will be placed further back on the property than previously indicated.

Commission member Pebley moved to recommend approval of the amendment to the site plan. **Commission member Galvez seconded** the motion. The vote to approve was unanimous.

9. AMEND QUEST ACADEMY SUBDIVISION – 3850 W. 4000 S.: Steve Anderson explained to the planning commission that Questar Gas has purchased a small portion of the Quest Academy property to use for a substation. He also stated that public utilities are allowed as conditional uses and that Questar will have to apply for the conditional use when they are ready to proceed with the substation.

Commission member Smith moved to recommend approval of the amendment to the Quest Academy subdivision. **Commission member Rovira seconded** the motion. The vote to approve was unanimous.

10. GENERAL PLAN DISCUSSION: *Planning members reviewed the proposed general plan map and discussed some minor changes to be made to it prior to the public hearing to be held on February 27. Steve Anderson will eliminate the unincorporated area now shown on the map and also change the legend to indicate that green areas would be allowed to have 2 to 4 units per acre.*

11. OTHER BUSINESS: *No other business was discussed.*

12. ADJOURNMENT: *Commission member Smith moved to adjourn at 7:25 p.m.*

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____