

**MINUTES
WEST HAVEN PLANNING COMMISSION
FEBRUARY 27, 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*

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5:30 Work Session

AGENDA

- 1. Invocation**
- 2. Action On Minutes** – February 13, 2008
- 3. Final Approval** – The Village at Child Farms, Phase Two – 2100 W. 2550 S. – Destination Homes
- 4. Amend Stone Creek Canyon, Phase Three** – 4400 S. Midland Drive - Townhomes
- 5. Public Hearing** – General Plan
- 6. 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 Galvez.
- 2. ACTION ON MINUTES OF FEBRUARY 13, 2008:** Commission member Smith moved to approve the minutes as written. Commission member Galvez seconded the motion. The vote to approve was unanimous.
- 3. FINAL APPROVAL – THE VILLAGE AT CHILD FARMS, PHASE TWO – 2100 W. 2550 S.:**
David Bailey of Destination homes was in attendance to request final approval. He presented color renditions of the Townhomes, that consist of brick, stucco, and hardy plank trim. Mr. Bailey also provided a copy of the amended CCR's as requested by the planning commission.

Commission member Pebley moved to recommend final approval of phase two, the Village at Child Farms. Commission member Smith seconded the motion. The vote to approve was unanimous.
- 4. AMEND STONE CREEK CANYON, PHASE THREE – 4400 S. MIDLAND DRIVE:**
Kevin Bell was in attendance to request an amendment that would decrease the number of townhomes from 155 units to 131 units. They will be adding double garages to the new units.

Commission member Anderson moved to recommend amending Stone Creek Canyon, Phase three, by decreasing the number of units. Commission member Rovira seconded the motion. The vote to approve was unanimous.

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5. PUBLIC HEARING – GENERAL PLAN:

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

Steve Anderson presented an overview of the proposed general plan and the process that was taken to arrive at the current proposal.

Chairman Green opened the discussion for public comment.

The following West Haven residents commented:

Brian Gold - doesn't agree with the perception that owners of acre lots do not take care of their property. If yard care is a concern, the City could develop a landscaping ordinance. Feels city meets affordable housing. Keep master plan at one acre lots, use cluster housing. Require developers wanting to change the master plan by rezoning, to provide drainage study, traffic study and water availability study.

Jan Zogmaister – should keep one acre density to allow for diversity of development, trails, parks. If not enough commercial areas will the city need to implement property tax.

Richard Watkins – Regarding the area of 4000 S. 3500 W – commercial zone. Feels that much commercial in residential areas is not needed.

Chad tucker – Concerned about commercial near residential lots..

Ken Daley - in favor of higher density.

Grant Holmes – wants higher density. Acre properties do not meet all needs. Larger properties require more water than smaller lots. Likes higher density around schools, kids can walk, not need costly transportation.

Ray Holmes – in favor of ½ ac density. Less water needed. Provide property for children to build on without using up all of the farm ground.

Angel Mckenzie- not in favor of higher density

Janet Harrison – A traffic light is desperately needed at 1900 W. 1800 S. due to the commercial area. Traffic lights will be needed at 2700 S. 1900 W. if commercial area becomes more developed.

Bill Shaw- Concerned about commercial development along 4000 S. so near to residential areas.

Allen Carlson – Not in favor of commercial development on midland and 4000 s., traffic concerns. Moved out here to leave shopping centers, etc in other cities.

John Elwell – appreciate parks being developed in city. Subdivisions need to have more than one way in and out. Concerned about roads, and the need for improvements to allow for increased traffic. Need arterial and collector roads developed.

Elliott – moved here to have county living – against high density.

Bill Shaw – change genetti property on 4000 S. to yellow – residential.

Jason – Can't the commercial development in West Haven be developed in the area of the Flying J – move Walmart types etc, to that area.

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Wilson lane resident – can the city stop all commercial development and still provide all needed city services?

Jeanette Blakely – likes one central commercial area. City needs tax base provided by commercial development.

Jerry Jensen – not in favor of higher density. Why does the City want so much commercial along 4000 S. Chairman Green stated that 4000 S. will be an east/west corridor for legacy hwy to Hinckley drive extension, therefore lending itself to commercial areas.

Also questioned if the water companies will be able to provide water for the amount of density shown on plan.

Dean Murray – why so much density in Wilson area. In favor of one acre lots.

Scott Latham – Can't the city purchase the Genetti property on 4000 S. to use for a park. Is there a plan in place for street standards?

Virginia Nielsen – questioned proposed commercial zoning around her home

Mrs. Bingham – Don't make 4000 S. another Riverdale road. Also, please have plans in place for drainage.

Brittany Rogers – appreciates the work the planning commission has put into the general plan.

Keith steed – People should do more homework on the ground they are purchasing regarding soils, drainage.

There was no other public comment given.

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

Chairman Green stated that growth happens and that the planning commission is trying to do what will be beneficial to the entire city. He also commented that he feels a higher density is better use of the land, leaving more open space. Chairman Green also mentioned a study presented to the city by Weber Basin Water that indicated less water is needed for two homes per acre than for one home per acre.

Commission member Pebley stated that he appreciates the comments made by those in attendance and stated that the city is trying to allow development of land with the best use in mind.

Commission member Smith also stated the he appreciates the comments made by the public. He stated that the Commission has worked hard on the general plan. Because land will be sold, the city needs to have a plan in place for best use of the land.

Commission member Galvez stated that a lot of time and energy has been put into developing the general plan, and the commission appreciates the input from residents.

6. ADJOURNMENT: Commission member Smith moved to adjourn at 7:30 p.m. The vote to adjourn was unanimous.

Patricia Mikesell

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Deputy City Recorder

Date Approved: _____