

**MINUTES
WEST HAVEN PLANNING COMMISSION
MARCH 12, 2008
6:00 P.M.**

PRESENT:

Phil Green, Chairman
Shawn Smith, Vice-Chair - excused
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 27, 2008
3. **Revised Preliminary** – New Building, 2819 W. 3300 S. – Taylor West Weber Water
4. **Final Site Plan & Preliminary Subdivision Approval** – New Building, 2800 S. 1900 W, Layne Clark
5. **Review of Camelot Cove Townhome Exterior Requirements** – Mike Schultz Construction
6. **Request to Extend Final Approval Time Period** – Olive Bluff Subdivision
7. **Public Hearing, Conditional Use Permit Request** – 2151 W. 2550 S. – Heavy Equipment Repair Shop & Equipment Parking – Thurgood Excavating Inc
8. **Action on Public Hearing, Conditional Use Permit** – Thurgood Excavating Inc.
9. **Discussion and Possible Action on General Plan**
10. **Other Business**
11. **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 FEBRUARY 27, 2008:** Commission member Pebley moved to approve the minutes as written. Commission member Anderson seconded the motion. The vote to approve was unanimous.
3. **REVISED PRELIMINARY– NEW BUILDING, 2819 W. 3300 S. – TAYLOR WEST WEBER WATER:** Mr. Brad Barteau presented a revised drawing of the site plan indicating changes in the parking area and eliminating the drive thru for the drop box. The revised drawing also provides for more landscaping.

Commission member Galvez moved to recommend approval of the revised site plan. Commission member Anderson seconded the motion. The vote to approve was unanimous.
4. **FINAL SITE PLAN AND PRELIMINARY SUBDIVISION APPROVAL** – New Building, 2800 S. 1900 W. – Doug Wheeler & Layne Clark: Layne Clark was in attendance to request final site plan approval and preliminary subdivision approval. He stated that they have received fire district approval and approval from Bona Vista Water. He also said that they were providing plenty of parking, with over two hundred spaces.

Steve Anderson stated they are working on some drainage issues.

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A few adjacent property owners raised concerns regarding the irrigation ditch that runs behind the site. Mr. Clark stated that the ditch will be relocated where necessary to accommodate the property owners that are using the ditch.

Commission member Pebley moved to recommend preliminary subdivision approval and final site plan approval subject to improving the ditch as discussed. **Commission member Anderson seconded** the motion. The vote to approve was unanimous.

5. REVIEW OF CAMELOT COVE TOWNHOME EXTERIOR REQUIREMENTS – MIKE SCHULTZ

CONSTRUCTION: Mike Bastion was in attendance to ask for a change in what was previously approved for the exteriors of the Camelot cove townhomes. Instead of stucco, they are planning to add rock up over the garages, and vertical siding similar to hardy plank.

Commission member Galvez moved to recommend approval of the revised Camelot cove townhome elevations. **Seconded by Commission member Anderson.** The vote to approve was unanimous.

6. REQUEST TO EXTEND FINAL APPROVAL TIME PERIOD – OLIVE BLUFF SUBDIVISION: A representative for Mr. Bruce Crouch stated that the property had been under contract and that the buyer failed to meet due diligence and therefore they were asking for an extension of one year to the final approval time period.

Commission member Anderson moved to extend the final approval time period for one year. **Commission member Murray seconded** the motion. Vote to approve was unanimous.

7. PUBLIC HEARING, CONDITIONAL USE PERMIT REQUEST – 2151 W. 2550 S. – HEAVY EQUIPMENT REPAIR SHOP & EQUIPMENT PARKING – THURGOOD EXCAVATING INC.:

Richard Thurgood was invited to give an explanation of what he is proposing prior to entering into the public hearing.

Mr. Thurgood stated that they are proposing to construct a building of approximately 6500 sq ft. to be used as a construction shop. They will be parking approximately 10 trucks on the site at night. Most equipment is located at construction sites during the day.

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.

Chairman Green asked for public comment.

Sheri Norris – Lives north west of proposed site for shop. Is in favor of this proposal because she does not want area developed as multiple housing. Would like restrictions placed on the site to keep certain hours and area is kept clean and orderly.

Louis Ekstrom – Owns the property in front of the proposed construction yard. He is in favor of the construction shop and parking. Does not want any more dense housing.

Bob Holmes – Lives west of the proposed site. Concerned that there will be noise generated during the night.

Douglas Illum – Concerned about possible noise being generated during the night. Wants restrictions regarding hours of operation and stipulation that irrigation ditch will be maintained.

Brent Weaver – Owns property east of proposed site. He is In favor of the proposed construction shop. Does not want more housing.

There was no other public comment.

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

8. ACTION ON PUBLIC HEARING, CONDITIONAL USE PERMIT – THURGOOD EXCAVATING: Chairman Green advised Mr. Thurgood if this project is approved, the city noise ordinance and the hours of operation will be enforced.

Commission member Pebley stated that he cannot picture this type of an operation as an asset to the area. Must be sure that noise is kept to a minimum and ordinance is enforced.

Steve Anderson stated that the zoning for this property is mixed use and Thurgood Excavating is actually asking for a conditional use for C-3 commercial zoning to allow for this type of operation.

Planning questioned Mr. Thurgood about the type of fencing that would be used. Mr. Thurgood stated that the site will be fenced, probably with chainlink around entire perimeter, and another type of fencing against the neighboring homes. Chairman Green stated that these types of issues will be discussed in greater detail at site plan approval but planning will likely require some type of barrier fence between the construction yard and the neighboring homes.

Commission member Pebley told Mr. Thurgood that the approval will require stringent conditions that will be enforced.

Commission member Galvez moved to recommend approval of the conditional use permit with the following conditions:

- hours of operation to be 6:30 a.m. to 7:00 pm.
- Appropriate fencing around perimeter
- existing irrigation ditch will be protected
- The entrance road will be paved to the bldg.

Commission member Rovira seconded the motion. Vote was as follows: Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, nay; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Motion to approve carried.

9. DISCUSSION AND POSSIBLE ACTION ON GENERAL PLAN: Commission member Murray gave a summary of the surveys that were collected at the public hearing held on February 27, 2008.

Planning members made the following changes to the original proposal:

- To include several more properties located in the 2550 S. 2700 W. area within the green definition and to designate a buffer zone along a portion of the commercial in that area. (A map showing this change is included with these minutes)
- Eliminate a portion of commercial zoning on 2550 S.

Commission member Pebley moved to forward the revised plan on to the city council. **Commission member Anderson seconded** the motion. The vote was unanimous.

10. OTHER BUSINESS: There was no other business discussed.

11. ADJOURNMENT: **Commission member Anderson moved** to adjourn at 8:00 p.m. The vote to adjourn was unanimous.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____