

**MINUTES
WEST HAVEN PLANNING COMMISSION
MARCH 26, 2008
6:00 P.M.**

PRESENT:

Phil Green, Chairman
Shawn Smith, Vice-Chair
Marvin Pebley
Shelly Rovira
Brad Galvez
David Anderson
Vennesa Murray
Steve Anderson, City Planner

=====
5:30 Work Session

AGENDA

1. **Invocation**
2. **Action On Minutes** – March 12, 2008
3. **Final Approval** – New Building, 2819 W. 3300 S. – Taylor West Weber Water
4. **Final Commercial Subdivision Approval** – 2800 S. 1900 W, Layne Clark
5. **Proposal to Vacate Open Space in Joni Acres** – Willy Leach
6. **Final Site Plan Approval** – Phase One, West Haven Towne Center
7. **Other Business**
8. **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 Smith.
2. **ACTION ON MINUTES OF MARCH 12, 2008:** Commission member Anderson moved to approve the minutes as written. Commission member Galvez seconded the motion. The vote to approve was unanimous.
3. **FINAL APPROVAL** – NEW BUILDING, 2819 W. 3300 S. – TAYLOR WEST WEBER WATER: Brad Barto was in attendance to request final approval. Steve Anderson stated that there are no engineering issues.

Commission member Smith moved to recommend final approval. Commission member Anderson seconded the motion. The vote to approve was unanimous.
4. **FINAL COMMERCIAL SUBDIVISION APPROVAL** – NEW BUILDING, 2800 S. 1900 W. – DOUG WHEELER & LAYNE CLARK: No representative for this item was in attendance. Commission member Smith moved to table. Commission member Pebley seconded the motion. The vote to table was unanimous.
5. **PROPOSAL TO VACATE OPEN SPACE IN JONI ACRES** – WILLY LEACH: Rochelle Leach was in attendance to request the city to vacate the open space that is part of several lots in Joni Acres so that those property owners can use the ground to build permanent structures such as garages or barns.

Steve Anderson stated that originally the subdivision was required to provide 20% open space, however the area behind the lots was never designated for a trail. The pathway will be along the east side on the right-of-way that is dedicated to the city.

PAGE TWO
PLANNING MTG. 3/26/08

Chairman Green stated that there will probably be other subdivision residents in the city that will want to have open space that is not being used for trails or parks vacated also, and the city will have to consider each request on a case by case basis.

Commission member Murray moved to recommend to the city council that the open space be vacated as requested. **Commission member Anderson seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley aye; Commission member Green aye; Commission member Smith, nay; Commission member Anderson, aye; Commission member Galvez, aye. Motion carried.

6. FINAL SITE PLAN APPROVAL – PHASE ONE, WEST HAVEN TOWNE CENTER: Chris Rigby was in attendance to request final approval. Mr. Rigby stated that they will be providing 17% landscaping on the site with a water feature and sign at the corner of Midland and 4000 South. The buildings will have earth tone colored stucco and rock. Commission member Galvez stated that he would like to see some of the rock wainscoting continued on the west and south elevations.

Commission member Anderson moved to recommend final site plan approval for phase one, West Haven town center subject to meeting all engineering requirements. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

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

8. ADJOURNMENT: **Commission member Smith moved** to adjourn at 6:35 p.m. The vote to adjourn was unanimous.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____