

**MINUTES**  
**WEST HAVEN PLANNING COMMISSION**  
**APRIL 9, 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** – March 26, 2008
3. **Public Hearing** – Request to Rezone Property Located at 4958 W. 4000 S. – From One Unit Per Acre to Two Units Per Acre – Bowen Gines
4. **Action on Public Hearing** – Rezone 4958 W. 4000 S. From One Unit per Acre to Two Units Per Acre
5. **Public Hearing** – Request For An 8 Lot Subdivision – 4958 W. 4000 S. – Bowen Gines
6. **Action on Public Hearing** – Preliminary Approval – 8 Lot Subdivision – 4958 W. 4000 S.
7. **Public Hearing** – Hidden Hollow P.R.U.D., 2125 W. 2550 S. – Roger Wynn & Richard Thurgood
8. **Action on Public Hearing** – Preliminary Approval - Hidden Hollow P.R.U.D., 2125 W. 2550 S.
9. **Discussion** – Zoning Requirements
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 Pebley.

2. **ACTION ON MINUTES OF MARCH 26, 2008: Commission member Smith moved** to approve the minutes as written. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

3. **PUBLIC HEARING – REQUEST TO REZONE PROPERTY LOCATED AT 4958 W. 4000 S. FROM ONE UNIT PER ACRE TO TWO UNITS PER ACRE – BOWEN GINES:** Chairman Green invited Mr. Gines to present his proposal prior to taking public comment. Mr. Gines stated that he and his brother wish to develop an eight lot subdivision. There is currently a graveled 60' right-of-way between the two parcels of land. They would pave the road and add curb & gutter. Mr. Gines stated that the proposed general plan indicates the property could be zoned commercial, but with the charter school nearby, they feel a residential development would be more suited to the area.

**Commission member Smith moved** to leave the public meeting and enter into a public hearing. **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, aye; Commission member Anderson, aye; commission member Galvez, aye. Motion carried.

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Chairman Green asked for public comment.

Ramon Arevelo – What will happen to irrigation ditch currently there. Are these going to be single family homes?

Carl Hamblin – Commented that the existing home faces south and their view will be of another house when built. Also concerned that the irrigation ditch will be taken care of properly.

**There was no other public comment.**

**Commission member Smith moved** to leave the public hearing and return to the public meeting. **Commission member Pebley seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye; commission member Galvez, aye. Motion carried.

**4. ACTION ON PUBLIC HEARING – REZONE 4958 W. 4000 S.:** Commission member Smith questioned if the new general plan had been adopted by the city council yet. If not, how can the planning commission recommend a zoning change at this time. Chairman Green stated that the new general plan has not been adopted yet. The city council will possibly make a decision at the next council meeting.

Commission member Pebley stated that he feels the request should be tabled until the new general plan is adopted.

Chairman Green stated for the public in attendance that if the development is approved, it will be single family dwellings and that on site improvements such as the irrigation ditch will be piped by developer.

Commission member Rovira asked Mr. Gines if he had talked to UDOT about the proposal. Mr. Gines has talked to UDOT but not given them a plan.

Steve Anderson stated that the developers will need approval from UDOT and the Weber Fire district before coming back for any approvals.

**Commission member Smith moved** to table until such time that the city council has approved the new general plan. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye; commission member Galvez, aye. Motion to table was unanimous.

**5. PUBLIC HEARING – REQUEST FOR 8 LOT SUBDIVISION – 4958 W. 4000 S. – BOWEN GINES:**

**Commission member Anderson moved** to table the public hearing for the 8 lot subdivision and the action on the public hearing. **Commission member Rovira seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye; commission member Galvez, aye. Motion to table was unanimous.

**6. ACTION ON PUBLIC HEARING – PRELIMINARY APPROVAL – 8 LOT SUBDIVISION – 4968 W. 4000 S:**  
**No Action taken.**

**7. PUBLIC HEARING – HIDDEN HOLLOW P.R.U.D., 2125 W. 2550 S. – ROGER WYNN & RICHARD THURGOOD:** Chairman Green invited Mr. Wynn to present their proposal prior to taking public input. Mr. Wynn stated that they wish to develop 44 townhomes on the five acre parcel. They had been in previously requesting to develop a contractor shop and yard, with that project being rejected by the city council and so are returning with the townhome project.

**Commission member Murray moved** to leave the public meeting and enter into a public hearing. **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, aye; Commission member Anderson, aye; commission member Galvez, aye. Motion carried.

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**Chairman Green asked for Public comment.**

*Sherry Norris: traffic concerns, one access into development is a concern. Is sewer system adequate for the additional density. Feels this is too high of a density and will cause property values to drop.*

*Bob Holmes: Too high of a density. City needs to enforce the aesthetics that are agreed upon in current high density developments. Irrigation ditch on back of property needs to be addressed.*

*Lynn Hannum: Density too high. Safety concerns.*

*Brent Weaver: Owner of storage units. Was in favor of the construction yard being developed. Concerned about the security of his storage units that will abut the new homes. Retention pond proposed on back of property for Weber Basin is also a safety concern.*

*Wes Hoskins: density concern, safety concerns. Has horses bordering property, would want fencing. Density is too high.*

*Sabrina Hoskins: density concern. Wanted construction yard, not homes. Is the sewer system adequate for additional development in the area.*

**8. ACTION ON PUBLIC HEARING – PRELIMINARY APPROVAL – HIDDEN HOLLOW P.R.U.D: Commission member Smith moved** to leave the public hearing and return to the public meeting. **Commission member Galvez** seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Smith, aye; Commission member Anderson, aye; Commission member Galvez, aye. Motion carried.

*Mr. Wynn stated that the project will be completely fenced with six foot vinyl fence. They will also provide a landscape buffer between the development and the houses on west side and also on the frontage of the property.*

*Commission member Rovira stated that she is concerned that there is not a buffer between the development and the existing large acreages.*

*Commission member Pebley stated that he is concerned about the density of the project, as the planning commission has worked hard to decrease the amount of density allowed in the city and believes this is just too many homes bordering residential homes on large lots.*

*Commission member Anderson asked if fire trucks would be able to turn around in the development. Mr. Wynn stated that the fire district has approved the site plan.*

*Commission member Smith questioned if the parking shown is adequate. Mr. Wynn stated that with the double garages for each townhome and the additional six parking spaces in the development that they exceed the recommended amount of parking.*

*Steve Anderson stated that the drainage is an issue that will need to be addressed. He also stated that the sewer system is adequate to service additional homes.*

*Mr. Wynn stated that they will commit to 40% brick/rock exteriors and that the homes will be nice affordable units.*

**Commission member Smith moved** to recommend preliminary approval, subject to the irrigation ditch being addressed, fire dist approval and meeting all engineering requirements. **Commission member Anderson seconded** the motion. Commission member Rovira, nay; Commission member Murray, nay; Commission member Pebley, nay; Commission member Green, nay; Commission member smith, aye; Commission member Anderson, aye; Commission member Galvez, nay. Vote was five against, two for approval. Motion to approve failed.

*Planning members stated to Mr. Wynn that they would prefer a lower density such as 6 units per acre.*

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**9. DISCUSSION – ZONING REQUIREMENTS:** *Steve Anderson presented a draft of zoning requirements for a moderate density zone. Planning members were requested to take the draft home to read and bring back to the next meeting for discussion.*

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

**11. ADJOURNMENT:** *Commission member Anderson moved to adjourn at 7:10 p.m.*

*Patricia Mikesell*  
Patricia Mikesell  
Deputy City Recorder  
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Date Approved: \_\_\_\_\_