

MINUTES
WEST HAVEN PLANNING COMMISSION
APRIL 23, 2008
6:00 P.M.

PRESENT:

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

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5:30 Work Session

AGENDA

1. **Invocation**
2. **Action On Minutes** – April 9, 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.
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. **First Amendment** – Child Farms, Phase 1 – 2100 W. 2550 S.
8. **Discussion and Review** – Flag Lots
9. **Discussion and Possible Action** – 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 Murray.

Chairman Green welcomed scout troop 976 to the meeting.

2. **ACTION ON MINUTES OF APRIL 9, 2008: Commission member Anderson moved** to approve the minutes as written. **Commission member Galvez seconded** the motion. 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: Commission member Smith moved** to leave the public meeting and enter into a public hearing. **Commission member Pebley seconded** the motion. 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.

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. They are requesting to rezone the property to ½ acre parcels. Mr. Gines provided a copy of an application they are submitting to UDOT. The Weber Fire district will require a turn around at rear of property, or hammerhead turnaround and a fire hydrant.

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Chairman Green asked for public comment.
There was no public comment.

Commission member Murray moved to leave the public hearing and return to the public meeting. **Commission member Anderson seconded** the motion. 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 stated that the property is shown as commercial zoning on the general plan, why zone to allow more homes. Mr. Gines replied that any commercial would be years down the road. The current zoning is 1 acre density. Commission member Pebley stated that he feels ok about rezoning to two units per acre. Other planning members however, felt that eight lots is too high of a density.

Commission member Murray moved to approve the rezoning to allow for two units per acre. **Commission member Pebley seconded** the motion. Commission member Murray, nay; Commission member Pebley, aye; Commission member Green, nay; Commission member Smith, nay; Commission member Anderson, nay; Commission member Galvez, nay. Motion denied.

Chairman Green told Mr. Gines that he could appeal the planning commission decision to the city council.

5. PUBLIC HEARING – REQUEST FOR 8 LOT SUBDIVISION – 4958 W. 4000 S. – BOWEN GINES: **Commission member Anderson moved** to table. **Commission member Galvez seconded** the motion. 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: **Commission member Smith moved** to table. **Commission member Murray seconded** the motion. 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.

7. FIRST AMENDMENT – CHILD FARMS, PHASE 1 – 2100 W. 2550 S.: Developer submitted a request for an amendment to Child farms, phase 1, that would eliminate the common area at the rear of the homes. The homeowners want to have their own lots and maintain them themselves, rather than a common area maintained by the association.

Commission member Smith moved to accept the first amendment to child farms, phase 1. **Commission member Galvez seconded** the motion. 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 approve was unanimous.

8. DISCUSSION AND REVIEW – FLAG LOTS: Chairman Green stated that the City Attorney had advised him that if the city wants to avoid having residents requesting to subdivide their one acre lots to develop a flag lot, the planning commission should initiate an ordinance to that effect to send on to the city council.

Steve Anderson stated that the current flag lot ordinance requires 150' frontage right of way that can't be used by more than two lots and that existing subdivision's cannot divide individual lots to be used as flag lots.

Commission member Pebley suggested that maybe requests to create flag lots could be dealt with on a case by case basis. Steve Anderson also suggested not to allow new subdivisions to have flag lots to acquire the density they want.

Steve will add new wording to the existing ordinance and bring back to planning for review.

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9. DISCUSSION AND POSSIBLE ACTION – ZONING REQUIREMENTS: *Planning reviewed the zoning requirements that will be added or revised to accommodate the changes that have been made to the general plan.*

The areas in blue (moderate density area) on the general plan will be named R-2.5 zone, the residential low, moderate density zone will be named R-2, the high density zone, R-6.

Steve will make the changes to the draft and bring back to the next planning meeting.

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

11. ADJOURNMENT: *Commission member Smith moved to adjourn at 7:30 p.m.*

Patricia Mikesell

Patricia Mikesell
Deputy City Recorder

Date Approved: _____