

MINUTES
WEST HAVEN PLANNING COMMISSION
MAY 14, 2008
6:00 P.M.

PRESENT:

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

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5:30 Work Session

AGENDA

1. **Invocation**
2. **Action On Minutes** – April 23, 2008
3. **Report** – Actions Taken By City Council on Planning Commission Recommendations
4. **Public Hearing** – Rezone Request – 1085 W. 2100 S., From C-2, C-3 Commercial to Mixed Use ZC
To Allow A Multi-Family Development – Mike Schultz & Mike Bastian
5. **Action on Public Hearing** – Rezone Property Located at 1085 W. 2100 S From C-2, C-3 Commercial
To Mixed Use ZC
6. **Public Hearing** – Conditional Use Request – 4800 W. 4000 S. to Allow a Natural Gas Regulator
Station – Questar Gas
7. **Action on Public Hearing** – Approval of Conditional Use Permit – Questar Gas
8. **Final Site Plan Approval** – 4700 W. 3300 S., LDS Church
9. **Preliminary Site Plan Approval** – New Building, 2047 Painter Lane – Ryan Monson
10. **Preliminary Site Plan Approval** – New Building, 1806 W. 2100 S. – Jessica Medellin
11. **Other Business**
12. **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 APRIL 23, 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 Galvez, aye. Vote to approve was unanimous.

3. **REPORT – ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS:** Steve Anderson reported the following City Council actions:

1. Approved vacating of open space at Child Farms;
2. Approved Hidden Hollow PRUD @ 2125 W. 2550 S., preliminary subdivision with 40 townhomes.
3. Tabled Gines subdivision application

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4. PUBLIC HEARING – REZONE REQUEST – 1085 W. 2100 S., FROM C-2, C-3 COMMERCIAL, TO MIXED USE ZC TO ALLOW A MULTI-FAMILY DEVELOPMENT – MIKE SCHULTZ & MIKE BASTIAN: Chairman Green invited Mike Schultz to explain his proposal prior to the public hearing. Mike stated that they are proposing to develop a multi-family development consisting of 240 units on the 12 acre parcel.

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

Chairman Green invited public comment:

Steve Zuech, resident – does not want low-income housing developed. Has a trucking company in the area and does not want the proposed housing to affect his operation.

Lynn Hannum, resident – Why did zoning get changed here, when not changed on 2550 S. Concerned about the density.

Mark Nielsen, realtor – Approves of the project and stated that this project would be classified as affordable housing, not low income.

There was no other public comment.

Commission member Smith moved to leave the public hearing and return to the public meeting. **Commission member Murray 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 Galvez, aye. Motion carried.

5. ACTION ON PUBLIC HEARING – REZONE PROPERTY LOCATED AT 1085 W. 2100 S., FROM C-2, C-3 COMMERCIAL TO MIXED USE ZC: Developer Mike Schultz stated that he believes this development will improve the area. The density that they are proposing calls for 20 units per acre. Planning members stated to Mr. Schultz that they would prefer a lower density in a range from 16 to 18 units per acre.

Commission member Smith stated that by rezoning the property to Mixed Use ZC, the commission would be following the current general plan.

Commission member Smith moved to recommend rezoning property located at 1085 W. 2100 S. from C-2, C-3 Commercial to Mixed Use ZC. **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 Galvez, aye. Motion carried.

6. PUBLIC HEARING – CONDITIONAL USE REQUEST – 4800 W. 4000 S. TO ALLOW A NATURAL GAS REGULATOR STATION – QUESTAR GAS: Chairman Green invited Questar Gas to explain their proposal prior to taking any public comment. Matt Bartol, representing Questar Gas, stated that as the area is growing there is a need to reinforce the natural gas distribution system.

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

Chairman Green invited public comment. There was none.

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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 Galvez, aye. Motion carried.

7. ACTION ON PUBLIC HEARING – APPROVAL OF CONDITIONAL USE PERMIT – QUESTAR GAS: Commission member Smith questioned Mr. Bartol about the type of enclosure that will surround the proposed regulator station. Mr. Bartol stated that the site will be enclosed with a precast concrete wall. Access to the site is thru the Quest Academy property from which they have acquired a right-of-way easement.

Commission member Galvez moved to recommend approval for a conditional use permit for Questar Gas. **Commission member Smith 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 Galvez, aye. Vote to approve was unanimous.

8. FINAL SITE PLAN APPROVAL – 4700 W. 3300 S., LDS CHURCH: Chairman Green declared a conflict of interest as he owns the ground the church is proposing to build on. Vice Chair Smith began conducting the meeting and invited the representative for the Church to explain their proposal.

Jarod Maw of Richards-Bott architects, stated that they are presenting a plan with a revised approach as requested by the planning commission. He stated that they have received a variance from UDOT for approach off of 4700 West.

Steve Anderson stated that there are some drainage issues that will need to be worked out but that there should be no problem.

Commission member Pebley moved to recommend final site plan approval subject to meeting any engineering issues. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Smith, aye; Commission member Galvez, aye. Motion to approve was unanimous.

9. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 2047 PAINTER LANE – RYAN MONSON: No one was in attendance to represent this agenda item.

Commission member Smith moved to table site plan approval. **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 Galvez, aye. Motion to table was unanimous.

10. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 1806 W. 2100 S., – JESICA MEDELLIN: Jessica Medellin was in attendance to present her proposal for a small restaurant, with very limited seating, serving only breakfast and lunch. They will be serving fast, fresh food to be picked up and taken elsewhere to eat. The building will be constructed of brick and stone.

Planning members questioned if parking is adequate. It was determined that as there is very limited seating, and the restaurant is designed mainly for takeout food, the parking shown would be adequate.

Planning stated that she would also need UDOT approval. Ms. Medellin stated that they have a meeting with UDOT on June 3rd.

Commission member Murray moved to recommend preliminary site plan approval. **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 Galvez, aye. Motion to approve was unanimous.

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

12. ADJOURNMENT: *Commission member Smith moved to adjourn at 6:45 pm.*

Patricia Mikesell

Patricia Mikesell
Deputy City Recorder

Date Approved: _____