

MINUTES
WEST HAVEN PLANNING COMMISSION
MAY 28, 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** – May 28, 2008
3. **Report** – Actions Taken By City Council on Planning Commission Recommendations
4. **Final Approval** – Country Haven, Phases 7 & 8 Amended – Nilson Homes
5. **Preliminary Site Plan Approval** – New Building, 2020 Painter Lane #3 – Corey Malan
6. **Other Business**
7. **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 MAY 14, 2008: Commission member Pebley moved** to approve the minutes as written. **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 Anderson, 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 new LDS church building.
2. Gines property – did not approve change in zoning.
3. Approved preliminary site plan for new restaurant
4. Approved Questar gas site plan
5. Mike Schultz – approved rezone to mixed use to allow apartments, but did not give density.

4. **FINAL APPROVAL – COUNTRY HAVEN, PHASE 7 & 8 AMENDED – NILSON HOMES:** Jed Iverson of Nilson Homes was in attendance to request final approval to amend phases 7 & 8 in the Country Haven subdivision. Mr. Iverson stated that Nilson Homes will improve the trail system as requested by city council and provide playground equipment up to \$20,000. Mr. Iverson questioned the planning commission if the city wanted a cash donation or the actual equipment provided. Planning indicated that Nilson Homes would need to work that out with the city council.

After reviewing with Mr. Iverson the items that the City Council had requested Nilson Homes to include as part of the final approval process, including a landscaping plan and revised CCR's, planning members agreed that the project was not ready for final approval. (City Council minutes attached for reference)

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Commission member Smith moved to table final approval of Country Haven, Phase 7 & 8 amended, until developer completes items requested by city council. **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. Vote to table was unanimous.

5. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 2020 PAINTER LANE #3 – COREY MALAN: Patrick Macreakin, architect for the project was in attendance to request preliminary site plan approval. He stated that the building is metal with a stucco and stone front and will be used as a rental.

Steve Anderson stated that there are no engineering issues, but informed Mr. Macreakin that the building must have a sewer injection pump.

Commission recommended that the parking plan be changed to include employee parking at rear of building and if they are planning on having a dumpster, it must be shown as enclosed on the site plan. Although the building as shown does meet the covenants for the subdivision, Commission member Pebley asked Mr. Macreakin to consider improving the aesthetics on the front of the building. Commission also suggested wrapping the rock wainscot around to the side door. Mr. Macreakin stated that he would convey the commission's suggestions to the owner.

Commission member Pebley moved to recommend preliminary site plan approval. **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 Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

6. OTHER BUSINESS: Commission member Murray asked if planning members were aware that Rocky Mountain Power is planning to construct a new power corridor through West Haven. Steve stated that he had some information available that planning members could look at.

7. ADJOURNMENT: **Commission member Anderson moved** to adjourn at 6:45 pm.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____