

**MINUTES  
WEST HAVEN PLANNING COMMISSION  
JUNE 25, 2008  
6:00 P.M.**

**PRESENT:**

Phil Green, Chairman  
Shawn Smith, Vice-Chair  
Marvin Pebley  
Shelly Rovira - excused  
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** – June 11, 2008
3. **Report** – Actions Taken By City Council on Planning Commission Recommendations
4. **Final Site Plan Approval** – New Building, 2769 S. 4700 W. – Mike Anderson
5. **Public Hearing** – one lot Subdivision, 4800 W. 4725 S. – Shawn Gorder
6. **Action on Public Hearing** – Preliminary Subdivision Approval – One lot, 4800 W. 4725 S.
7. **Public Hearing** – 4 Lot Subdivision, 2600 W. 1800 S. – Cliff Bell
8. **Action on Public Hearing** – Preliminary Subdivision Approval – 4 Lots, 2600 W. 1800 S.
9. **Approval of Residential, Low, Moderate Density Zone Definition** – R-2 (2 units per acre) **and**  
**Approval of Residential, Moderate Density Zone Definition** – R-2.5 (2.5 units per acre)
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 JUNE 11, 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. **REPORT – ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS:** Steve Anderson reported the following **City Council actions:**

1. Preliminary approval of Mike Anderson new building
2. Preliminary approval of new building at 2020 Painter Lane #3

4. **FINAL SITE PLAN APPROVAL – NEW BUILDING, 3769 S. 4700 W. – MIKE ANDERSON:** Mike Anderson was in attendance to request final approval. He presented a color rendition of the building.

**Commission member Pebley moved** to recommend final approval for the new building at 2769 S 4700 W.

**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. Vote to approve was unanimous.

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**5. PUBLIC HEARING – ONE LOT SUBDIVISION, 4800 W. 4725 S. – SHAWN GORDER:** Chairman Green requested Mr. Gorder give an explanation of his request prior to taking any public comment. Mr. Gorder stated that he was buying property from his father to build a new home.

**Commission member Murray moved** to leave the public meeting and enter into a public hearing. **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. Vote was unanimous.

Chairman Green asked for public comment. There was none.

**Commission member Smith moved** to leave the public hearing and return to the public meeting. **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 was unanimous.

**6. ACTION ON PUBLIC HEARING – PRELIMINARY SUBDIVISION APPROVAL – ONE LOT, 4800 W. 4725 S.:** Commission member Galvez stated that he had reviewed the recommendation letters received from the various agencies regarding Mr. Gorder's proposal and that the fire district will require a temporary turnaround for fire truck access. This was discussed at length, as Mr. Gorder does not have permission from any other property owner to use their ground for a turnaround.

It was suggested to Mr. Gorder that he could develop half of the road with curb, gutter & sidewalk and incorporate his personal driveway as a temporary turnaround, subject to fire district approval. This would be recorded with the plat and will state that no other lots can develop without completing the road.

Mr. Gorder felt that this would be a feasible solution, if the fire district approves.

**Commission member Anderson moved** to recommend preliminary approve for a one-lot subdivision at 4800 W. 4725 S subject to:

1. Mr. Gorder must develop a half road with curb, gutter & sidewalk and fire district approved temporary turnaround
2. Any utilities under the asphalt will be extended to the east side of his lot
3. Any utilities not under the asphalt will be extended halfway into his lot
4. Plat will be recorded with statement that half road is only allowed for this lot and that no other lots can develop without completing the road.

**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. Vote to approve was unanimous.

**7. PUBLIC HEARING – 4 LOT SUBDIVISION, 2600 W. 1800 S., - CLIFF BELL:** Chairman Green invited Mr. Bell to present his proposal prior to taking public comment. Mr. Bell stated that the property owner wishes to develop a 4 lot subdivision. Two of the lots already have existing homes. He stated that the fire district is willing to allow just a lane to the homes with a turnaround.

**Commission member Smith moved** to leave the public meeting and enter into a public hearing. **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 was unanimous.

Chairman Green asked for public comment: Mr. Grant Holmes stated that he would like to see the project move forward.

There was no other public comment.

**Commission member Smith 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. Vote was unanimous.

**8. ACTION ON PUBLIC HEARING – PRELIMINARY SUBDIVISION APPROVAL, 4 LOTS, 2600 W. 1800 S.:** Planning discussed with Mr. Bell that further development of the property will require an improved dedicated road. Any engineering issues will be worked out with Steve. Mr. Bell stated that each house will have a sewer injection pump.

**Commission member Pebley moved** to recommend preliminary approval for a four-lot subdivision at 2600 W. 1800 S. with private drives, a turnaround for fire equipment, and that any further development will require completion of a public road. **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. Vote to approve was unanimous.

**9. APPROVAL OF RESIDENTIAL, LOW, MODERATE DENSITY ZONE DEFINITION – R-2 (2 UNITS PER ACRE) AND APPROVAL OF RESIDENTIAL, MODERATE DENSITY ZONE DEFINITION – R-2.5 (2.5 UNITS PER ACRE):** Planning members reviewed the definitions for the R-2 and R-2.5 zones in the work session.

**Commission member Galvez moved** to recommend approval of the R-2 and R-2.5 zoning definitions with the changes outlined in the work session (copy attached to minutes) and request city council to create an ordinance for R-2 and R-2.5 zoning. **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. Vote to approve was unanimous.

**10. UPDATE – STEVE ANDERSON:** Steve provided additional information regarding Utah Power and Light's proposed transmission lines and substation.

**11. OTHER BUSINESS:** Steve provided the commission with further information regarding the proposed legacy highway.

**12. ADJOURNMENT:** **Commission member Smith moved** to adjourn. Meeting was adjourned at 7:00 p.m.

*Patricia Mikesell*

Patricia Mikesell  
Deputy City Recorder

Date Approved: \_\_\_\_\_