

MINUTES
WEST HAVEN PLANNING COMMISSION
JULY 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** – June 25, 2008
3. **Report** – Actions Taken By City Council on Planning Commission Recommendations
4. **Preliminary Site Plan Approval** – New Building, 2990 S. Scott Lane – JC Transport
5. **Preliminary Site Plan Approval** – New Building, 1755 S. 2050 W. – Dee Warner Const.
6. **Preliminary Site Plan Approval** – Building Addition – 1193 W. Wilson Lane – Brent Stephens
7. **Public Hearing** – Request to Annex Property Located at Approximately 3153 W. 2100 S., Weber County – M & D Developers
8. **Action on Public Hearing** – Annexation Request
9. **Public Hearing** – 24 Lot Subdivision, Approximately 3153 W. 2100 S. Secrist Acres #4 – M & D Developers
10. **Action on Public Hearing** – Preliminary Approval, 24 Lot Subdivision – Secrist Acres #4
11. **Public Hearing** – Zoning Map Amendment Request, 3550 S 4700 W., A-1 (1 unit per acre) to R-2 (2 units per acre) – Roger Smith
12. **Action on Public Hearing** – Rezone Request – 3550 S. 4700 W., From A-1 to R-2
13. **Public Hearing** – Concept 40 Lot Residential Subdivision – 3550 S. 4700 W.
14. **Action on Public Hearing** – Conceptual Approval, 40 Lot Residential Sub. – 3550 S. 4700 W.
15. **Recommendation to City Council** – R-2 and R-2.5 Zoning (Council made changes at 7-2-08 meeting)
16. **Other Business**
17. **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 .
2. **ACTION ON MINUTES OF JUNE 25, 2008: Commission member Anderson 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. **REPORT – ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS:** Steve Anderson reported the following **City Council actions**:
 1. Approved Shawn Gorder preliminary one-lot subdivision with private drive, recorded on plat
 2. Approved Mike Anderson new building
 3. Reviewed and made changes to R-2 and R-2.5 zoning draft

4. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 2990 S. SCOTT LANE, JC TRANSPORT:

Rob Eilers was in attendance and explained that the new building will be used by the owners to store their trucks overnight and to do any repairs needed. It will be a metal building with the front using cultured stone and stucco.

Steve Anderson stated that it meets the zoning conditions. Steve also stated that the city would like the road to continue north for future access with the city acquiring a 30' easement sometime in the future for the road. Mr. Eilers stated that the owners were aware of this and agreeable to seeing that happen.

Commission member Pebley moved to recommend preliminary approval for the new building at 2990 S. Scott Lane.

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.

5. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 1755 S. 2050 W. – DEE WARNER CONST: Rob Eilers was also requesting preliminary approval for this new building. The building will be leased out to Swanson Const, a stucco company. It is a metal building with a stucco and stone front.

Commission member Smith moved to recommend preliminary site plan approval for the new building at 1755 S. 2050 W. **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 approve was unanimous.

6. PRELIMINARY SITE PLAN APPROVAL – BUILDING ADDITION, 1193 W. WILSON LN. – BRENT STEPHENS:

Brent Stephens was in attendance to request preliminary site plan approval. This will be a metal building, with elevation the same as existing buildings on the property.

Chairman Green indicated to Mr. Stephens that the planning commission is concerned about the setback from the building to the road (shady brook lane) and the need for fencing along Shady Brook Lane and the side facing the hotel. Mr. Stephens indicated that there is already some existing slatted chain link fence along Shady Brook Lane and that he will complete that fencing. He also will be working with the hotel owners for a fence between his property and the hotel.

Commission member Anderson moved to recommend preliminary site plan approval with the following conditions:

1. Building setback will be 10' from edge of sidewalk.
2. A privacy fence will be completed along Shady Brook Lane
3. A solid fence will be constructed on the south side in conjunction with the hotel property owners

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.

7. PUBLIC HEARING – Request to Annex Property Located at Approximately 3153 W. 2100 S., Weber County – M & D Developers: Commission member Murray 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 Anderson, aye; Commission member Galvez, aye. Vote was unanimous.

Because a representative for the proposed annexation was not in attendance, Steve Anderson gave an explanation of the proposed annexation. He stated that this property will be the last phase of Secrist Acres and that it was always the intent of the city to have this property annexed as shown on the city annexation declaration plan.

Chairman Green asked for public comment:

Larry McFarland - owns 50 acres to north of property and indicated that he would like the road stubbed to his property.

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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 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 was unanimous.

8. ACTION ON PUBLIC HEARING – ANNEXATION REQUEST: **Commission member Anderson moved** to table approval of the annexation request. **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 table was unanimous.

9. PUBLIC HEARING – 24 LOT SUBDIVISION, APPROXIMATELY 3153 W. 2100 S., SECRIST ACRES #4 – M & D DEVELOPERS: **Commission member Smith moved** to table agenda item #9, Public hearing, and agenda item #10, Action on 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. Vote to table agenda items #9 and #10 was unanimous.

10. ACTION ON PUBLIC HEARING – PRELIMINARY APPROVAL, 24 LOT SUBDIVISION – SECRIST ACRES #4:
Tabled, no action taken.

11. PUBLIC HEARING – ZONING MAP AMENDMENT REQUEST – 3550 S. 4700 W., A-1 (1 UNIT PER ACRE) TO R-2 (2 UNITS PER ACRE) – ROGER SMITH:

Commission member Galvez 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. Vote was unanimous.

Chairman Green invited Mr. Smith to present his proposal prior to taking public comment. Mr. Smith stated that due to recent changes in the zoning ordinance that would allow him a higher density, he is requesting a zoning change from A-1, one unit per acre, to R-2, two units per acre..

Chairman Green asked for public comment.

Brian Melaney – asked if this plan is in accordance with general plan changes. Chairman Green affirmed that it is.

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

12. ACTION ON PUBLIC HEARING – REZONE REQUEST – 3550 S. 4700 W., FROM A-1 TO R-2: The planning commission discussed if changing the zoning for this property would eliminate large animal rights on some of the lots when the plat is recorded. Existing animals would still be allowed, but in the future if the animals were discontinued they would not be able to have them on the smaller lots again. Mr. Smith stated that the owners of lots 12 and 13 are aware of this.

Commission member Pebley moved to recommend rezoning property located at 3550 S. 4700 W., from A-1 to R-2. **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 the rezoning was unanimous.

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13. PUBLIC HEARING – CONCEPT 40 LOT RESIDENTIAL SUBDIVISION – 3550 S. 4700 W.: **Commission member Anderson moved** to leave the public meeting and enter into a public hearing. **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. Vote was unanimous.

Commission member Rovira addressed Mr. Smith stating the commission does not like having a flag lot in the proposed development. Mr. Smith expressed that he is willing to eliminate the flag lot and combine lots 14 and 15 into one large lot, as he has someone interested in purchasing the two lots as one large parcel. This would reduce the number of lots to 39. Planning members also expressed concern as to whether UDOT would approve access to these lots off of 4700 West. Mr. Smith stated that he does not know yet if UDOT will approve the access. There was also discussion regarding future access to Phil Green's property.

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 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 was unanimous.

14. ACTION ON PUBLIC HEARING – CONCEPTUAL APPROVAL, 40 LOT RESIDENTIAL SUB. – 3550 S. 4700 W.: **Commission member Anderson moved** to give conceptual approval for a 39 lot subdivision located at 3550 S. 4700 W. with the following conditions: 1. Access for lots 26 and 40 be from the north and south
2. West Haven City will allow a half road between this development and the Green property

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.

15. RECOMMENDATION TO CITY COUNCIL – R-2 and R-2.5 Zoning (Council made changes at 7-2-08 meeting): **Commission member Rovira moved** to recommend approval of the R-2 and R-2.5 zoning ordinance with changes from city council and defining an acre as 40,000 sq ft. and a ½ acre as 20,000 sq. ft. **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.

16. OTHER BUSINESS: There was none.

17. ADJOURNMENT: **Commission member Smith moved** to adjourn. Motion to adjourn seconded by Commission member Anderson. Vote to adjourn was unanimous. Meeting adjourned at 7:15 p.m.

Patricia Mikesell

Patricia Mikesell
Deputy City Recorder

Date Approved: _____