

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

PRESENT:

Phil Green, Chairman
Shawn Smith, Vice-Chair - excused
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** – July 9, 2008
3. **Report** – Actions Taken By City Council on Planning Commission Recommendations
4. **Final Site Plan Approval** – New Building, 2990 S. Scott Lane – JC Transport
5. **Final Site Plan Approval** – New Building, 1755 S. 2050 W. – Dee Warner Const.
6. **Final Site Plan Approval** – Building Addition – 1193 W. Wilson Lane – Brent Stephens
7. **Final Subdivision Approval** – 4 Lots, 2600 W. 1800 S. – Cliff Bell
8. **Preliminary Subdivision Approval** – One Lot, 3520 S. 4700 W. – Earl Nelson
9. **Preliminary Site Plan Approval** – Hidden Cove Apartments, 2100 S. 1085 W. – Mike Schultz
10. **Annexation Request** – Request was tabled at 7-9-08 meeting – Property Located at Approximately 3153 W. 2100 S., Weber County – M & D Developers
11. **Public Hearing** – 24 Lot Subdivision, Approx. 3153 W. 2100 S., Secrist Acres #4 – M & D Developers
12. **Action on Public Hearing** – Preliminary Approval, 24 Lot Subdivision – Secrist Acres #4
13. **Other Business**
14. **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 JULY 9, 2008:** Commission member Anderson moved to approve the minutes as written. Commission member Murray seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, 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 for new building, JC Transport
2. Preliminary Approval for new building, Dee Warner Const
3. Preliminary Approval for new building, Brent Stephens
4. Preliminary Approval, 4 lot subdivision, Cliff Bell
5. Preliminary Approval 39 lot subdivision, Roger Smith
6. Adopted R-2, R2.5 zoning definition

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4. FINAL SITE PLAN APPROVAL – NEW BUILDING, 2990 S. SCOTT LANE, JC TRANSPORT: Rob Eilers was in attendance to request final site plan approval. Mr. Eilers provided a revised site plan showing fencing to the front of the property and an enclosed dumpster site as requested by the City Council at preliminary.

Commission member Galvez moved to recommend final approval for the new building at 2990 S. Scott Lane. **Commission member Pebley seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

5. FINAL SITE PLAN APPROVAL – NEW BUILDING, 1755 S. 2050 W. – DEE WARNER CONST: Rob Eilers was also requesting final approval for this new building. Rob stated that they have complied with the City Council request to show the location of a dumpster on the site plan.

Commission member Pebley moved to recommend final approval for the new building at 1755 S. 2050 W. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

6. FINAL SITE PLAN APPROVAL – NEW BUILDING, 1193 W. WILSON LN. – BRENT STEPHENS: Brent Stephens was in attendance to request final approval stating that he has added the fencing and moved the building back, as requested by planning and city council.

Commission member Murray moved to recommend final approval for the new building at 1193 W. Wilson Lane. **Commission member Anderson seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

7. FINAL SUBDIVISION APPROVAL – 4 LOTS, 2600 W. 1800 S. – CLIFF BELL: Mr. Bell stated that he has added a turn around as requested and a statement on the plat stating no further development will be allowed until street is completed to meet West Haven City standards.

Commission member Rovira moved to recommend final approval for the 4 lot subdivision at 2600 W. 1800 S. with dedication of the public utility easement recorded on the subdivision plat. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

8. PRELIMINARY SUBDIVISION APPROVAL – ONE LOT, 3520 S. 4700 W. – EARL NELSON:
Council member Anderson declared a conflict of interest and did not participate in the discussion or vote.

Mr. Nelson was in attendance to request preliminary approval for a one lot subdivision. When questioned by the commission, Mr. Nelson stated that there are some property boundary questions with adjoining property owners. Commission member Rovira requested that Mr. Nelson acquire some boundary line agreements from adjoining property owners prior to requesting approval for subdividing. Steve Anderson stated to Mr. Nelson that he will need to work out ingress and egress approvals with UDOT and dedication of property for 4700 West improvement project.

Commission member Galvez moved to recommend preliminary approval subject to acquiring boundary line agreements and approvals from UDOT. **Commission member Pebley seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Galvez, aye. Vote to approve was unanimous.

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9. PRELIMINARY SITE PLAN APPROVAL – HIDDEN COVE APARTMENTS, 2100 S. 1085 W. – MIKE SCHULTZ: Mike Bastian was in attendance to request preliminary approval. Mr. Bastian stated that the owners had the property resurveyed and in the process acquired another 1 ½ acres bringing the total acreage now to 13.67 acres. The developers have added an additional building due to the increase in acreage. One building is being constructed as handicap accessible. Mr. Bastian stated that there are four access points into the development.

Steve Anderson stated that a traffic study is being done and he believes the study will recommend a roundabout on 1100 W. Wilson lane.

Mr. Bastian stated that the density of the development is just over 20 units per acre and provides two parking stalls per unit. Planning discussed the number of parking stalls and agreed that more stalls are needed to provide for guest parking. Mr. Bastian agreed to rework the plan to allow for more parking.

Commission member Pebley moved to recommend preliminary site plan approval for the Hidden Cove Apartments at 2100 S. 1085 W. with additional parking provided as well as meeting UDOT recommendations from traffic study.

Commission member Anderson seconded the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to approve was unanimous.

10. ANNEXATION REQUEST – REQUEST WAS TABLED AT 7-9-08 MEETING – PROPERTY LOCATED AT APPROX. 3153 W. 2100 S., WEBER COUNTY – M & D DEVELOPERS: **Commission member Anderson moved** to table items 10, 11, and 12. **Commission member Galvez seconded** the motion. Commission member Rovira, aye; Commission member Murray, aye; Commission member Pebley, aye; Commission member Green, aye; Commission member Anderson, aye; Commission member Galvez, aye. Vote to table agenda items 10, 11 and 12 was unanimous.

11. PUBLIC HEARING – 24 LOT SUBDIVISION, APPROX. 3153 W. 2100 S., SECRIST ACRES #4: Tabled

12. ACTION ON PUBLIC HEARING – PRELIMINARY APPROVAL, 24 LOT SUBDIVISION – SECRIST ACRES #4: Tabled

13. OTHER BUSINESS: There was no other business discussed.

14. ADJOURNMENT: **Commission member Murray moved** to adjourn. Motion to adjourn seconded by Commission member Anderson. Vote to adjourn was unanimous. Meeting adjourned at 7:00 p.m.

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____