

MINUTES
WEST HAVEN PLANNING COMMISSION
SEPTEMBER 12, 2007
6:00 P.M.

PRESENT:

Larry Yates, Chairman - excused
Stephanie Carlson, Vice-Chair
Shawn Smith
Jennifer Canter
Phil Green - excused
J.D. Packard
Marvin Pebley
Steve Anderson, City Planner
Public – On file with minutes

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5:30 Work Session

AGENDA

INVOCATION

- 1. Action on Minutes of** – August 22 , 2007
- 2. Final Subdivision Approval** – One lot Subdivision, 4629 S. 5100 W., Stonefield Estates – Terry Wixom
- 3. Final Site Plan Approval** – West Haven Reservoir, 1800 S. 2700 W. – Weber Basin Water Conser.
- 4. Preliminary Site Plan Approval** – Weber County School District Bus Facility – 2050 W. 2100 S.
- 5. Public Hearing** – Request to Rezone Parcels #08-034-0014, #08-034-0024, #08-034-0015, #08-034-0022
Located at Approx. 3145-3195 W. 3600 S., From A-2 Agriculture to Mixed Use
- 6. Action on Public Hearing** – Rezone of Parcels #08-034-0014, #08-034-0024, #08-034-0015, #08-034-0022
- 7. Public Hearing** – To Consider Amending Chapter 8, Section 5, of the Commercial Zoning Ordinance
- 8. Action on Public Hearing** – Amend Chapter 8, Section 5 – Commercial Zoning Ordinance
- 9. Public Hearing** – To Consider an Ordinance Restricting Smoking in West Haven City Parks
- 10. Action on Public Hearing** – Ordinance Restricting Smoking in West Haven City Parks
- 11. Concept Discussion** – Townhomes, Approx. 2100 W. 2550 S.
- 12. General Plan Discussion**
- 13. City Council Meeting Report**
- 14. Other Business**
- 15. Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office. Vice- Chair Carlson called the meeting to order at 6:00 p.m.

1. ACTION ON MINUTES OF AUGUST 22, 2007: Commission member Canter moved to approve the minutes as written. Commission member Packard seconded the motion. The vote to approve was unanimous.

2. FINAL SUBDIVISION APPROVAL – ONE-LOT SUBDIVISION, 4629 S. 5100 W., STONEFIELD ESTATES – TERRY WIXOM: Pam Wixom was in attendance for final approval. She presented a plot plan showing where the new home would be located on the lot, and stated that they had installed a sprinkler

PAGE TWO
PLANNING MTG. 9-12-07

system on the property and purchased some horses to help in keeping down the weeds.

Commission member Packard moved to recommend final subdivision approval. **Commission member Smith seconded** the motion. Commission member Canter, nay; Commission member Packard, aye; Commission member Pebley, aye; Commission member Smith, aye. Motion carried.

3. FINAL SITE PLAN APPROVAL – WEST HAVEN RESERVOIR, 1800 S. 2700 W. – WEBER BASIN WATER CONSERVANCY DISTRICT: Commission member Packard moved to table any action on this agenda item until representative from Weber Basin Water was in attendance. Commission member Smith seconded the motion. The vote was unanimous.

4. PRELIMINARY SITE PLAN APPROVAL – WEBER COUNTY SCHOOL DISTRICT BUS FACILITY, 2050 W. 2100 S. : Drew Wilson was in attendance to request preliminary approval. Mr. Wilson stated that the building will be block and that the facility will be fenced on three sides.

Commission member Canter moved to recommend preliminary site plan approval. **Commission member Packard seconded** the motion. After further discussion, **Commission member Packard moved to amend** the motion by adding that the approval was subject to the 600 ft. setback and 84 ft. right of way. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

Commission member Packard requested that the commission return to agenda item #3.

3. FINAL SITE PLAN APPROVAL – WEST HAVEN RESERVOIR, 1800 S. 2700 W. – WEBER BASIN WATER CONSERVANCY DISTRICT: Darrin Hess was in attendance to request final site plan approval. Planning discussed the landscaping with Mr. Hess and requested that trees be added to the north side of the property to beautify the site.

Commission member Smith moved to recommend final site plan approval with the addition of trees to the north side of the property. **Commission member Packard seconded** the motion. The vote to approve was unanimous.

5. PUBLIC HEARING – REQUEST TO REZONE PARCELS #08-034-0014, #08-034-0024, #08-034-0015, #08-34-0022, LOCATED AT APPROX. 3145-3195 W. 3600 S., FROM A-2 AGRICULTURE TO MIXED USE:

Commission member Smith moved to leave the public meeting and enter into a public hearing. **Commission member Packard seconded** the motion. The vote was unanimous.

Vice-Chair Carlson asked for public comment. Mr. Dan Boren, the petitioner for the rezone, stated that he would like to rezone his property, which backs up to Canterbury Crossing, to a higher density to allow for smaller lots than it is currently zoned for.

There was no other public comment.

PAGE THREE
PLANNING MTG. 9-12-07

Commission member Packard moved to leave the public hearing and return to the public meeting. **Commission member Canter seconded** the motion. The vote was unanimous.

6. ACTION ON PUBLIC HEARING – REZONE PARCELS #08-034-0014, #08-034-0024, #08-034-0015, #08-34-0022 TO MIXED USE: **Commission member Packard** stated that since the planning commission and city council are currently evaluating the general plan of the city and will possibly be making some changes to it in the near future, that it is premature to approve the rezoning at this time.

Commission member Packard moved to table this request. **Commission member Smith seconded** the motion. The vote to table was unanimous.

7. PUBLIC HEARING – TO CONSIDER AMENDING CHAPTER 8, SECTION 5, OF THE COMMERCIAL ZONING ORDINANCE: **Commission member Packard moved** to leave the public meeting and enter into a public hearing. **Commission member Pebley seconded** the motion. The vote was unanimous.

There was no public comment.

Commission member Packard moved to leave the public hearing and return to the public meeting. **Commission member Smith seconded** the motion. The vote was unanimous.

8. ACTION ON PUBLIC HEARING – AMEND CHAPTER 8, SECTION 5 – COMMERCIAL ZONING ORDINANCE: **Commission member Smith moved** to table this agenda item until the next planning meeting. **Commission member Packard seconded** the motion. The vote to table was unanimous.

9. PUBLIC HEARING – TO CONSIDER AN ORDINANCE RESTRICTING SMOKING IN WEST HAVEN CITY PARKS: **Commission member Packard moved** to leave the public meeting and enter into a public hearing. **Commission member Smith seconded** the motion. The vote was unanimous.

There was no public comment.

Commission member Packard moved to leave the public hearing and return to the public meeting. **Commission member Canter seconded** the motion. The vote was unanimous.

10. ACTION ON PUBLIC HEARING - ORDINANCE TO RESTRICT SMOKING IN CITY PARKS: **Commission member Smith** stated that he feels an ordinance is not necessary, and the city should just post no smoking signs where needed. **Commission members** were in agreement.

Commission member Smith moved to recommend that no smoking signs be posted where needed in city parks in lieu of enacting an ordinance to restrict smoking in parks. **Commission member Packard seconded** the motion. The vote was unanimous.

11. CONCEPT DISCUSSION – TOWNHOMES, APPROXIMATELY 2100 W. 2550 S.: **Mr. Roger Wynn** presented a conceptual plan for 52 town homes on approximately 5 ½ acres. **Mr. Wynn** stated that this proposed development is directly across the street from the Child property, a high-density

PAGE FOUR
PLANNING MTG. 9-12-07

Project, that there are storage units on one side of the property, and, that the property has already been rezoned to Mixed Use, ZC, allowing for this type of development.

After reviewing the concept design, Commission members discussed the following concerns with Mr. Wynn;

- 1. Do not like having only one road in and out of the development*
- 2. density shown is too high*
- 3. would need additional parking stalls*
- 4. need to provide a storm drainage/detention plan*
- 5. provide open space for a park*
- 6. curb & gutter would need to be provided on both sides of the road*

A neighbor to the west of the property, Sherry Norris, was invited to come forward with any concerns she has regarding this proposed development. Ms. Norris stated that she was adamantly against the property being developed into a high-density area and would prefer to have the construction company that was originally proposed to be on the property. There were no other comments given by anyone in the audience.

Mr. Wynn agreed to consider the concerns presented by the commission before proceeding any further.

12. GENERAL PLAN DISCUSSION: *Planning members decided to divide up the city into areas and discuss each area separately to facilitate the work on the general plan. Next planning meeting the area to be reviewed will be South of 3300 S. and east of 3500 W.*

13. CITY COUNCIL MEETING REPORT: *None given.*

14. OTHER BUSINESS: *No other business was discussed.*

15. ADJOURNMENT: *Commission member Smith moved to adjourn at 7:45 p.m.*

DATED THE 20TH DAY OF SEPTMEBER, 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____