

**MINUTES
WEST HAVEN PLANNING COMMISSION
SEPTEMBER 26, 2007
6:00 P.M.**

PRESENT:

Larry Yates, Chairman
Stephanie Carlson, Vice-Chair
Shawn Smith
Jennifer Canter
Phil Green
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** – September 12, 2007
- 2. Final Subdivision Approval** – One lot Commercial Subdivision – Approx. 2200 W. 2100 S. - Nampil
- 3. Final Site Plan Approval** – Weber County School District Bus Facility – 2050 W. 2100 S..
- 4. Public Hearing** – Two Lot Subdivision, Approx. 4700 W. 4000 S. – IHC
- 5. Action on Public Hearing** – Preliminary Subdivision Approval - IHC
- 6. Public Hearing** – Request to Rezone the Following Parcels, #15-066-0063, #15-066-0106, and Part of #15-066-0019, Located at Approx. 1233 Wilson Lane, From C-2 Commercial & M-2, Manufacturing zones to C-3, Commercial Zones
- 7. Action on Public Hearing** – Rezone Parcels; #15-066-0063, #15-066-0106, Part of #15-066-0019 to C-3, Commercial
- 8. Preliminary Site Plan Approval** – Value Place Hotel, Located at Approx. 1233 Wilson Lane
- 9. Approval of Bonus Density Offer** – Windsor, Phase 4 and Seclusion Meadows
- 10. Public Hearing** – To Consider Amending Chapter 8, Section 5, of the Commercial Zoning Ordinance
- 11. Action on Public Hearing** – Amend Chapter 8, Section 5, Commercial Zoning Ordinance
- 12. General Plan Discussion** – South of 3300 S. and East of 3500 W.
- 13. City Council Meeting Report**
- 14. Other Business**
- 15. Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office. Chairman Yates called the meeting to order at 6:00 p.m.

1. ACTION ON MINUTES OF SEPTEMBER 12, 2007: Commission member Smith moved to approve the minutes as written. Commission member Packard seconded the motion. Commission member Green abstained from the vote as he was not present at the last meeting. All other members voted to approve the minutes as written.

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2. FINAL SUBDIVISION APPROVAL – 1 LOT COMMERCIAL SUBDIVISION – APPROX. 2200 W. 2100 S. - NAMPIL: Alan Lipman was in attendance to request final approval. Mr. Lipman stated that he wanted to confirm that none of the conditions imposed on the parcel where the Weber County bus terminal is to be located will affect the remaining parcels of undeveloped property owned by Nampil.

Commission member Canter moved to recommend final subdivision approval for a one-lot subdivision located at approximately 2200 W. 2100 S., owned by Nampil, LLC and noting that the conditions imposed on the Weber Co. bus terminal property do not affect the remaining parcels of undeveloped property owned by Nampil, LLC. **Commission member Green seconded** the motion. The vote for approval was unanimous.

3. FINAL SITE PLAN APPROVAL – WEBER COUNTY SCHOOL DISTRICT BUS FACILITY – 2050 W. 2100 S.: No representative for this agenda item was present. **Commission member Smith moved** to table final site plan approval. **Commission member Canter seconded** the motion. The vote to table was unanimous.

4. PUBLIC HEARING – TWO LOT SUBDIVISION, APPROX. 4700 W. 4000 S., IHC WEST HAVEN: **Commission member Green moved** to leave the public meeting and enter into a public hearing. **Commission member Canter seconded** the motion. The vote was unanimous.

Chairman Yates asked for public comment.

Raymond Grabowski, 4735 Country Cove Way: Wanted to know what kind of IHC facility it was going to be. Steve Anderson answered that his understanding was it would be like an insta-care. Mr. Grabowski also had concerns regarding lighting, fencing and drainage issues.

Gary Baumgartner, 3915 Country Cove Way; had a concern regarding the type of fencing that would be required at the facility.

Dan Kirkland, 4755 Country Cove Way; concerns regarding fencing and lighting.

J.D. Packard, 4690 S. 4650 W.; IHC will be a great addition to the city.

There was no other public comment.

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

5. ACTION ON PUBLIC HEARING – PRELIMINARY SUBDIVISION APPROVAL – IHC: IHC representatives were unable to attend the meeting. **Commission member Packard moved** to table any action on the preliminary subdivision approval for IHC. **Commission member Pebley seconded** the motion. The vote to table was unanimous.

6. PUBLIC HEARING – REQUEST TO REZONE THE FOLLOWING PARCELS; #15-066-0063, #15-066-0106, AND PART OF #15-066-0019, LOCATED AT APPROX. 1233 WILSON LANE, FROM C-2 COMMERCIAL & M-2, MANUFACTURING ZONES TO A C-3, COMMERCIAL ZONE: **Commission member Carlson moved** to leave the public meeting and enter into a public hearing. **Commission member Green seconded** the motion. The vote was unanimous.

Chairman Yates asked for public comment.

Larry Gibson, 2277 S. 2300 W. and Lela Gibson, 1157 W. 2150 S.: Mr. Gibson stated that he and his mother thought these properties were closer to her house, where she is having some problems with dead trees falling onto her property. Chairman Yates advised Mrs. Gibson to contact Steve Anderson for some help in determining the ownership of the property that has the trees on it.

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Chuck Zernickow, representing Liberty Investment Properties; the plan is to build a value place hotel on the site.

Brent Stephens, one of the property owners requesting the rezoning; requested that if the deal with Liberty Investment properties were to fall through, the city would allow his property to revert back to the current M-2 zoning.

There was no other public comment. **Commission member Carlson moved** to leave the public hearing and return to the public meeting. **Commission member Canter seconded** the motion. The vote was unanimous.

7. ACTION ON PUBLIC HEARING – REZONE PARCELS #15-066-0063, #15-066-0106, PART OF #15-066-0019 TO C-3 COMMERCIAL: **Commission member Canter moved** to recommend approval to rezone the parcels as noted on the agenda to C-3, and to allow for the properties to revert back to the previous zoning if the contract falls through, subject to legal council review. **Commission member Carlson seconded** the motion. The vote to approve was unanimous.

8. PRELIMINARY SITE PLAN APPROVAL – VALUE PLACE HOTEL, LOCATED AT APPROX. 1233 WILSON LANE: Chuck Zernickow, Liberty Investment properties, presented a color rendition of the proposed hotel. It is four stories, with a wainscoting that is a fiber cement crafted to look like brick, and the remaining exterior is comprised of hardy plank. There will be 124 rooms that are rented by the week only.

Chairman Yates stated that he feels there are not enough parking spaces, as some people who rent the rooms may have more than one vehicle. Mr. Jack Spradling, the civil engineer for the project, stated that some of the landscaping could be eliminated and more parking added.

Commission member Smith moved to recommend preliminary site plan approval for the Value Place Hotel. **Commission member Canter seconded** the motion. Commission member Canter, aye; Commission member Packard, nay; Commission member Pebley, aye; Commission member Carlson, aye; Commission member Green, aye; Commission member Smith, aye. Motion to approve carried.

9. APPROVAL OF BONUS DENSITY OFFER – WINDSOR, PHASE 4, AND SECLUSION MEADOWS: Steve Anderson stated that as per the newly adopted ordinance providing for discretionary density bonuses, a committee consisting of the Mayor, council member Schultz and planning commission member Marv Pebley, reviewed the bonus density offers and recommended that they be submitted to the planning commission for their recommendation to, and approval by, the city council.

Planning members reviewed the letters of intent from the developers. Commission member Carlson requested that the offers be considered separately.

Windsor Phase 4

Kirt Nalder and Guy Russell propose to donate \$98,000 to West Haven City in exchange for bonus density of 7 extra lots for a total of 12 lots in Windsor Farms, phase 4. **Commission member Smith moved** to recommend approval of the bonus density offer for Windsor, Phase 4, as stated in the letter of intent. **Commission member Packard seconded** the motion. Commission member Canter, nay; Commission member Packard, aye; Commission member Pebley, aye; Commission member Carlson, aye; Commission member Green, aye; Commission member Smith, aye. Motion to approve carried.

Seclusion Meadows

Kirt Nalder and Guy Russell propose to donate \$14,000 in the form of cash or equipment time, in exchange for being allowed to split #5 of Seclusion Meadows subdivision into two lots. **Commission member Smith moved** to recommend approval of the bonus density offer for Seclusion Meadows as stated in the letter of intent. **Commission member Pebley seconded** the motion. Commission member Canter, nay; Commission member Packard, aye; Commission member Pebley, aye; Commission member Carlson, aye; Commission member Green, aye; Commission member Smith, aye. Motion to approve carried.

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

Chairman Yates asked for public comment. There was none. 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.

11. ACTION ON PUBLIC HEARING – AMEND CHAPTER 8, SECTION 5, COMMERCIAL ZONING ORDINANCE: *Commission member Canter moved to recommend amending Chapter 8, Section 5, of the Commercial Zoning Ordinance, adding retail auto parts sales and service as a category. Commission member Carlson seconded the motion. The vote to approve was unanimous.*

12. GENERAL PLAN DISCUSSION – SOUTH OF 3300 S. AND EAST OF 3500 W.: *Steve Anderson explained that he had not been able to prepare the maps for this discussion due to family commitments. Commission member Green moved to table. Commission member Packard seconded the motion. The vote to table was unanimous.*

13. CITY COUNCIL MEETING REPORT: *Commission member Canter reported on the actions taken at the City Council meeting.*

14. OTHER BUSINESS: *Commission member Carlson asked if anyone knew how soon the restrooms in the Stonefield Park will be completed. City Council member Tim Jensen was in the audience and gave her a time frame.*

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

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____