

MINUTES
WEST HAVEN PLANNING COMMISSION
JANUARY 10, 2007
6:00 P.M.

PRESENT:

Ray Morin, Chair
Stephanie Carlson, Vice-Chair
Larry Yates - excused
Shawn Smith
Jennifer Canter
Phil Green
J.D. Packard
Steve Anderson, City Planner

PUBLIC: On file with minutes

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AGENDA

INVOCATION

1. **Action on Minutes of** – December 27, 2006
2. **Election of Chair and Vice-Chair**
3. **Final Site Plan Approval** – New Buildings – 957 W. 2150 S. – Stacy Hilling
4. **Site Plan Approval** – LDS Church at Approx. 4775 S. 4875 W.
5. **Final Approval** – Fair Grove #5 – Ran Jones
6. **Final Site Plan Approval** – 3000 S. 2700 W. Subdivision – Jim Demille
7. **Public Hearing** – Residential Subdivision – Approx. 2550 S. 2100 W. – Destination Homes
8. **Action on Public Hearing** – Residential Subdivision – Approx. 2550 S. 2100 W.
9. **Discussion of General Plan**
10. **City Council Report**
11. **Other Business**
12. **Adjournment**

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

1. ACTION ON MINUTES OF DECEMBER 27, 2006: Commission member Green moved to approve the minutes as written. Commission member Smith seconded. Commission members Carlson and Canter abstained as they were not present at the meeting. Motion passed.

Chairman Morin introduced the two new members of the planning commission, Shawn Smith and J.D. Packard, and welcomed them to the board.

2. ELECTION OF CHAIR AND VICE-CHAIR: Commission member Canter moved to elect Larry Yates as Chairman and to re-appoint Stephanie Carlson as Vice-Chair. Commission member Green seconded the motion. The vote was unanimous.

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3. FINAL SITE PLAN APPROVAL – NEW BUILDINGS – 957 W. 2150 S. – STACY HILLING: Mr. Hilling was not yet in attendance. Commission member Green moved to table this agenda item until later in the meeting. Commission member Carlson seconded the motion. The vote was unanimous.

4. SITE PLAN APPROVAL – LDS CHURCH AT APPROX. 4775 S. 4375 W.: Commission member Canter moved to recommend site plan approval. Commission member Carlson seconded the motion. The vote was unanimous.

5. FINAL APPROVAL – FAIR GROVE #5 – RAN JONES: Mr. Jones stated that he will be grassing and sprinklering the park areas shown on the site plan. Fencing the slough was an issue that was discussed, however, most planning members were in favor of the ground being sloped to the slough rather than fencing it off.

Commission member Green moved to recommend final approval for Fair Grove #5 subject to:

- Mr. Jones will slope the ground toward the slough
- Meet all engineering requirements
- A street light to be placed near the bridge

Commission member Packard seconded the motion. The vote was unanimous.

6. FINAL SITE PLAN APPROVAL – 3000 S. 2700 W. SUBDIVISION – JIM DEMILLE: Mr. Demille was not in attendance. Commission member Carlson moved to table. Commission member Canter seconded the motion. The vote was unanimous.

7. PUBLIC HEARING – RESIDENTIAL SUBDIVISION – APPROX. 2550 S. 2100 W. – DESTINATION HOMES: Commission member Green moved to leave the public meeting and enter into a public hearing. Commission member Carlson seconded the motion. The vote was unanimous.

Chairman Morin invited Mr. Lent of Destination Homes to present the proposal prior to taking public comment.

Mr. Lent stated that the changes Planning Commission recommended have been incorporated into the new proposal. They have increased the number of parking stalls for the townhome portion by 42 stalls, placed townhomes instead of single family dwellings against the industrial area, reducing the number of single family dwellings to 69 and increasing the town home number to 82. They also increased the side yards between the single family dwellings.

Mr. Lent stated that the town home project would be the first phase. The landscaping will be put in and maintained by the association. On the single family dwellings, the front yards will be put in by the developers but maintained by the homeowners themselves.

Chairman Morin then invited the public to speak regarding the development.

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Bob Holmes – Density too high

Sheri Norris – any traffic impact studies done

What will the impact be on the schools, sewer system, increased crime rate

Vince Cooper – density too high, what is impact on school system

Dean Murray – density too high

Angie Norris – density too high, impact on industrial area next to the development

Lew Ekstrom – traffic impact, will road be widened and a barrier placed between dev and 2550 s.

Marv Pebley – good project for the area. Would help younger families have a home they could afford

Jack Hannum – concerns about existing property owners that have animals, and possible liability

Brent Weaver – Density too high

Jeff Child – Good project for the area. Owners have always planned for this type of development

Lynn Hannum – concerns for safety of children near canal, and animals

Sabrina Hoskins – impact on schools, sewer system, roads

Steve Anderson, city planner, stated that another resident of the area, Doug Illum, had called him and expressed that he was in favor of the proposal.

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.

8. ACTION ON PUBLIC HEARING – RESIDENTIAL SUBDIVISION – APPROX. 2550 S. 2100 W.: *Planning commission stated that the proposed development is zoned to allow for 1 to 20 units per acre. The developer is proposing 11 units per acre.*

Steve Anderson addressed some of the concerns brought up in the public hearing.

- The sewer system was built to handle this type of development.*
- Culinary water will be available*
- 2550 South will be widened*
- Secondary water lines for the area is in Weber Basin's master plan*
- School system is responsible for providing adequate schools to meet population demands*

Commission member Packard moved to recommend concept approval. Commission member Canter seconded the motion adding approval of a density of 11 units per acre. Vote was as follows: Commission member Canter aye; Commission member Packard, aye; Commission member Green aye; Commission member Carlson, nay; Commission member Smith, nay. Motion for approval carried.

Commission member Carlson stated for the record that she voted nay because she feels the city already has a lot of high density.

Commission member Smith stated for the record that he voted nay because he felt the proposed project density was too high.

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Chairman Morin acknowledged that Mr. Hilling was in attendance and returned to agenda item #3.

3. FINAL SITE PLAN APPROVAL – NEW BUILDINGS – 957 W. 2150 S. – STACY HILLING: Commission member Canter moved to recommend final approval. Commission member Carlson seconded the motion. Vote was unanimous.

9. GENERAL PLAN DISCUSSION: Steve Anderson stated that he has arranged for someone from the Wasatch Front Regional Council to attend the next planning meeting to offer suggestions on city planning. Steve also stated that the University of Utah has students that are interested in helping the city in the general plan process.

10. CITY COUNCIL REPORT: Commission member Canter reported on the actions taken at the last city council meeting.

11. OTHER BUSINESS: Planning members were reminded of the Mayor’s dinner on Saturday, Jan. 13, 2007.

12. ADJOURNMENT: Commission member Smith moved to adjourn. The meeting was adjourned at 8:30 p.m.

DATED THE 11th DAY OF JANUARY, 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____