

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

**PRESENT:**

Larry Yates, Chairman  
Stephanie Carlson, Vice-Chair  
Shawn Smith  
Jennifer Canter - excused  
Phil Green  
J.D. Packard - excused  
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 26, 2007
- 2. Final Site Plan and Sign Approval** – Value Place Hotel, Located at Approx. 1233 Wilson Lane
- 3. Preliminary & Final** – One Lot Subdivision – 1233 Wilson Lane, Value Place Hotel
- 4. Final Site Plan Approval** – Weber County School District Bus Facility – 2050 W. 2100 S.
- 5. Amended Preliminary Plat** – Doyle Johnson Commercial Business Park
- 6. Preliminary Site Plan Approval** – Academica West, Approx. 4800 W. 4000 S.
- 7. General Plan Discussion** – South of 3300 S. and East of 3500 W.
- 8. City Council Report**
- 9. Other Business**
- 10. 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 26, 2007:** Commission member Carlson moved to approve the minutes as written. Commission member Smith seconded the motion. The vote to approve was unanimous.

**2. FINAL SITE PLAN & SIGN APPROVAL: VALUE PLACE HOTEL, LOCATED AT APPROX. 1233 WILSON LANE:** Mr. Chuck Zernickow was in attendance for final approval. He stated that the number of parking stalls had been increased as requested and that the rear of the building was going to be changed to look like the front, with the wainscoting of brick panels.

Planning members discussed with Mr. Zernickow that the nearby park and ride could not be used for parking by guests staying at the hotel. Commission member Carlson stated that it should be written into the contract guests have to sign when staying at the motel. Mr. Zernickow agreed they can do that, plus have a separate handout for guests stating that the park & ride cannot be used for parking vehicles when staying at the motel.

The signage for the hotel was reviewed and no issues were seen.

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**Commission member Carlson moved** to recommend final site plan and sign approval for the Value Place Hotel contingent upon meeting all engineering requirements and the guest contract including notice of no parking at the park & ride lot. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

**3. PRELIMINARY & FINAL – ONE LOT SUBDIVISION – 1233 WILSON LANE, VALUE PLACE HOTEL:** **Commission member Smith moved** to recommend preliminary and final approval of the one lot subdivision for the Value Place Hotel. **Commission member Pebley seconded** the motion. The vote to approve was unanimous.

**4. FINAL SITE PLAN APPROVAL – WEBER COUNTY SCHOOL DISTRICT BUS FACILITY – 2050 W. 2100 S.:** Drew Wilson, Weber School Dist., stated that they have added landscaping berms with a three to one slope. **Commission member Pebley moved** to recommend final approval for the Weber County School Dist. Bus facility. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

**5. AMENDED PRELIMINARY PLAT – DOYLE JOHNSTUN COMMERCIAL BUSINESS PARK:** Doyle Johnstun was in attendance to present an amended plat for his commercial business park. Mr. Johnstun stated that Questar gas is relocating a gas line and it has caused a delay in putting up the fence along the river pathway, but that it should be taken care of within the next few days. He also said that once the fencing is completed there will no longer be any gates on his property that would prevent access to the pathway. The property lines on lots 2, 3, and 4 are going to be adjusted so that the lots will not include the property on the other side of the pathway.

**Commission member Green moved** to recommend approval of the amended preliminary plat subject to meeting engineering requirements, Mr. Johnstun's verbal commitments regarding the pathway and the amending of lots 2, 3, and 4. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

**6. PRELIMINARY SITE PLAN APPROVAL – ACADEMICA WEST, APPROX. 4800 W. 4000 S.:** Mr. Sheldon Killpack was in attendance to request preliminary site plan approval. He stated that the school will be a public charter school, grades K-6<sup>th</sup>.

Commission member Green stated that he had concerns about the safety of the school location, as the road drops about 10 feet on 4000 South which impairs the view of the road significantly. Having only one exit is also a concern to him.

Commission member Carlson questioned what type of lighting and fencing is planned for the site. Mr. Killpack responded that the lighting will not be a problem to the neighbors. The fencing will be a powder coated chainlink and will enclose the playground areas.

**Commission member Smith moved** to recommend preliminary site plan approval for Academica West. **Commission member Pebley seconded** the motion. The vote to approve was unanimous.

**7. GENERAL PLAN DISCUSSION – SOUTH OF 3300 S. AND EAST OF 3500 W.:** Planning discussed possible zoning changes for this area.

**8. CITY COUNCIL MEETING REPORT:** Steve Anderson reported on the meeting held Oct. 3, 2007.

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

**10. ADJOURNMENT:** **Commission member Smith moved** to adjourn at 7:30 p.m.

*Patricia Mikesell*

Patricia Mikesell

Deputy City Recorder

Date Approved: \_\_\_\_\_