

**MINUTES**  
**WEST HAVEN PLANNING COMMISSION**  
**OCTOBER 24, 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** – October 10, 2007
- 2. Public Hearing** – Request for Two-lot Subdivision – 4958 W. 4000 S. – Bowen Gines
- 3. Action on Public Hearing** – Preliminary Approval of Two-lot Subdivision – 4958 W. 4000 S.
- 4. Public Hearing** – Rezone Request – Property Located at Approx. 2049 S. 2700 W., From A-1 Agriculture to Mixed Use Residential
- 5. Action on Public Hearing** – Rezone Property Located at Approx. 2049 S. 2700 W., A-1 to Mixed Use Residential – 3 Units per Acre
- 6. Public Hearing** – Request for 24 Lot Subdivision – Approx. 2049 S 2700 W.
- 7. Action on Public Hearing** – Preliminary Subdivision Approval – Approx. 2049 S. 2700 W.
- 8. Public Hearing** – Annexation Request – Approx. 2700 S. 3350 W., Weber County, Tax ID #15-092-0002
- 9. Action on Public Hearing** – Annexation of Property – Approx. 2700 W. 3350 W., Tax ID #15-092-0002
- 10. General Plan Discussion** – North of 3300 S. and West of 1900 W.
- 11. City Council Meeting Report**
- 12. Other Business**
- 13. 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. After the Invocation offered by Commission member Green, Chairman Yates welcomed a Varsity Scout Troop to the meeting.

**1. ACTION ON MINUTES OF OCTOBER 10, 2007:** Commission member Smith moved to approve the minutes as written. Commission member Carlson seconded the motion. Commission member Green requested that his comments on Agenda Item #6, Preliminary Site Approval for Academica West, stating his concerns about the safety of the school location, as the road drops about 10 ft on 4000 South and having only one exit, be included in the minutes. The minutes with the addition of Commission member Green’s comments were approved with Commission members Canter and Packard abstaining.

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**2. PUBLIC HEARING** – REQUEST FOR TWO-LOT SUBDIVISION – 4958 W. 4000 S. – BOWEN GINES: **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.

Chairman Yates invited Mr. Gines to explain his proposal prior to taking public comment. Mr. Gines stated that he and his brother want to split the property and each build a home. The property has 150' frontage, which is the requirement to have a flag lot.

There was no other public comment.

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

**3. ACTION ON PUBLIC HEARING** – PRELIMINARY APPROVAL OF TWO-LOT SUBDIVISION, 4958 W. 4000 S.: Steve Anderson stated that the property owner will be required to dedicate a 42' right of way on 4000 S. to the state, but saw no other issues with the request to split the property.

**Commission member Canter moved** to recommend preliminary approval for the two-lot subdivision at 4958 W. 4000 S. contingent upon receiving UDOT approval for the access to the property. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

**4. PUBLIC HEARING** – REZONE REQUEST – PROPERTY LOCATED AT APPROX. 2049 S. 2700 W., FROM A-1 AGRICULTURE TO MIXED USE RESIDENTIAL: **Commission member Smith moved** to leave the public meeting and enter into a public hearing. **Commission member Green seconded** the motion. The vote was unanimous.

Chairman Yates invited the representative for the rezone request to explain the proposal prior to taking public comment.

Mr. Dean Foust, representing Burt Investment Company, stated that they were requesting a rezoning of the property located at 2049 S. 2700 W., from A-1 agricultural to Mixed Use residential for future development of the property.

Public Comment:

Brian Gold: Allowing this rezoning would not be consistent with the current general plan.

Dennis Bowcutt: Rezone not consistent with the general plan, concerns about water, sewer, traffic

Ron Klomp: Rezone would allow too much high density

Stephen Ashmead: Too high density, detracts from rural atmosphere, increased traffic

Vickie Meeds: Too high of density

Marcus Thompson: Too high of density

Ed Sterbenz: Too high of density, increased traffic

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

**5. ACTION ON PUBLIC HEARING** – REZONE PROPERTY LOCATED AT APPROX. 2049 S. 2700 W., A-1 TO MIXED USE RESIDENTIAL – 3 UNITS PER ACRE: **Commission member Packard moved** to deny the rezone request as not consistent with the current general plan. **Commission member Pebley seconded** the motion. The vote to deny the rezone request was unanimous.

**6. PUBLIC HEARING** – REQUEST FOR 24 LOT SUBDIVISION – APPROX. 2049 S. 2700 W.: **Commission member Smith moved** to leave the public meeting and enter into a public hearing. **Commission member Green seconded** the motion. The vote was unanimous.

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*There was no public comment.*

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

**7. ACTION ON PUBLIC HEARING – PRELIMINARY SUBDIVISION APPROVAL – APPROX. 2049 S. 2700 W.:** *No action was taken.*

**8. PUBLIC HEARING – ANNEXATION REQUEST – APPROX. 2700 S. 3350 W., WEBER COUNTY, TAX ID #15-092-0002:** **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.*

*Steve Anderson reviewed the annexation request, stating that it meets the city annexation requirements.*

*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.*

**9. ACTION ON PUBLIC HEARING – ANNEXATION OF PROPERTY – APPROX. 2700 S. 3350 W., TAX ID #15-092-0002:** **Commission member Smith moved** to recommend approval to annex the property identified by tax ID #15-092-0002, located at approximately 2700 S. 3350 W. **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 carried.*

**10. GENERAL PLAN DISCUSSION – NORTH OF 3300 S. AND WEST OF 1900 W.:** *Steve Anderson presented an overview of the area to be discussed. Chairman Yates explained to the public that was in attendance the procedures necessary for making any changes to the general plan.*

*Planning members then proceeded with the discussion covering the area north of 3300 South and west of 1900 West. Using the current general plan map, various larger properties having natural buffers such as canals and/or bordering Jordan Valley Water property like the Baldwin, Donaldson, and Charleton properties were discussed as areas that might lend themselves to a higher density than currently shown on the map, such as 2 to 2.5 per acre. The Kap and Bouwhuis properties were discussed as areas that should remain shown as future high density.*

*Water issues and requiring large parcels to dedicate a portion of the property for a park when developed were discussed as important considerations in making decisions regarding future development in the area.*

*Chairman Yates requested that the remaining portion of the city that has not been reviewed be placed on the next agenda for discussion and the following meeting, have a summarization of all considered changes.*

**Commission member Packard moved** that the discussion regarding the general plan will be continued at the next planning meeting with a review of the remaining portion of the city and that an updated map reflecting the changes made tonight will be provided by Steve and sent out in the next meeting packets. **Commission member Pebley seconded** the motion. *The vote was unanimous.*

**11. CITY COUNCIL REPORT:** *Commission member Canter reported on the council meeting held on 10/17/07.*

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**12. OTHER BUSINESS:** *Planning members agreed to cancel the planning meeting that would have been held on December 26, 2007.*

*Commission member Packard informed the commission that the West Haven mighty mites little league football team made it to the finals.*

**13. ADJOURNMENT:** *Commission member Packard moved to adjourn. The meeting was adjourned at 7:35 p.m.*

*Patricia Mikesell*  
Patricia Mikesell  
Deputy City Recorder

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