

MINUTES
WEST HAVEN PLANNING COMMISSION
NOVEMBER 14, 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

=====

5:30 Work Session

AGENDA

INVOCATION

- 1. Action on Minutes of** – October 24, 2007
- 2. Final Approval** – Two Lot Subdivision – 4958 W. 4000 S. – Bowen Gines
- 3. Final Approval** – Doyle Johnson Commercial Business Park, approx. 1850 S. 1350 W.
- 4. Public Hearing** – Two lot Subdivision – Quest Academy Subdivision, 4850 W. 4000 S.
- 5. Action on Public Hearing** – Preliminary Approval – Two Lot Subdivision, 4850 W. 4000 S.
- 6. Public Hearing** – Request for Conditional Use Permit – Billboard Signs – 1750 S. 1350 W. – Reagan Outdoor Advertising
- 7. Action on Public Hearing** – Conditional Use and Site Plan Approval – Billboards, 1750 S. 1350 W.
- 8. Preliminary Site Plan Approval** – New Building, 3750 Midland Dr. #5 – Vickie Hall
- 9. Preliminary Site Plan Approval** – New Building, 4715 W. Haven Road – Moss Property Holdings
- 10. Preliminary and Final Site Plan Approval** – New Building, St. Mary's Catholic Church
- 11. Preliminary Site Plan Approval** – Phase One, West Haven Towne Center
- 12. Discussion** – Country Haven PRUD, 3700 S. 3500 W. – Nilson Homes
- 13. General Plan Discussion** – West of 3500 W.
- 14. City Council Report**
- 15. Other Business**
- 16. 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 OCTOBER 24, 2007:** Commission member Green moved to approve the minutes as written. Commission member Smith seconded the motion. The vote to approve was unanimous.
- 2. FINAL APPROVAL** – TWO LOT SUBDIVISION – 2958 W. 4000 S. – GINES: Mr. Bowen Gines was in attendance to request final approval. Commission member Smith moved to recommend final approval. Commission member Canter seconded the motion. The vote to approve was unanimous.

3. FINAL APPROVAL – DOYLE JOHNSTUN COMMERCIAL BUSINESS PARK, APPROX. 1850 S. 1350 W.: Scott Nelson and Jake Johnstun were in attendance to request final approval. Commission member Canter confirmed with Mr. Nelson that the radius of the trail at the northwest corner of the property will accommodate a brush fire truck, and the 12 ft. trail easement will be deeded to the city.

Commission member Packard moved to recommend final approval subject to meeting all city engineering requirements. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

4. PUBLIC HEARING – TWO LOT SUBDIVISION – QUEST ACADEMY SUBDIVISION, 4850 W. 4000 S.: **Commission member Carlson moved** to leave the public meeting and enter into a public hearing. **Commission member Canter seconded** the motion. The vote was unanimous.

Chairman Yates invited public comment.

Mr. Greg Day of Pinnacle Engineering presented a brief explanation of the proposal.

Chairman Yates asked for any other public comment. There was none. **Commission member Smith moved** to leave the public hearing and return to the public meeting. **Commission member Pebley seconded** the motion. A member of the public then stated he would like to address the commission regarding the issue. **Commission member Packard moved** to reenter the public hearing, seconded by Commission member Smith. The vote was unanimous.

Mr. Gary Baumgartner stated that he wants a barrier between the proposed school and his property. He also expressed concerns regarding lighting on the property and the type of school that is planned.

There was no other public comment.

Commission member Smith moved to leave the public hearing and return to the public meeting. Seconded by Commission member Canter. The vote was unanimous.

5. ACTION ON PUBLIC HEARING – PRELIMINARY APPROVAL – 2 LOT SUBDIVISION, 4850 W. 4000 S.: Mr. Grey Day of Pinnacle Engineering stated that it will be an elementary school. Other issues such as fencing and lighting will be addressed at site plan approval.

Commission member Green voiced his concern with visibility being compromised when exiting onto 4000 South. Commission member Canter stated her concern about having only one exit. Mr. Day stated that a traffic study had been completed indicating that when the second parcel is developed, a left turn lane will need to be implemented at 4700 West.

Commission member Canter moved to recommend preliminary subdivision approval. **Commission member Packard seconded** the motion. The vote to approve was unanimous.

6. PUBLIC HEARING – REQUEST FOR CONDITIONAL USE PERMIT – BILLBOARD SIGNS – 1750 S. 1350 W, REAGAN OUTDOOR ADVERTISING: **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.

Chairman Yates asked for public comment.

Mr. Greg Simonson stood and indicated he was the attorney for Reagan and would be representing them tonight.

Mr. Tim Jensen stated that he feels billboards are a distraction causing a safety issue and does not feel that the request should be granted.

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

PAGE THREE
PLANNING MTG. 11-14-07

7. ACTION ON PUBLIC HEARING – CONDITIONAL USE AND SITE PLAN APPROVAL- BILLBOARD SIGNS: Commission member Packard questioned if there is a state law limiting the number of billboards that can be allowed. Mr. Simonson responded that there is not. Commission member Canter questioned the location of the sign and whether it would be in the city right of way. Guy Larson of Reagan Outdoor Advertising stated that the sign will be further east and south of the trail, in the development parking lot.

Commission member Carlson moved to table any action on the request for a conditional use permit to allow time to consult with the city attorney. **Commission member Pebley seconded** the motion. The vote to table was unanimous.

8. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 3750 MIDLAND DRIVE. #5 – VICKIE HALL: As no one was in attendance to represent this agenda item, **Commission member Carlson moved** to table. **Commission member Pebley seconded** the motion. The vote to table was unanimous.

9. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING, 4715 W. HAVEN ROAD – MOSS PROPERTY HOLDINGS: Dave Moss and Cal Moss were in attendance to request preliminary site plan approval. Commission member Canter stated that she had noticed some traffic and parking issues at the location. Dave Moss stated that he will provide areas for parking to alleviate the current problems. Mr. Moss also indicated that there will be a two rail vinyl fence across the front and partial side and then a six foot privacy fence.

Commission member Smith moved to recommend preliminary site plan approval for the new building at 4715 W. Haven Road. Commission member Canter requested that the motion require the applicant to provide temporary parking. **Commission member Smith moved** to amend the motion and require the applicant to provide temporary off-street parking. **Commission member Green seconded** the motion. The vote to approve was unanimous.

10. PRELIMINARY & FINAL SITE PLAN APPROVAL – NEW BUILDING, ST MARY’S CATHOLIC CHURCH: David Preston was in attendance to represent the church in requesting site plan approval. **Commission member Green moved** to recommend preliminary and final site plan approval for the new building at St. Mary’s Catholic Church. **Commission member Packard seconded** the motion. The vote to approve was unanimous.

11. PRELIMINARY SITE PLAN APPROVAL – PHASE ONE, WEST HAVEN TOWNE CENTER: Phil Hancock was in attendance to request preliminary site plan approval. The construction of the buildings will be phased, starting with the first building at 4000 S. and Midland Drive as shown on the site plan, then move west down 4000 S., and then into the interior toward the Walmart. Proposed occupancy for the first building is spring of 2008.

Commission member Smith moved to recommend preliminary site plan approval of Phase one, West Haven Towne Center. **Commission member Packard seconded** the motion. The vote to approve was unanimous.

12. DISCUSSION – COUNTRY HAVEN PRUD, 3700 S. 3500 W. – NILSON HOMES: Bruce Nilson and Jed Iverson were in attendance to discuss their proposal for a PRUD, as phase 7 & 8 of Country Haven. Mr. Nilson stated that they want to modify the development by creating a patio home community consisting of 46 lots, varying from 7,000 to 13,000 sq. ft. Mr. Nilson feels that there is a greater need for this type of development and that this is a good area to provide for that need.

Some members voiced concern regarding the number of lots, preferring less density, while other members felt that it could be a good addition to the area.

13. GENERAL PLAN DISCUSSION – WEST OF 3500 W.: City Planner Steve Anderson reviewed with the planning commission the area west of 3500 W., marking out some areas for possible density changes. Steve will provide an updated map for the next planning meeting.

14. CITY COUNCIL MEETING REPORT: None was given

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

16. ADJOURNMENT: *Commission member Green moved to adjourn at 8:25 p.m.*

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____