

**MINUTES
WEST HAVEN PLANNING COMMISSION
DECEMBER 12, 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** – November 28, 2007
2. **Final Site Plan Approval** – Veterinary Clinic, 4715 W. Haven Road - Moss Property Holdings
3. **Final Site Plan Approval** – Beauty Salon, 3775 S. 2700 W. – Vickie Hall
4. **Continuation of Public Hearing** – Request For Conditional Use Permit – Billboard Signs – 1750 S. 1350 W., Reagan Outdoor Advertising – Hearing was tabled on 11-14-07
5. **Action on Public Hearing** – Conditional Use Permit and Site Plan Approval – Billboard Signs
6. **Preliminary Subdivision Approval** – Wilson Lane Plaza, 2105 S. 1100 W. – Casey Bischoff
7. **General Plan Discussion**
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 November 28, 2007: Commission member Carlson moved to approve the minutes as written. Commission member Green seconded the motion. The vote to approve was unanimous.

2. FINAL SITE PLAN APPROVAL – VETERINARY CLINIC, 4715 W. HAVEN RD. – MOSS PROPERTY HOLDINGS: Dave Moss presented a color rendition of the proposed building. Planning members were in agreement it was going to be an attractive addition to the city. Commission member Green moved to recommend final approval. Commission member Smith seconded the motion. The vote to approve was unanimous.

3. FINAL SITE PLAN APPROVAL – BEAUTY SALON, 3775 S. 2700 W. – VICKIE HALL: Gary Hunt, architect for the project, was in attendance to request final approval. City Engineer, Steve Anderson stated that the developer will need to dedicate a 40 ft. right-of-way to the city. Mr. Hunt agreed that will be done.

Commission member Smith moved to recommend final approval subject to the right-of-way dedication to the city. Commission member Pebley seconded the motion. The vote to approve was unanimous.

4. CONTINUATION OF PUBLIC HEARING – REQUEST FOR CONDITIONAL USE PERMIT – BILL BOARD SIGNS, 1750 S. 1350 W. – REAGAN OUTDOOR ADVERTISING – HEARING WAS TABLED ON 11-14-07: **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.

There was no public comment given.

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

5. ACTION ON PUBLIC HEARING – CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL – BILLBOARD SIGNS: Chairman Yates invited Mr. Greg Simonson, Attorney representing Reagan Signs, to come forward to address any questions the commission might have.

Chairman Canter stated her concerns regarding any possible impact from the signs on the West Haven trail. Mr. Simonson stated that the signs are going to be placed so as not to impede the trail in any way, including the air space above the trail.

Commission member Canter moved to recommend approval of the conditional use permit and site plan, contingent upon the following:

1. Sign locations will not impede upon the West Haven trail easement
2. Sign overhangs will not impede upon the air space above the trail
3. The permit completion date of 180 days will not begin until the date of final approval of the conditional use permit and site plan approval.

Commission member Carlson seconded the motion. The vote to approve was unanimous.

6. PRELIMINARY SUBDIVISION APPROVAL – WILSON LANE PLAZA, 2105 S. 1100 W. – CASEY BISCHOFF: Casey Bischoff was in attendance to request approval for a two-lot commercial subdivision.

Chairman Yates stated that he understood Mr. Bischoff would like to receive preliminary and final approval tonight since it is a simple lot split, but as final approval was not part of the agenda, final approval will be given at the first meeting in January, without requiring Mr. Bischoff to attend that meeting.

Commission member Smith moved to recommend preliminary approval for the 2-lot commercial subdivision. **Commission member Packard seconded** the motion. The vote to approve was unanimous.

Chairman Yates requested that the commission move to agenda item #9, Other Business, and elect a chair and vice-chair for the upcoming new year.

9. OTHER BUSINESS: **Commission member Carlson moved** to elect Commission member Green as planning commission chairman and Commission member Smith as Vice-chairman. **Commission member Pebley seconded** the motion. The vote to approve was unanimous.

After discussion, **Commission member Packard moved** to recommend and ask the city council to consider that the Chairman of the planning commission become a voting member of the planning commission. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

Commission member Packard moved to recommend to the city council that a member of the city council be made a non-voting member of the planning commission to facilitate communication between the bodies. **Commission member Green seconded** the motion. The vote was as follows; Commission member Smith, nay; Commission member Green, aye; Commission member Carlson, aye; Commission member Pebley, nay; Commission member Packard, aye; Commission member Canter, abstained. The motion passed.

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7. GENERAL PLAN DISCUSSION: *Planning members reviewed the changes they have been discussing for the general plan and agreed to have a work session on 12/18/07 at 1:00 p.m.*

8. CITY COUNCIL MEETING REPORT: *None given.*

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

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____