

MINUTES
WEST HAVEN PLANNING COMMISSION
FEBRUARY 28, 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

=====

AGENDA

INVOCATION

1. **Action on Minutes of** – February 14, 2007
2. **Final Approval** – 2550 W. 3000 S. – Demille’s Place Subdivision
3. **Final Site Plan Approval** – One-Lot Subdivision – 3727 S. 4700 W. – Mike Solum
4. **Final Site Plan Approval** – New building – 2006 S. 1900 W. – Mt. West Precast
5. **Final Approval** – Increased Size of building – 1750 S. 1350 W. – Justus Bros.
6. **Preliminary Approval** – Canterbury Crossing Estates, Phase 1
7. **Public Hearing** – Conditional Use Permit – 1750 S. 2050 W. – Harper Ready Mix
8. **Action on Public Hearing** – Conditional Use Permit – Harper Ready Mix
9. **General Plan Discussion**
10. **City Council Report**
11. **Other Business**
12. **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 FEBRUARY 14, 2007:** Commission member Carlson moved to approve the minutes as written. Commission member Green seconded. The vote to approve was unanimous.

2. **FINAL APPROVAL – 2550 W. 3000 S. – DEMILLE’S PLACE SUBDIVISION:** Jim Demille was in attendance to request final approval. City Planner recommended approval. **Commission member Pebley moved** to recommend final approval of the Demille’s Place Subdivision. **Commission member Smith seconded.** The vote was unanimous.

3. **FINAL SITE PLAN APPROVAL – ONE-LOT SUBDIVISION – 3727 S. 4700 W., MIKE SOLUM:** Mike Solum was in attendance to request final approval. **Commission member Green moved** to recommend

PAGE TWO
PLANNING MTG. 2-28-07

final approval subject to Weber Fire Marshall approval and with the notation that Mr. Solum had prior approval for the variance in the frontage requirement. **Commission member Carlson seconded** the motion. The vote was unanimous.

4. FINAL SITE PLAN APPROVAL – NEW BUILDING – 2006 S. 1900 W. – MT. WEST PRECAST:
Commission member Canter moved recommend final approval. **Commission member Packard seconded** the motion. The vote was unanimous.

5. FINAL APPROVAL – INCREASED SIZE OF BUILDING – 1750 S. 1350 W. – JUSTUS BROS.: Doyle Johnstun stated that he has increased the size of the building that was previously given final approval and so has returned to get final for the larger building.

Commission member Canter questioned Mr. Johnstun about the portion of the trail that is on his property, stating that the gates have been closed, not allowing access to the trail. Mr. Johnstun explained that once construction begins on the new building, a new fence will be constructed along the trail, gates removed and trail portion deeded over to the city.

Commission member Green moved to recommend final approval of the larger building with the agreement from Mr. Johnstun that the fence along the trail will be moved and replaced, the gates taken down, and a May 1, 2007 deadline for doing so. **Commission member Pebley seconded** the motion. The vote was unanimous.

6. PRELIMINARY APPROVAL – CANTERBURY CROSSING ESTATES, PHASE 1: Phil Hancock was in attendance to request preliminary approval.

Planning discussed with Mr. Hancock the sizes of the lots and what density was allowed.

Commission member Carlson moved to recommend preliminary approval of 20 lots for Canterbury Crossing Estates, Phase 1, with the following conditions,

- A street light will be placed in the road circle between lots 3 and 4
- An easement for walking traffic on the north side of lot one
- Improve the turnaround leading into Finley Creek subdivision
- Developer will be responsible for construction of some type of masonry wall between the commercial area and the subdivision
- Easement provided for city trail along the Layton canal
- Developer will maintain detention area

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

7. PUBLIC HEARING – CONDITIONAL USE PERMIT – 1750 S. 2050 W. – HARPER READY MIX:
Commission member Carlson moved to leave the public meeting and enter into a public hearing. **Commission member Green seconded** the motion. The vote was unanimous.

PAGE THREE
PLANNING MTG. 2-28-07

Chairman Yates turned the time over to Mr. Lawnie Mayhew of Harper Ready Mix, to explain his proposal. Mr. Mayhew stated that the operation will involve approximately 8 trucks. The area will be paved with concrete, and the retention ponds will be concreted. There will be washout bays located at the rear of the property, and the washout material will be recycled. When questioned about the noise that will be generated, Mr. Mayhew stated that the plant does not exceed permissible noise levels.

Chairman Yates asked for public comment.

*Dean Murray, property owner in Granite sub – feels it would be detrimental to area.
Bailey Dunford, North Star HVAC – it would be detrimental to the area – many attractive
business buildings are already in sub.*

Shelly Rovira, realtor – it would be a great business for the area

Alan Tebbs, Worldwide Insulation – would be detrimental to the businesses already there

Rob, Dee Warner Const – would be detrimental to the area

*Miles Crabtree, property owner in Granite – cement trucks coming and going would cause a lot of
wear and tear on the roads*

Lance Reed, nearby homeowner – would cause increased traffic and noise; not in favor

Terry Mount, TRM Landscaping – detrimental to the area

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

8. ACTION ON PUBLIC HEARING – CONDITIONAL USE PERMIT – HARPER READY MIX: *Planning members discussed the concerns voiced during the public hearing. The main concerns are the increased traffic, noise, and the aesthetics of a batch plant not being compatible with the other businesses in the subdivision.*

Steve Anderson, city planner, stated that it is an allowed use in the manufacturing zone as a conditional use.

Commission member Packard moved to deny the conditional use permit for Harper Ready Mix.
Commission member Carlson seconded the motion. The vote was as follows: Commission member Canter, nay; Commission member Packard, aye; Commission member Pebley, aye; Commission member Green, nay; Commission member Carlson, aye; Commission member Smith, nay. The vote was a tie, requiring Chairman Yates to vote. Chairman Yates voted aye. Motion to deny the conditional use permit carried.

9. GENERAL PLAN DISCUSSION: *Ted Knowlton from Envision Utah presented some recommendations for consideration to be used in revising the general plan and zoning.*

10. CITY COUNCIL REPORT: *Commission member Canter reported on the actions taken at the city council meeting held on February 21, 2007.*

PAGE FOUR
PLANNING MTG. 2-28-07

11. OTHER BUSINESS: *Planning members agreed to meet at 5:00 p.m. for the next two planning meetings.*

12. ADJOURNMENT: *Commission member Smith moved to adjourn at 8:30 p.m.*

DATED THE 6th DAY OF MARCH , 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____