

MINUTES
WEST HAVEN PLANNING COMMISSION
MARCH 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

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AGENDA

INVOCATION

1. **Action on Minutes of** – February 28, 2007
2. **Final Approval** – Canterbury Crossing Estates, Phase 1
3. **Final Approval** – Canterbury Crossing, Phase 4
4. **Final Approval** – St. Mary's Catholic Church
5. **Discussion** – General Plan
6. **Information on Meeting Procedures** – Ken Bradshaw
7. **City Council Report**
8. **Other Business**
9. **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 28, 2007: Commission member Green moved to approve the minutes with a correction to Item #3, adding to the motion: (Commission member Carlson seconded the motion and the vote was unanimous.) **Commission member seconded.** The vote to approve with correction was unanimous.

2. FINAL APPROVAL – CANTERBURY CROSSING ESTATES, PHASE 1: Phil Hancock was in attendance to request final approval. Access for the city trail system and the improvement of the detention area was discussed. Mr. Hancock stated that the detention basin shown on the plan has been designated as a regional detention basin that will be deeded to the city.

After further discussion, **Commission member Carlson moved** to recommend final approval for Canterbury Crossing Estates, Phase 1 subject to:

- Public access easement provided for city trail way and storm drain easement between lots 3 and 4

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- *Detention basin to be improved with grass and sprinkler system prior to deeding over to the city*

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

3. FINAL APPROVAL – CANTERBURY CROSSING, PHASE 4: **Commission member Canter moved** to recommend final approval with 0' lot lines and city trail access provided on the south side of the property. **Commission member Green seconded** the motion. *The vote was unanimous.*

4. FINAL APPROVAL – ST. MARY'S CATHOLIC CHURCH: *Scott Nelson was in attendance to request final approval. Mr. Nelson stated that all the items requested by planning commission at the preliminary approval have been completed. When Mr. Nelson met with UDOT, however, he was told that UDOT would not allow the 4000 South street improvements that West Haven City is requesting as part of the approval process.*

Commission member Canter moved to recommend final approval with the proviso that a time frame of 180 days will be given to allow West Haven City to petition UDOT for the road improvements and that the 84 ft. frontage property will be dedicated to the city as a condition of development; if UDOT does agree to the improvements, the burden of the cost of the improvements is the developers responsibility; if UDOT does not agree to the improvements, the frontage property will revert back to the landowner.

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

5. DISCUSSION – GENERAL PLAN: *Planning Commission had a work session at 5:00 and discussed the general plan at that time. No further discussion was held.*

6. INFORMATION ON MEETING PROCEDURE – KEN BRADSHAW: *Attorney Bradshaw presented some pertinent information on meeting procedures, such as the difference between public meetings and public hearings and making findings to arrive at a decision to approve or disapprove a request and that public clamor cannot be considered in making the decision.*

7. CITY COUNCIL REPORT: *Commission member Canter reported on the actions taken at the city council meeting.*

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

9. ADJOURNMENT: **Commission member Smith moved** to adjourn at 8:40 p.m. *Commission member Green seconded. Vote to adjourn was unanimous.*

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DATED THE 19th DAY OF MARCH , 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____