

MINUTES
WEST HAVEN PLANNING COMMISSION
APRIL 25, 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** – April 11, 2007
2. **Preliminary Site Plan Approval** – New Building – 3005 S. Scott Lane, Lot 9 W.H. Industrial Park- Grating Systems
3. **Final Site Plan Approval** – New Building – 1847 W. 2100 S. – Ken Jones
4. **Final Site Plan Approval** – New Building – 3200 S. 2050 W. – Lot 20, W.H. Industrial Sub. – Absolute Construction
5. **Final Site Plan Approval** – Division of Lot 10, 2985 Scott Lane – Goldstone Properties
6. **Final Site Plan Approval** – New Buildings, Lot 10-A and 10-B – 2985 Scott Lane – Goldstone Properties
7. **Public Hearing** – Commercial Subdivision – 3 Lots, Approx. 2200 W. 2100 S. – Ogden City RDA
8. **Action on Public Hearing** – 3 Lot Commercial Subdivision, Approx. 2200 W. 2100 S. .
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 APRIL 11, 2007: Commission member Carlson moved to approve the minutes as written. Commission member Smith seconded. The vote to approve was unanimous.

2. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING – 3005 S. SCOTT LANE, LOT 9, W. H. INDUSTRIAL PARK – GRATING SYSTEMS: Representative for this item was not in attendance. Commission member Green moved to table this agenda item. Commission member Carlson seconded the motion. The vote was unanimous.

PAGE TWO
PLANNING MTG. 4-25-07

3. FINAL SITE PLAN APPROVAL – NEW BUILDING – 1847 W. 2100 S. – KEN JONES: Mr. Jones was in attendance to request final site plan approval for his new building. During the discussion regarding his landscaping, Mr. Jones stated that although the state dictates the type of landscaping he can have because his building fronts on a state road, he will provide the required 10% at the front of the building.

Commission member Green moved to recommend final approval of the new building.
Commission member Canter seconded the motion. The vote was unanimous.

4. FINAL SITE PLAN APPROVAL – NEW BUILDING – 3200 S. 2050 W., LOT 20, W.H. INDUSTRIAL PARK – ABSOLUTE CONSTRUCTION: Representative for this item was not in attendance. **Commission member Pebley moved** to table this agenda item. **Commission member Packard seconded** the motion. The vote was unanimous.

5. FINAL SITE PLAN APPROVAL – DIVISION OF LOT 10, 2985 SCOTT LANE – GOLDSTONE PROPERTIES: Representative for this item was not in attendance. **Commission member Carlson moved** to table agenda items #5 and #6. **Commission member Pebley seconded.** The vote was unanimous.

6. FINAL SITE PLAN APPROVAL – NEW BUILDINGS, LOT 10-A AND 10-B, 2985 SCOTT LANE – GOLDSTONE PROPERTIES: Tabled.

7. PUBLIC HEARING – COMMERCIAL SUBDIVISION – 3 LOTS, APPROX. 2200 W. 2100 S. – OGDEN CITY RDA: **Commission member Carlson 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 the representatives to explain the proposal. Mr. Alan Lipman, the property owner and Mr. Bill Glasmann, Ogden City RDA, stated that the property was going to be divided into four lots and the Weber County School district will be using lot 1 for a bus maintenance facility.

Mr. Drew Wilson representing the Weber County School District stated that during the school year, there will be approximately 20 to 30 buses at the site. During the months of June through August when school is not in session, all of the district buses will be stored on the site. The school district is hoping to have the site ready approximately a year from this August.

Chairman Yates invited any public in attendance for this hearing to come forward. There was none.

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

8. ACTION ON PUBLIC HEARING – 3 LOT COMMERCIAL SUBDIVISION, APPROX. 2200 W. 2100 S.: **Commission member Canter moved** to recommend approval of a 4-lot Commercial Subdivision. **Commission member Smith seconded** the motion. The vote was unanimous.

PAGE THREE
PLANNING MTG. 4-25-07

Chairman Yates requested that the commission return to the previously tabled agenda items.

2. PRELIMINARY SITE PLAN APPROVAL – NEW BUILDING – 3005 S. SCOTT LANE, LOT 9 W.H. INDUSTRIAL PARK – GRATING SYSTEMS: Rob Eilers of Dee Warner Construction, stated that one building will be used for an office and the other as a warehouse. The office building will be approximately 3700 sq. ft. and the warehouse will be 19,000 sq. ft. The front portion of each building is comprised of stucco, rock and timbers with a copper roof.

The detention pond in front of the warehouse will be planted and maintained as part of the landscaping.

Chris, the owner of the business, informed the commission that the business fabricates grating and is currently located in Ogden, but is relocating the business to West Haven.

Commission member Carlson moved to recommend preliminary approval. **Commission member Pebley seconded** the motion. The vote was unanimous.

4. FINAL SITE PLAN APPROVAL – NEW BUILDING – 3200 S. 2050 W., LOT 20 W.H. IND. PARK-ABSOLUTE CONSTRUCTION: There was still no representative in attendance. This item remained tabled.

5. FINAL SITE PLAN APPROVAL – DIVISION OF LOT 10, 2985 SCOTT LANE – GOLDSTONE PROPERTIES: Developers Chris Balling and Evan stated that they have revised their site plan to include a 30 ft. right-of-way to be dedicated to the city for future road.

Commission member Smith moved to recommend final approval of the division of lot 10 as shown on revised site plan that includes the 30 ft. road easement. **Commission member Green seconded** the motion. The vote was unanimous.

6. FINAL APPROVAL – NEW BUILDINGS, LOT 10-A AND 10-B, 2985 SCOTT LANE – GOLDSTONE PROPERTIES: **Commission member Smith moved** to recommend final approval of building 10-A and building 10-B with the condition that both buildings on the South side have rock and hardy plank wrapped around from the front and that the fronts of both buildings have rock and hardy board and that the final elevations will be provided for city council meeting. **Commission member Packard seconded** the motion. The vote was unanimous.

9. GENERAL PLAN DISCUSSION: Planning discussed doing a survey to send out to residents regarding the general plan and any changes they would like to see made. Chairman Yates asked each planning member to write down two or three questions that could be included on the survey and bring them to the next meeting.

Steve Anderson stated that the University of Utah students will be making a presentation to the City Council at their next meeting.

10. CITY COUNCIL REPORT: None given

PAGE FOUR
PLANNING MTG. 4-25-07

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

12. ADJOURNMENT: *Commission member Smith moved to adjourn. Meeting was adjourned at 8:20 p.m.*

DATED THE 30th DAY OF APRIL , 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____