

MINUTES
WEST HAVEN PLANNING COMMISSION
MAY 9, 2007
6:00 P.M.

PRESENT:

Larry Yates, Chairman - excused
Stephanie Carlson, Vice-Chair
Shawn Smith
Jennifer Canter - excused
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 25, 2007
2. **Final Site Plan Approval** – New Building, 3200 S. 2050 W. – Lot 20, W.H. Industrial park – Absolute Const.
3. **Final Site Plan Approval** – New Building, 3005 S. Scott Lane – Lot 9, W.H. Industrial park – Grating Systems
4. **Final Approval** – Riverbend Townhomes, Phase II – 3300 S. Midland Drive
5. **Public Hearing** – To Consider a Request From Nampil Investment Co., to Rezone Approximately 11.5 Acres Located at Approximately 2200 W. 2100 S., From C-2 Commercial to C-3 Commercial
6. **Action on Public Hearing** – Rezone Approx. 11.5 Acres Located at Approximately 2200 W. 2100 S., From C-2 Commercial to C-3 Commercial
7. **Public Hearing** – To Consider Amending the City's General Plan to Preserve a Mixed-Use Corridor along the Weber River and to Rezone the Areas Currently Zoned M-2 and C-2 to a Mixed Use, ZC Zoning
8. **Action on Public Hearing** – Amendment to the City's General Plan and Rezoning of Property
9. **Amend Ordinance** – Storage Unit Requirements
10. **General Plan Discussion**
11. **City Council Report**
12. **Other Business**
13. **Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office. Vice-Chair Carlson called the meeting to order at 6:00 p.m.

1. **ACTION ON MINUTES OF APRIL 25, 2007:** Commission member Green moved to approve the minutes as written. Commission member Smith seconded. The vote to approve was unanimous.
2. **FINAL SITE PLAN APPROVAL** – NEW BUILDING, 3200 S. 2050 W. – LOT 20, W.H. IND. PARK – ABSOLUTE CONSTRUCTION: Commission member Packard moved to recommend final approval. Commission member Pebley seconded the motion. The vote to approve was unanimous.

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3. FINAL SITE PLAN APPROVAL – NEW BUILDING, 3005 S. SCOTT LANE – LOT 9, W.H. IND. PARK – GRATING SYSTEMS: **Commission member Packard moved** to recommend final approval. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

4. FINAL APPROVAL – RIVERBEND TOWNHOMES, PHASE II – 3300 S. MIDLAND DRIVE: City planner stated that there were no issues with the development and recommended final approval.

Commission member Smith moved to recommend final approval. **Commission member Green seconded** the motion. The vote to approve was unanimous.

5. PUBLIC HEARING – TO CONSIDER A REQUEST FROM NAMPIL INVESTMENT CO. TO REZONE APPROX. 11.5 ACRES LOCATED AT APPROX. 2200 W. 2100 S., FROM C-2 COMMERCIAL TO C-3 COMMERCIAL:

Commission member Green moved to leave the public meeting and enter into a public hearing. **Commission member Pebley seconded** the motion. The vote was unanimous.

Vice-Chair Carlson asked for public comment. There was none given.

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

6. ACTION ON PUBLIC HEARING – REZONE APPROX. 11.5 AC LOCATED AT APPROX. 2200 W. 2100 S. FROM C-2 COMMERCIAL TO C-3 COMMERCIAL: **Commission member Packard moved** to recommend approval of the rezoning. **Commission member Green seconded** the motion. The vote to approve was unanimous.

7. PUBLIC HEARING – TO CONSIDER AMENDING THE CITY'S GENERAL PLAN TO PRESERVE A MIXED-USE CORRIDOR ALONG THE WEBER RIVER AND TO REZONE THE AREAS CURRENTLY M-2 AND C-2 TO A MIXED USE, ZC ZONING: Steve Anderson, city planner, stated that when the current general plan was adopted in 2002, these areas were indicated as future mixed use zoning, and that now the city is ready to change the existing zoning to meet the general plan.

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

Vice-Chair Carlson asked for public comment.

The following residents gave comments..

Vickie, Stevens Henegar College – Wanted to know if there are any plans in the works already for development and if the college was in any way jeopardized.

Clay Thomas, owns 21 acres that is currently zoned M-2. – against rezoning.

Scott Frew, property owner currently zoned M-2 – against rezoning.

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David Preece, owner of Savemore Products in Ogden – owns property in the area under discussion, planning to move his business to the property. Has a small batch plant, would that be allowed in the M-2?

Kathy Lorenzen, Pappas Brick – would the business and property be grandfathered in if the property owner passes over ownership to someone else?

Mickie Elmer, resident – approves of the rezoning.

Brian Melaney – mayor and resident – city needs to look to the future. This area is gateway to city, rezoning would be beneficial to the city residents

Eric Thomas, area property owner – planning commission needs to address some questions before making any decision

Rex Higley, Rex Higley Auction – Recommend rezoning to M-1

Carl Holley, business & property owner – What would rezoning do to the property taxes

Emogene Barrett, Pappas Brick – how would rezoning affect the existing businesses that were allowed in the M-2 zone

There was no other public comment.

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.

8. ACTION ON PUBLIC HEARING – AMENDMENT TO THE CITY'S GENERAL PLAN AND REZONING OF PROPERTY: *Planning members discussed some of the comments received during the public hearing and agreed that the city attorney should be contacted about the questions and be present if possible, at the next meeting before planning makes a decision on the rezoning.*

Commission member Smith moved to table any action at this time. **Commission member Packard seconded** the motion. The vote was unanimous.

9. AMEND ORDINANCE – STORAGE UNIT REQUIREMENTS: **Commission member Packard moved** to table this item to allow commission members more time to consider if making a change would be in the best interests of the city. **Commission member Green seconded** the motion. The vote was unanimous.

10. GENERAL PLAN DISCUSSION: *Vice-Chair Carlson stated that the commission needs to consider a timetable for moving ahead with updating the general plan. Planning discussed having a work meeting on the 5th Wednesday of May.*

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

12. OTHER BUSINESS: *There was no other business discussed.*

13. ADJOURNMENT: *Commission member Smith moved to adjourn. The meeting was adjourned at 7:15 p.m.*

DATED THE 22ND DAY OF MAY , 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____