

MINUTES
WEST HAVEN PLANNING COMMISSION
JULY 11, 2007
6:00 P.M.

PRESENT:

Larry Yates, Chairman - excused
Stephanie Carlson, Vice-Chair
Shawn Smith
Jennifer Canter
Phil Green
J.D. Packard - excused
Marvin Pebley
Steve Anderson, City Planner

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5:30 Work Session

AGENDA

INVOCATION

- 1. Action on Minutes of** – June 27, 2007
- 2. Final Site Plan Approval** – Harper Ready Mix, 1750 S. 2050 W., Granite Acres Industrial Sub.
- 3. Final Site Plan Approval** – Riverbend Townhomes, Phase 3 and Phase 4
- 4. Preliminary Site Plan Approval** – Bldg. Addition, 1997 S. 1550 W. – Frontline Concrete Pumping
- 5. Public Hearing** – Consideration of Request to Amend Conditional Use Permit for Moulding Landfill
- 6. Action on Public Hearing** – Amend Conditional Use Permit for Moulding Landfill
- 7. Amend Ordinance** – Ordinance No. 02-2002, Providing that Lots Smaller than One Acre May be Recorded Under Certain Conditions
- 8. General Plan Discussion**
- 9. City Council Report**
- 10. Other Business**
- 11. 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 JUNE 27, 2007: Commission member Smith moved to approve the minutes as written. Commission member Carlson asked that a correction be made to agenda item #6, correcting commission member Pebley's vote to aye, and commission member Smith's vote to nay. Commission member Canter seconded the motion. The vote to approve with correction was unanimous.

2. FINAL SITE PLAN APPROVAL – HARPER READY MIX, 1750 S. 2050 W., GRANITE ACRES INDUSTRIAL SUB.: Commission member Green moved to table. Commission member Canter seconded the motion. The vote to table was unanimous.

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3. FINAL SITE PLAN APPROVAL – RIVERBEND TOWNHOMES, PHASE 3 AND PHASE 4: **Commission member Pebley moved** to recommend final approval. **Commission member Green seconded** the motion. The vote to approve was unanimous.

4. PRELIMINARY SITE PLAN APPROVAL – BLDG. ADDITION, 1997 S. 1550 W. – FRONTLINE CONCRETE PUMPING: **Commission member Canter moved** to recommend preliminary approval. **Commission member Smith seconded** the motion. The vote to approve was unanimous.

5. PUBLIC HEARING – CONSIDERATION OF REQUEST TO AMEND CONDITIONAL USE PERMIT FOR MOULDING LANDFILL: **Commission member Canter moved** to leave the public meeting and enter into a public hearing. **Commission member Green seconded** the motion. The vote was unanimous.

Vice-Chair Carlson asked for public comment.

Darrell Mecham of Marriott-Slaterville: against allowing an increase in height of landfill because of the increased dust and erosion washing into river.

Dena Dominquez: against – dust issues, height

There was no other public comment. Vice-Chair Carlson read four letters in support of raising the landfill height that were sent to the city office. The letters were from Steve Meacham, Rex Higley, Dave & Kimberly Fowles and Gary Bower.

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

6. ACTION ON PUBLIC HEARING – AMEND CONDITIONAL USE PERMIT FOR MOULDING LANDFILL: **Commission member Pebley moved** to table this agenda item for further study. Motion died for lack of a second.

Commission member Canter moved to recommend amending the conditional use permit for the Moulding landfill and allowing a 10' height increase. Planning members discussed adding conditions to the approval. **Commission member Green moved to second and amend the motion to include** the condition that the 21st Street frontage remain commercial and the back area of the landfill remain recreation/open space zoning. Commission member Green, aye; Commission member Canter, aye; Commission member Pebley, nay; Commission member Smith, nay; resulting in a tied vote. Vice-Chair Carlson voted aye. **Motion to approve carried.**

7. AMEND ORDINANCE – ORDINANCE NO. 02-2002, PROVIDING THAT LOTS SMALLER THAN ONE ACRE MAY BE RECORDED UNDER CERTAIN CONDITIONS: **Commission member Canter moved** to set a date for a public hearing on August 8, 2007 to consider amending ordinance 02-2002. **Commission member Smith seconded** the motion. The vote to approve setting a public hearing date was unanimous.

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8. GENERAL PLAN DISCUSSION: *City Planner Steve Anderson will ask Weber Basin Water to attend the planning meeting on August 8 to provide information regarding water issues for the area. Steve will also provide information about sewer and a map showing the built out areas within the city.*

9. CITY COUNCIL REPORT: *Commission member Canter reported on the success of Heritage Days.*

10. OTHER BUSINESS: *None*

11. ADJOURNMENT: *Commission member Smith moved to adjourn.*

A few members in the audience asked to address the commission regarding their property in West Haven.

Commission member Canter moved *to return to the public meeting in order to allow the residents to address the commission.*

Mr. Boren stated that his property is behind the Canterbury development, and that he wants the property to be zoned to allow him to develop ¼ acre lots

The commission informed Mr. Boren that the city is reviewing the general plan over the next few months and will be holding public hearings to receive public input on possible zoning changes.

Gene McQuire addressed the commission regarding the slough area that is on his property and stated that he wants a fence put up to help prevent anyone from having access into the slough.

Vice-Chair Carlson asked that the fence issue be placed on the next planning agenda.

Commission member Smith moved *to adjourn. The meeting was adjourned at 7:46 p.m.*

DATED THE 12TH DAY OF JULY, 2007

Patricia Mikesell
Patricia Mikesell
Deputy City Recorder

Date Approved: _____