



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

AMENDED

February 14, 2024
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **FEBRUARY 14, 2024** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORK SESSION** **6:00 PM: REGULAR PLANNING COMMISSION MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549). WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](https://www.youtube.com/@cityofwesthavenutah4030).

5:00 COMMISSION WORK SESSION – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING PLANNING COMMISSION WORK SESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN ROUNDY

REPORTS AND DISCUSSION AS FOLLOWS:

Discussion on Mixed Use Ordinance

6:00 PM REGULAR PLANNING COMMISSION MEETING

- 1. CALL TO ORDER - CHAIRMAN ROUNDY**
- 2. OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER GALT
 - b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER HEPWORTH
- 3. ACTION ON MINUTES**
 - a. APPROVE MINUTES FOR THE MEETING OF 01/24/2024.
 - b. APPROVE MINUTES FOR SPECIAL MEETING ON 01/29/2024
- 4. REPORT**
 - a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
- 5. DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN**
 - a. A PRELIMINARY SITE PLAN FOR OC1, LLC LOCATED AT APPROXIMATELY 3675 S MIDLAND DRIVE (PARCEL #08-022-0104) (APPLICANT: NICOLE STANGL)
- 6. ADJOURNMENT**

Robyn VanCampen

Robyn VanCampen, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section, mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney.



Planning Commission Meeting Minutes
January 24, 2024 5:00 PM

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

5:00 PM REGULAR PLANNING COMMISSION AND CITY COUNCIL MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY
2. OPENING CEREMONIES
 - a. PLEDGE OF ALLEGIANCE BY COMMISSION MEMBER NECE
 - b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER REED
3. ACTION ON MINUTES
 - a. APPROVE MINUTES FOR THE MEETING OF 01/10/2024.

Commission member Reed asked that the 1st motion on item #8(a) be changed from Dustin Hepworth to Commission member Hepworth, and 1st motion on item #12 be changed from Russell Galt to Commission member Galt.

Commission member Galt made a motion to approve. Commission member Reed seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt.

NAYS:

ABSENT: Commission member Stimpson

4. REPORT
 - a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Alika gave an update from the January 17, 2024 City Council meeting advising staff that the 1st Amendment to the Westwood Subdivision Ordinance 23-24 was approved.

5. PUBLIC HEARING
 - a. TO CONSIDER A REQUEST TO UPDATE THE WEST HAVEN CITY PUBLIC WORKS STANDARDS FOR MAXIMUM PAVEMENT WIDTH

Commission member Stimpson (arrived at 6:11pm due to technical difficulties we had with Zoom)

Chairman Roundy stated that the Public Hearing will be held at 6pm since that is the time posted, so we would move through the agenda and come back at 6pm to address the Public Hearing item.

Commission member Reed made a motion to Table item until 6pm. Commission member Nece seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt.

NAYS:

ABSENT: Commission member Stimpson

Commission member Nece made a motion Enter into Public Hearing. Commission member Reed seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt

NAYS:

ABSENT:

Commission member Nece made a motion Leave Public Hearing. Vice Chairman Reyna seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt

NAYS:

ABSENT:

6. DISCUSSION AND ACTION ON PUBLIC HEARING

a. TO CONSIDER A REQUEST TO UPDATE THE WEST HAVEN CITY PUBLIC WORKS STANDARDS FOR MAXIMUM PAVEMENT WIDTH

Commission member Hepworth asked if this is only for the maximum width not the minimum. Alika responded advising that it cannot be no more than 32 feet for the paved for the Residential Road Requirement. The current requirement is 33 feet and the right of way is still going to remain the same they are just going to increase the park strip from 4.5 to 5 feet to still accommodate that same right of way.

Commission member Galt made a motion to recommend approval to the City Council to update the West Haven City Public Works Standard to reflect the revision to limiting the paved width for residential roadways to be no more than 32 feet per state requirement. Commission member Nece seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt

NAYS:

ABSENT:

7. DISCUSSION

a. ON THE GENERAL PLAN (MIKE HANSEN)

Mike Hansen with Hansen Planning Group provided a presentation regarding the General Plan to help establish a vision for the community.

Planning Commission members and City Council members collaborated on Draft v.2 of the "2024 General Plan".

Chapter 1, 4, & Chapter 5 were reviewed.

Planning Commission tabled conversation and readdressed Item #5 on the agenda and returned to the General Plan discussion.

Planning Commission and City Council agreed to reconvene on 01/29/2024 at 6:30pm in the Community Room to continue the discussion regarding the General Plan in a special work session.

Commission member Reed made a motion Table. Commission member Nece seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt

NAYS:

ABSENT:

8. ADJOURNMENT

Commission member Reed made a motion to approve. Commission member Nece seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Hepworth, Commission member Galt

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: [enter meeting date]



Planning Commission Meeting Minutes
January 29, 2024 6:30 PM

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:

City Council

Mayor Vanderwood
Council member Call
Council member Swapp
Council member Saunders
Council member Dixon (via Zoom)

Planning Commission

Chairman Roundy
Vice Chairman Reyna
Commission member Simpson
Commission member Nece
Commission member Reed
Commission member Hepworth
Commission member Galt

6:30PM SPECIAL PLANNING COMMISSION & CITY COUNCIL WORK SESSION

1. CALL TO ORDER BY CHAIRMAN ROUNDY

Meeting was called to order at 6:00pm.

2. DISCUSSION ON GENERAL PLAN

Mike Hansen/Hansen Planning Group was present.

Chapter 2 - Land Use was reviewed. Planning Commission and City Council collaborated on making changes to the existing wording and conditions in the different zoning area's in the General Plan, as well as what area that would possibly be annexed in the future.

3. ADJOURNMENT

Commission member Reed made a motion to adjourn. Council member Saunders seconded the motion.

AYES: Chairman Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Nece, Commission member Reed, Commission member Galt, Commission member Hepworth, Council member Call, Council member Swapp, Council member Saunders, Council member Dixon.

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: [enter meeting date]

Planning Commission Staff Review Memo

February 14, 2024
Aliko Murphy, City Planner I



PRELIMINARY SITE PLAN APPROVAL

Request: Grant preliminary site plan approval for an oil change facility
Property Address: 3675 S Midland Dr. (Parcel# 080220104)
Property Zone: Commercial C-2
Property Size: 1.27 acres
Applicant: OC1, LLC (Agent: Nicole Stangl)

Governing Document(s): WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

We have received an application for an oil change facility to be located at 3675 S Midland Drive, Parcel # 080220104. This parcel is zoned C-2 which does allow for "automobile maintenance service (lube, oil, brakes)".

Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	23'	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	3.62%	Y
Minimum lot area	None	1.27 acres	Y
Min lot width	None	193.01'	Y
Min yard setbacks			

Front	15 ft.	Building is more than 15' from the front property line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line	Y
Side	10 ft. when adjacent to residential	36.3'	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use falls under "Auto repair shop" which requires 1 space per service bay, plus 1 space per 250 square feet GFA.

The site plan proposes to have two service bays and the building is 1,215 square feet resulting in them being required to have 7 parking spaces. They are showing 13 spaces in total which means they are in compliance.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation? ***At the preliminary level, the site plan complies. There is access onto Midland drive which they are sharing with the property to the North. Engineering has looked at the site and are good with the layout.***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking. The proposed parking stalls are 18x10 and 20x9 which does comply with the 180 square foot requirement.***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance?

A signage plan has not been turned in at this time, but they have been notified. The site is showing a wall sign that is in compliance with the size requirement. All signs must get a building permit approved before proceeding with displaying any sign.

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line. ***Because the building faces Midland Drive, that is considered the front yard. The current front landscaping satisfies this requirement with 15 feet of front landscaping.***

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. ***This requirement is fulfilled.***

(4) Landscape plans shall include a minimum of three items from the following list:

- (a) Trees;
- (b) Decorative rock and boulders (gravel and pea gravel are not permitted);
- (c) Shrubs;
- (d) Groundcover; and
- (e) Grass (artificial or other).

The project will have trees, decorative rock and boulders, shrubs and grasses. This requirement has been satisfied.

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***Prior to final approval and the release of building permits, the applicant will be required to receive staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

The elevations include the material table with percentages and have clear notes for each material and architectural features.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Staff Recommendation

Based on the above compliance with all relevant City codes, **it is Staff's position that the Commission should grant preliminary site plan approval.**

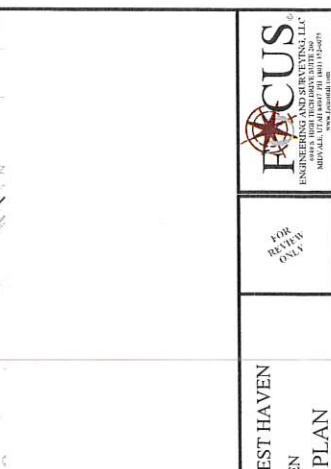
Applicant is aware that even with final approval of the site plan, no construction may begin prior to having a fully approved set of site construction documents.

Recommended Motions:

"I motion to grant preliminary site plan approval for OC1, LLC, Oil Changers, located at approximately 3675 S Midland Dr., Parcel 08-022-0104, 1.27-acres in total."

"I motion to grant preliminary site plan approval for OC1, LLC, Oil Changers, located at approximately 3675 S Midland Dr., Parcel 08-022-0104, 1.27-acres in total with the following conditions....."

"I motion to table this item for preliminary site plan approval for OC1, LLC, Oil Changers, located at approximately 3675 S Midland Dr., Parcel 08-022-0104, 1.27-acres in total."



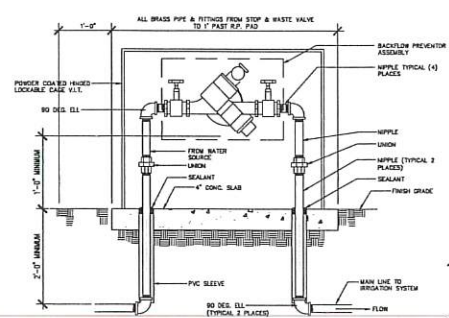
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FOR
REVIEW
ONLY

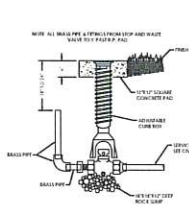
**OIL CHANGERS - WEST HAVEN
WEST HAVEN
IRRIGATION DETAILS**

REVISION NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	01/12/12	REVISED FOR 2012
3	01/12/12	REVISED FOR 2012
4	01/12/12	REVISED FOR 2012
5	01/12/12	REVISED FOR 2012
6	01/12/12	REVISED FOR 2012
7	01/12/12	REVISED FOR 2012
8	01/12/12	REVISED FOR 2012
9	01/12/12	REVISED FOR 2012
10	01/12/12	REVISED FOR 2012

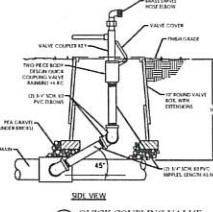
**IRRIGATION
DETAILS**



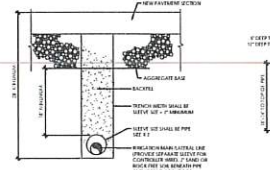
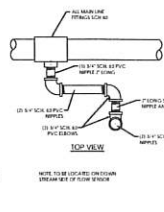
A REDUCED PRESSURE BACK FLOW PRESSURE
NOT TO SCALE



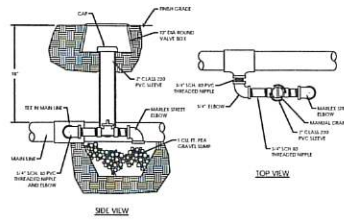
B STOP & WASTE VALVE DETAIL
NOT TO SCALE



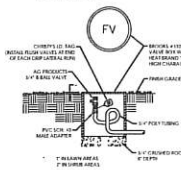
C QUICK COUPLING VALVE
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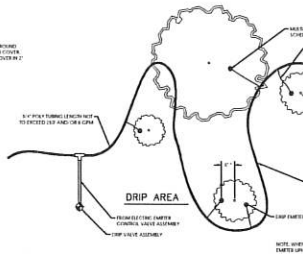
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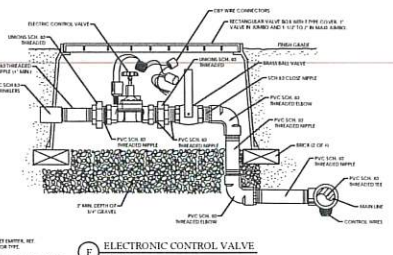
F MANUAL DRAIN VALVE
NOT TO SCALE



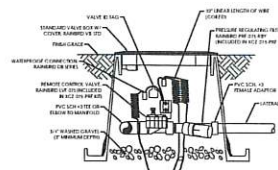
G MANUAL FLUSH VALVE
NOT TO SCALE



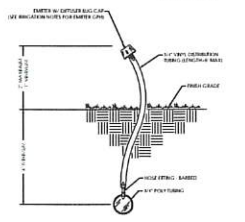
H TYPICAL DRIP Emitter LAYOUT
NOT TO SCALE



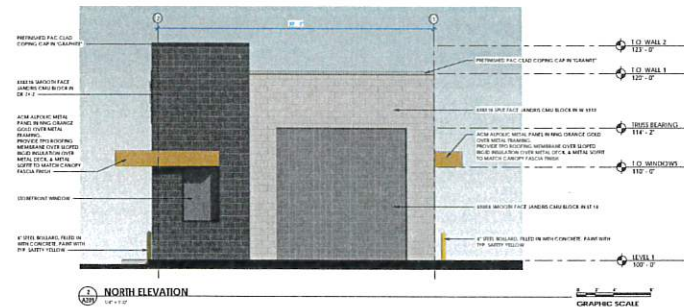
I ELECTRONIC CONTROL VALVE
NOT TO SCALE



J CONTROL ZONE KIT
NOT TO SCALE



K DRIP Emitter ON VINYL TUBING RISER
NOT TO SCALE



MATERIAL AREA CALCULATIONS - NORTH ELEVATION			
MATERIAL	SF	% OF ELEVATION	
UNIFORM FACE LAMBRIDGE BLOCK IN J	229	33.4	
UNIFORM FACE LAMBRIDGE BLOCK IN B	229	33.4	
UNIFORM FACE LAMBRIDGE BLOCK IN W	229	33.4	
ACM ALUMINUM PANEL IN WING CHANGING CLAD	74	10.8	
GLAZING	400	58.8	
SCREEN	0	0	
TOTAL	632		



MATERIAL AREA CALCULATIONS - EAST ELEVATION			
MATERIAL	SF	% OF ELEVATION	
UNIFORM FACE LAMBRIDGE BLOCK IN J	150	27.8	
UNIFORM FACE LAMBRIDGE BLOCK IN B	150	27.8	
UNIFORM FACE LAMBRIDGE BLOCK IN W	150	27.8	
ACM ALUMINUM PANEL IN WING CHANGING CLAD	29	5.2	
GLAZING	279	50.8	
SCREEN	0	0	
TOTAL	529		



NORTHEAST VIEW

PROPOSED BUILDING SIGNAGE			
LOCATION	SIZE	AREA	
NORTH ELEVATION	8' x 4' x 4'	128 SF	
EAST ELEVATION	10' x 10' x 10' (SEE ELEVATION)	100 SF	
SOUTH ELEVATION	10' x 10' x 10' (SEE ELEVATION)	100 SF	
TOTAL		328 SF	

SITE PLAN
AND DESIGN REVIEW



Address of Site 3675 S Midland Dr Parcel # 08-022-0104

Applicant Name OC1, LLC / Nicole Stangl

Agent Name n/a

Application is hereby made to West Haven City requesting the following permitted use(s),

Oil Change Facility and

Site plan design for 2,000 building be approved on 1.27 of
(Square Feet) (acreage)

Property in the C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Nicole Stangl Date: 12-19-2023
(Owner/Partner)

I authorize Nicole Stangl to act as my representative in all matters relating
to this application.

Nicole Stangl
(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Salt Lake)

On this 19 day of December, in the year 2023, before me, Kelly Meier

a notary public, personally appeared Nicole Stangl, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Kelly Meier



N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
				<u>PRELIMINARY</u>
				<u>FINAL</u>
				Affidavit of Understanding and Acceptance of Fees
				Culinary Water provider (Will Serve)
				Weber Fire District
				Weber-Morgan Health Department (If applicable)
				UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA