



WEST HAVEN CITY
4150 South 3900 West, West Haven, UT 84401

PLANNING COMMISSION AGENDA FOR
March 27, 2024 AT 6:00 PM In the City Council Chambers

Notice is hereby given that on **MARCH 27, 2024 AT 6:00 PM** the Planning Commission will be holding their Regular Scheduled Meeting. Please join us digitally via:
Zoom: [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549)
Or Watch Live on You Tube: [HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](https://www.youtube.com/@cityofwesthavenutah4030).

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER BY CHAIRMAN ROUNDY**
2. **OPENING CEREMONIES**
 - a. Pledge of Allegiance - Commission Member Hepworth
 - b. Prayer/Moment of Silence - Commission Member Galt
3. **ACTION ON MINUTES**
 - a. Approve minutes from the meeting on 03/13/2024
4. **REPORT**
 - a. Actions taken by City Council on Planning Commission Recommendations
5. **DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN FOR AN AUTO BODY SHOP AND EDUCATIONAL INSTITUTION**
 - a. A Preliminary Site Plan Approval for Blaine Willardsen located at approximately 3747 Midland Drive (Parcel #080220017 and #080220042) (Applicant Blaine Willardsen)
6. **DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN**
 - a. A Preliminary Site Plan Approval for an Auto Repair Business located at Approximately 3972 S 3275 W (Parcel # 087050001 (Applicant RKF Properties, LLC, Agent Mike McFarlane/Ryan Forsyth).
7. **DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT**
 - a. To consider approval for a Condition Use Permit for a U-Haul Business being added to an existing Car Wash Business located at 1160 W 2150 S (Applicant David Young/Agent Shivam Shah).
8. **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
March 13, 2024 6:00 PM

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

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

Work session began at 5:00 pm

Work Session/Planning Commission Attendees:

Chairman Roundy

Vice Chairman Reyna in person at 5:33pm (via Zoom 5:00 pm to 5:33pm)

Commission member Stimpson

Commission member Reed

Commission member Nece

Commission member Galt (via Zoom)

Commission member Hepworth

**REPORTS AND DISCUSSION AS FOLLOWS:
CLUSTER SUBDIVISION & ACCESSORY BUILDING ORDINANCE**

Alika went over the Accessory Building Ordinance, what is considered a Building, Accessory Building, and Structure. What the area, minimum and maximum height requirements, and setbacks. Commission members provided input on what should/should not be considered an Accessory Building. She also went over Cluster Subdivisions, what the purpose and intent is, open space substitutions, open space preservation, and development standards.

6:00 PM REGULAR PLANNING COMMISSION MEETING

- 1. CALL TO ORDER BY CHAIRMAN ROUNDY AT 6:03 PM**
- 2. OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER REED
 - b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER NECE
- 3. ACTION ON MINUTES**
 - a. APPROVE MINUTES FOR THE MEETING OF 02/28/2024.

**Chairman Roundy noticed that she was being added to the voting and that needs to be removed. Also stated that on Item #7 it said there was a motion, but no motion was mentioned, and it should have been Tabled.*

**Commission member Reed stated that on Line 9a 4th and 6th sentence state perimeters and it should be parameters.*

Commission member Reed made a motion to approve. Vice Chairman Reyna seconded the motion.

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

NAYS:

ABSENT:

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Alika stated that the only thing that went to council was Salt Point Commercial Subdivision and it was tabled because of an error that was on the agenda.

5. PUBLIC HEARING

a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE STAKER FARMS MASTER DEVELOPMENT AGREEMENT

Vice Chairman Reyna made a motion Enter into Public Hearing. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT:

Amy Hugie explained to the Commission members on why there is an amendment. There have been changes to the park due to soil, flooding, and trees that they thought they were going to be able to put in. They had to put in a drain field after they consulted with the county and someone with USU just to make sure that the park didn't flood. They wouldn't be able to record one of the phases until the park was finished, but because of the flooding last year and they have continuously been working on this park since last spring to make sure that it was in a condition that we would be able to accept, and to make sure it was where we wanted it to be with the grass and stuff. There were a couple of slight changes like removing the clause of not being able to record one phase and as to when the city would have to pay out the park impact fees once we took possession of the park.

No one commented on the Public Hearing in person nor online.

Commission member Stimpson made a motion Leave Public Hearing. **Commission member Nece** seconded the motion.

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

NAYS:

ABSENT:

6. DISCUSSION AND ACTION ON PUBLIC HEARING

a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE STAKER FARMS MASTER DEVELOPMENT AGREEMENT

Amy Hugie stated they wanted to know what kind of grass, what kind of trees, how many of that specific kind of trees and how big of caliper the trees were, is what they wanted on the map.

Commission member Hepworth made a motion to recommend approval the MDA 2nd Amendment to the City Council for Staker Farms Subdivision. **Vice Chairman Reyna** seconded the motion.

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

NAYS:

ABSENT:

7. DISCUSSION AND ACTION ON SUBDIVISION AMENDMENT

a. TO AMEND THE SUBDIVISION PLAT FOR BRACUS ESTATES SUBDIVISION

Josh Lynch was present.

**Mr. Lynch stated that Lot 5 use to be a part of that Remainder Parcel. The shop (barndominum) with living quarters up above. Thought they had done it the right way but they didn't, so he is coming back to amend lot 5 and put the residential structure on an actual lot and then keeping the rest of it as the remainder parcel to try to keep the look of the subdivision that he is trying to achieve with no curb and gutter or sidewalk stuff that is just going to be pasture and stuff so he wants to keep it looking that way. With knowing that that is why we put no residential building so on the remainder parcel no residential building will be able to build like a barn or a horse barn in the future. He wants to amend the property as shown. Mr. Lynch also stated as of right now he doesn't have any plans to building on the Remainder Parcel. He will let us know what he will be wanting to building in the next couple of months. Mr. Lynch acknowledged that he still needs to speak with Ed about the subdivision improvement agreement. Mr. Lynch wishes that he didn't have to put curb and gutter around Lot #5, because it is kind of no man's land and it will be to just stick curb and gutter in there. When it will come up and just be torn out anyway. Mr. Lynch stated the Remainder Parcel he doesn't have to right? Alika stated to Mr. Lynch that this is what I discussed with you earlier is engineering staff wants to talk about putting in mountable curb, but you would have to put in curb and gutter in for Lot #5 because it's a lot. Mr. Lynch advised there is curb and gutter in Lot 1, but then there will be a section of no curb and gutter, but then curb and gutter in front of Lot 5. Mr. Lynch asked Amy with those other things going on is that really fair to consider that into this. Amy asked Mr. Lynch if he would like to get into those things going on? Mr. Lynch said those things have been resolved and so it's like going back and arguing about stuff that has been resolved. Amy stated that doesn't mean that you still shouldn't follow the code. Mr. Lynch stated but I'm in compliance now, right? Amy said you are getting into compliance by this (amendment), Mr. Lynch advised but the other things that you are talking about I'm in compliance, Amy said you need to follow the code and this is part of the code that you put in the curb and gutter, and you asking for an exception is not following the code. Mr. Lynch said there are people that ask for variances all the time.*

**Alika mentioned that as a reminder he is a part of the R2 zone, so if he wanted to building some sort of private building it would be a Conditional Use Permit so he would have to come before Planning Commission along with Site Plan showing what he wants to build. Alika stated he doesn't want to put a residence in front of that building. Alika did confirm that if anything was going to put on the Remainder Parcel it would need to be a conditional use and it could not be residential, unless he wanted to amend it again and make that a lot. She also wanted to cover the 3 conditions that are in the staff report for this Subdivision Amendment. Those 3 conditions are:*

- 1. That a residence can't go on the Remainder parcel unless the subdivision is going to be amended.*
- 2. The proper signage for fire access needs to be placed and the fee for the fire needs to be paid. Fire has looked at it and the plat reflects what fire wants but make sure that any fee you have with them is paid and that the sign they asked you to put up is actually put up.*
- 3. A subdivision improvement agreement for the installation of the curb and gutter.*

Alika responded to Commission member Galt question regarding the applicant stating that his desire wasn't to have curb and gutter by saying the curb and gutter is going to go along Lot # 5, but there is talk about having mountable curb around that Remainder Parcel and that is something that staff still needs to talk about and that will be a part of the subdivision improvement agreement. Alika advised that curb and gutter is required under our subdivision ordinance now. The only exception to not have a curb and gutter is if you are in the A-1 or A-2 zone.

**Commission member Reed – wanted to clarify does he want to put a residence in front of that existing building. Commission member Reed asked if there was a reason that he didn't want to put in a curb and gutter and Mr. Lynch advised to be completely honest it is the look that they are going for. It's more of a country look.*

**Amy Hugie – Gave a background of what happened. He applied to build this building which was just going to be an accessory building it wasn't going to be a residence whatsoever but then he decided to that he wanted to turn it into a residence and because of that you have to have a lot. He is not building anything additional in front of the existing building, he is just wanting to make it legal so someone can reside in it. The other addition is the emergency vehicle turn around easement which has been approved by the fire district. Right now it is a large Remainder Parcel and he wants to split it into Lot 5 and the other stay as a Remainder Parcel. Amy stated that code states that any lot will have a curb and gutter, she understands what Mr. Lynch's argument is, but he made the decision to break things off. There are other things going on here that she would rather not get into right now and it needs to have the curb and gutter and it needs to follow the code. Amy advised the Commission members that there are 2 different ways to do the subdivision improvement agreement for the guarantee. There is either putting money in an Escrow account or getting a line of credit that can't be encumbered by anything else and a certain amount of time before to install it before the City can do a default on that, but at this point according to the code this is what is required and if there is a different thing that he wants to look into with the city then that is something that he can look into or see about a variance, but he would have to show that there is unusually circumstances that exist with this. He is getting in compliance, but she can't just say just don't follow the code.*

**Commission member Hepworth – As it currently stands what's on this map is what's called Remainder Parcel and Lot 5 is your current lot right now but you are wanting to split it and Lot 5 and keep the Remainder Parcel as a secondary. Commission member Hepworth wanted to confirm with Alika that if he wanted to put something on the Remainder Parcel he would have to come in for Conditional Use. Commission member Hepworth wanted to know if there is curb and gutter on Lot's 2, 3, & 4. He also asked Alika if there was any other R1 or R2 subdivisions were we have approved no curb or gutter. Alika advised no not recently. This was talked about before about the curb and gutter about having this subdivision agreement to allow enough time to put in that curb & gutter.*

**Commission member Nece mentioned that all the setbacks are within ordinance. The canal that is right next to him he is within the setbacks. He also asked Mr. Lynch with the Remainder Parcel if there was any plans to building anything on it.*

**Commission member Galt asked about the curb and gutter because you've got the curb and gutter along the Remainder Parcel as one of the conditions, but he thought he heard the applicant say that his desire was to not have a curb and gutter. Asked if this is approved what is to insure that this curb and gutter ever gets put in. Alika said that is why it is a part of the agreement. Amy went over the process, stating that every developer has to enter into an subdivision improvement agreement with the City. The developers engineer creates this and then it is analyzed by the City Engineer. This cost analyzes details the cost of street lights, curb and gutter, etc. and it has to be secured with an Escrow Certificate.*

Vice Chairman Reyna asked if there was a timeline on this. Amy answered that these items have to be taken care of before he can get final occupancy.

Vice Chairman Reyna made a motion to approve for Bracus Subdivision 1st amendment with the following conditions. That the applicant will have a Subdivision Improvement Agreement for the installation of curb and gutter along the lot and mountable curb along the remainder parcel; the remainder parcel should not have a residence on it unless the subdivision is amended again; and proper signage for fire access needs to be placed; and fee for fire needs to be paid.. **Commission member Stimpson** seconded the motion.

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

NAYS:

ABSENT:

8. ADJOURNMENT

Commission member Nece made a motion to adjourn. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT:

Robyn Van Campen

Deputy City Recorder

Date Approve: [enter meeting date]

DRAFT

**Planning Commission
Staff Review Memo**

March 27, 2024
Alika Murphy, City Planner I



PRELIMINARY SITE PLAN APPROVAL

Request: Grant preliminary site plan approval for an auto body shop and educational institution
Property Address: Parcel# 080220017 and 080220042
Property Zone: Commercial C-2
Property Size: 2.63 acres
Applicant: Blaine Willardsen

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 auto body shop with a small portion being for an educational institution and future flex space for the front proposed building on Parcel # 080220017 and 080220042. This property was rezoned from C-1 to C-2 on November 15, 2023. Under the commercial ordinance “auto mobile repair, including paint, body and fender, brake, muffler, upholstery or transmission work; provided that it is conducted within a completely-enclosed building” is conditional, an educational institution is permitted and flex space is permitted. The applicant is proposing to develop this site in two phases.

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’-4”	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	35%	Y
Minimum lot area	None	2.63 acres	Y

Min lot width	None	300'	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	25'-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, “Education, college, university, vocational” which requires 1 space each per faculty member and full-time employee, plus 1 space per 3 students at maximum enrollment, and “flex space (no set end user) which requires 30 spaces, plus 1 space per 250 square feet GFA”.

The site plan proposes to have two 20,000 square foot buildings. The building in phase 1 will be used for the auto repair shop and the educational institution. The requirement for the repair shop would require the site to have 80 parking spaces and 5 spaces for the classroom given that there is a max enrollment of 5 students and three employees. The required amount is too many to provide. Under the parking code, there is a section that says that planning commission may adjust the number of required spaces. The applicant’s existing business has about 15 parking spaces and is more than enough for the business, not including the area to park the cars that are being worked on/ready to pick up. The site plan is also showing 19 spaces in an enclosed area to keep the cars that are ready and 27 parking spaces. Staff’s opinion is that 20 parking spaces plus the 19 spaces in the enclosed area would be enough to service this building.

The second building is going to be used as flex space with no end used in mind and requires 30 parking spaces plus 1 space per 250 square feet which would be the 30 plus the 80 parking stalls. That amount is too high. The site plan is showing 30 parking spaces for that building. Looking at another flex space in the city, staff thinks it would be more feasible to require 1 space per 500 square feet of the building which would result in 40 parking spaces.

§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. 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 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. ***The landscaping needs to be increased to 15' to satisfies this requirement.***

(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).

A landscape plan needs to be provided showing the three items from the list.

(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 material table with percentages for primary materials, secondary materials 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 with the following conditions....**

- **A complete landscape plan must be submitted**
- (any condition involving parking from the planning commission)

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 Blaine Willardsen, at Parcel 08-022-0017 and 080220042, 2.63-acres in total with the following conditions....."

"I motion to table this item for preliminary site plan approval for Blaine Willardsen, at Parcel 08-022-0017 and 080220042, 2.63-acres in total."

**SITE PLAN
AND DESIGN REVIEW**



Address of Site Approx 3747 Midland Dr. Parcel # _____

Applicant Name Blaine Willardson

Agent Name _____

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

_____ and

Site plan design for 20,000 building be approved on 2.68 of
(Square Feet) (acreage)

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

Signed: _____ Date: 3-14-24
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 14 day of March, in the year 2024, before me, _____

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

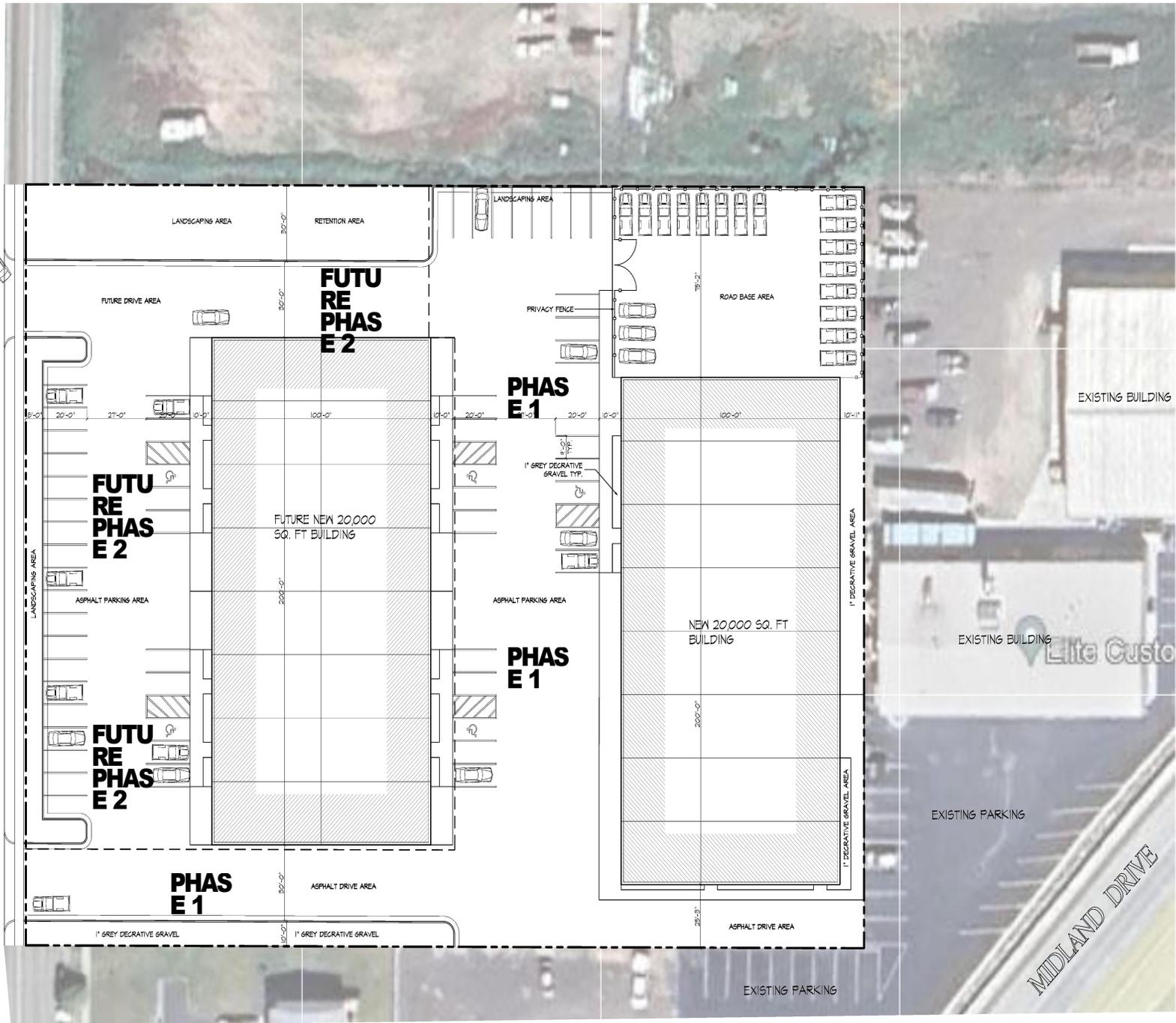
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

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

2700 WEST STREET

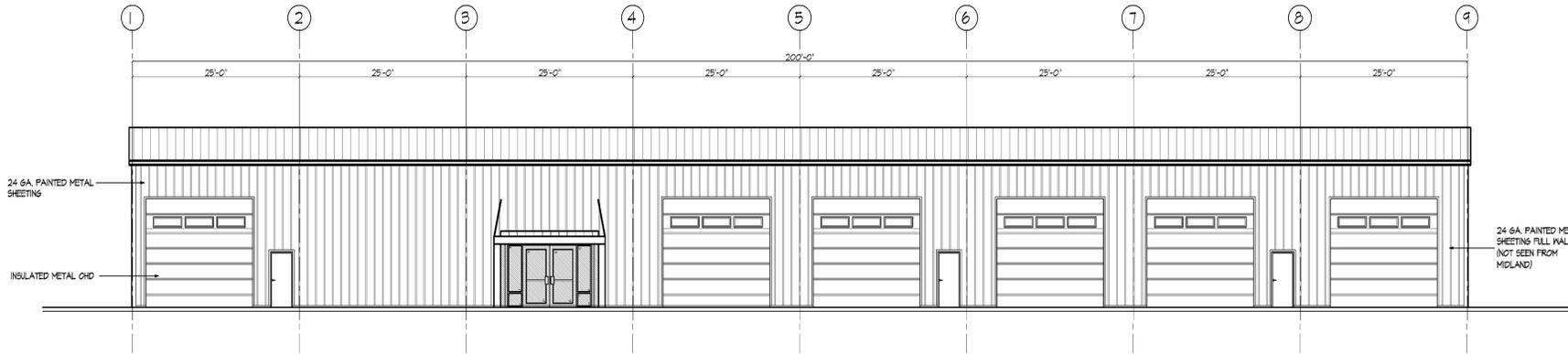


ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"

GENERAL SITE INFORMATION		
LANDSCAPE AREA	11,868 S.F.	11%
ROAD BASE AREA	9,631 S.F.	7%
BUILDING AREA	40,000 S.F.	35%
ASPHALT AREA	54,345 S.F.	47%
TOTAL SITE AREA	114,900 S.F.	

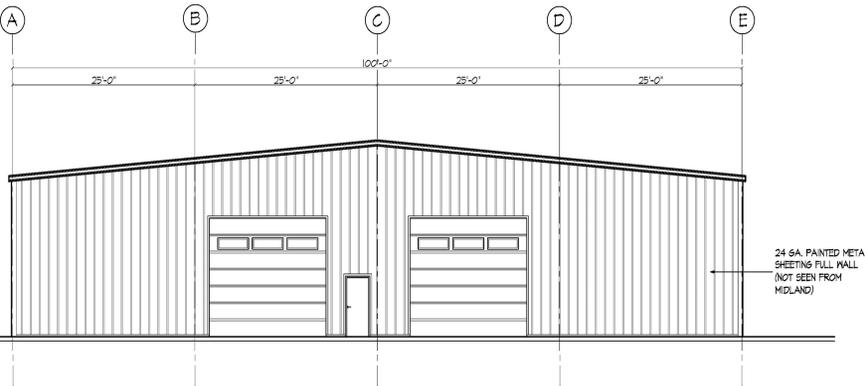
ARCHITECTURAL SITE PLAN		
RIDGELINE DESIGN ARCHITECTS		date 10-23-2023 job no 2324 project ELETE CUSTOMS LEASE BUILDINGS WEST HAVEN, UT
2485 Grant Ave. suite 105 Ogden, UT. 84401 Phone 801-392-6882 Fax 801-621-1494		

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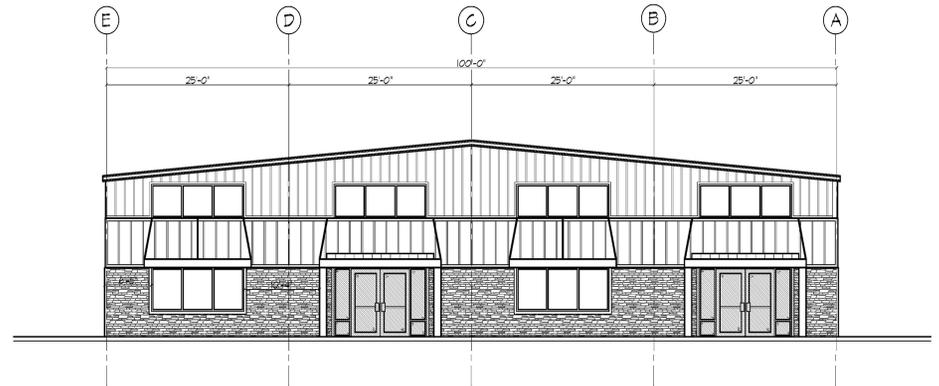
WEST EXTERIOR BUILDING ELEVATION

SCALE 1/8"=1'-0"



NORTH EXTERIOR BUILDING ELEVATION

SCALE 1/8"=1'-0"

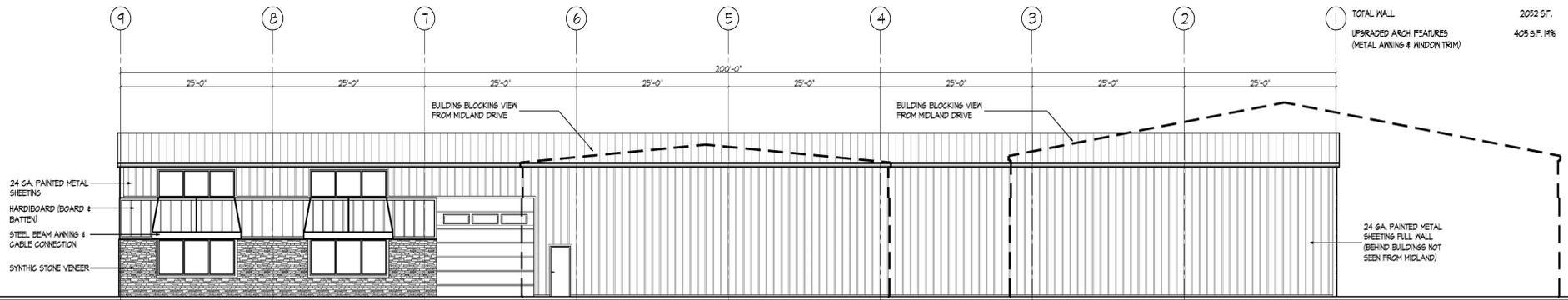


SOUTH EXTERIOR BUILDING ELEVATION

SCALE 1/8"=1'-0"

SOUTH EXTERIOR WALL CALCULATION
(SEEN FROM MIDLAND DRIVE)

PRIMARY MATERIALS (ROCK & GLASS)	1840 S.F. 65%
SECONDARY MATERIALS (HARDI & METAL)	112 S.F. 35%
TOTAL WALL	2092 S.F.
UPGRADED ARCH FEATURES (METAL AWNING & WINDOW TRIM)	405 S.F. 19%



EAST EXTERIOR BUILDING ELEVATION

SCALE 1/8"=1'-0"

PARTIAL EAST EXTERIOR WALL CALCULATION
(SEEN FROM MIDLAND DRIVE)

PRIMARY MATERIALS (ROCK & GLASS)	125 S.F. 60%
SECONDARY MATERIALS (HARDI & METAL)	485 S.F. 40%
TOTAL WALL	1210 S.F.
UPGRADED ARCH FEATURES (METAL AWNING & WINDOW TRIM)	181 S.F. 15%

EXTERIOR BUILDING ELEVATIONS			A2
RIDGELINE DESIGN ARCHITECTS 1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403 Phone 801-392-6882 Fax 801-621-1494			
date: 03-12-2024 job no: 2324		project: ELITE CUSTOMS LEASE BUILDING WEST VALLEY, UT	

**Planning Commission
Staff Review Memo**

March 27, 2024
Alika Murphy, City Planner I



PRELIMINARY SITE PLAN APPROVAL

Request: Grant preliminary site plan approval for an auto repair business
Property Address: 3972 S 3275 W (Parcel# 087050001)
Property Zone: Commercial C-2
Property Size: 2.03 acres
Applicant: RKF Properties LLC (Agent: Mike Mcfarlane/Ryan Forsyth)

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 auto repair business to be located at 3972 S 3275 W, Parcel # 087050001. This parcel is zoned C-2 which does allow for “automobile repair” as a conditional use.

Staff Review

The applicant is wanting to add extra parking for the vehicles that are ready to be picked up on the portion north of the existing access since most of that area is encumbered by the powerline easement. Since this is a conditional use, planning commission may set the number of vehicles that can be parked there and have any conditions in regards to fencing.

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

Setbacks comply

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	33’	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	35%	Y

Minimum lot area	None	2.63 acres	Y
Min lot width	None	246.25'	Y
Min yard setbacks			
Front	15 ft.	30'	Y
Rear	10 ft. where building rears on a residential zone	30'	Y
Side	10 ft. when adjacent to residential	28'	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 twelve service bays and the building is 7,000 square feet resulting in them being required to have 28 parking spaces. They are showing 47 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. The site has access off of the existing cross access easement shown on the plat. Engineering has looked at the site and are good with the layout and circulation.***

(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. The parking stalls to the east need to be updated to be 20 feet long or 10 feet wide.

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

A signage is shown on the elevation plan. The monument signs comply with the max area per sign face and max height requirement. Staff is just needing the setback dimension to

verify that it complies with the requirement of being set a minimum of 5' from the property line and the address needs to be added. All signs will have to submit a building permit and staff will review again that they comply with city code.

(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. ***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 landscape plan needs to be updated to specify the items that are going to be included in the landscaping of the site.

(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 but it needs to be updated to include 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 with the following conditions...**

- **The landscape plan is updated to include the list of specific landscape items**
- **The materials table needs to be updated to include percentages of primary and secondary material and architectural features**

- *(any condition of required fencing, number of cars to be left waiting for pick up or any other condition set by planning commission)*

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 RKF Properties LLC, Point S Commercial Tire/Mechanic, located at approximately 3972 S 3275 W, Parcel 08-705-0001, 2.03-acres in total with the following conditions....."

"I motion to table this item for preliminary site plan approval RKF Properties LLC, Point S Commercial Tire/Mechanic, located at approximately 3972 S 3275 W, Parcel 08-705-0001, 2.03-acres in total".

**SITE PLAN
AND DESIGN REVIEW**



Address of Site 3972 s 3275 st w West Haven UT Parcel # 087050001

Applicant Name RKF Properties LLC

Agent Name Mike Macfarlane/Ryan Forsyth

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

Point S Commercial Tire/Mechanic and

Site plan design for 7000 building be approved on 2.03 of
(Square Feet) (acreage)

Property in the Mixed Use zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Holtm Hungaker Date: 3-12-24
(Owner/Petitioner)

I authorize MIKE Macfarlane/Ryan Forsyth to act as my representative in all matters relating to this application.

[Signature]
(Owner)

[Signature]
(Agent as Authorized by Owner)

State of Utah)
§

County of Davis)

On this 12th day of March, in the year 2024, before me, Stephanie Heiner

a notary public, personally appeared Holtm Hungaker, 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.

[Signature]



N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
				<u>PRELIMINARY</u>
				<u>FINAL</u>
	<input checked="" type="checkbox"/>			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

PROJECT ENGINEER:
 LARVIN POLLOCK
 ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 (801) 718-5993
 LARVIN@ELEVATEENG.COM

LEGEND

- LOT LINES (SLOPE 1%)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- STRIPING
- BUILDING SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

TOTAL AREA:	88,443 SF ± (2.03 ACRES)
PROPOSED AREA:	43,072 SF ± (0.99 ACRES)
BUILDING AREA:	7,000 SF ± 16.3%
PAVEMENT AREA:	13,029 SF ± 30.2%
LANDSCAPE AREA:	23,043 SF ± 53.5%

CURRENT ZONING: C-2
 JURISDICTION: UTAH
 PARCEL ID#: 080340003

BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=15 FEET
 REAR=0 FEET
 SIDE=0 FEET

PARKING TABULATION

REQUIRED: AUTO REPAIR SHOP = 1 SPACE PER SERVICE BAY,
 PLUS 1 SPACE PER 250 SQ.FT.
 (40 STALLS)

PROVIDED: 47 STALLS
 1 ADA/VAN

SERVICE BAYS: 12 STALLS

NO.	REVISIONS	BY	DATE

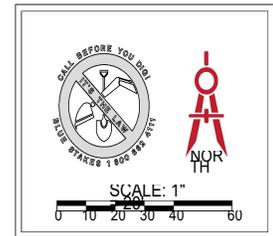
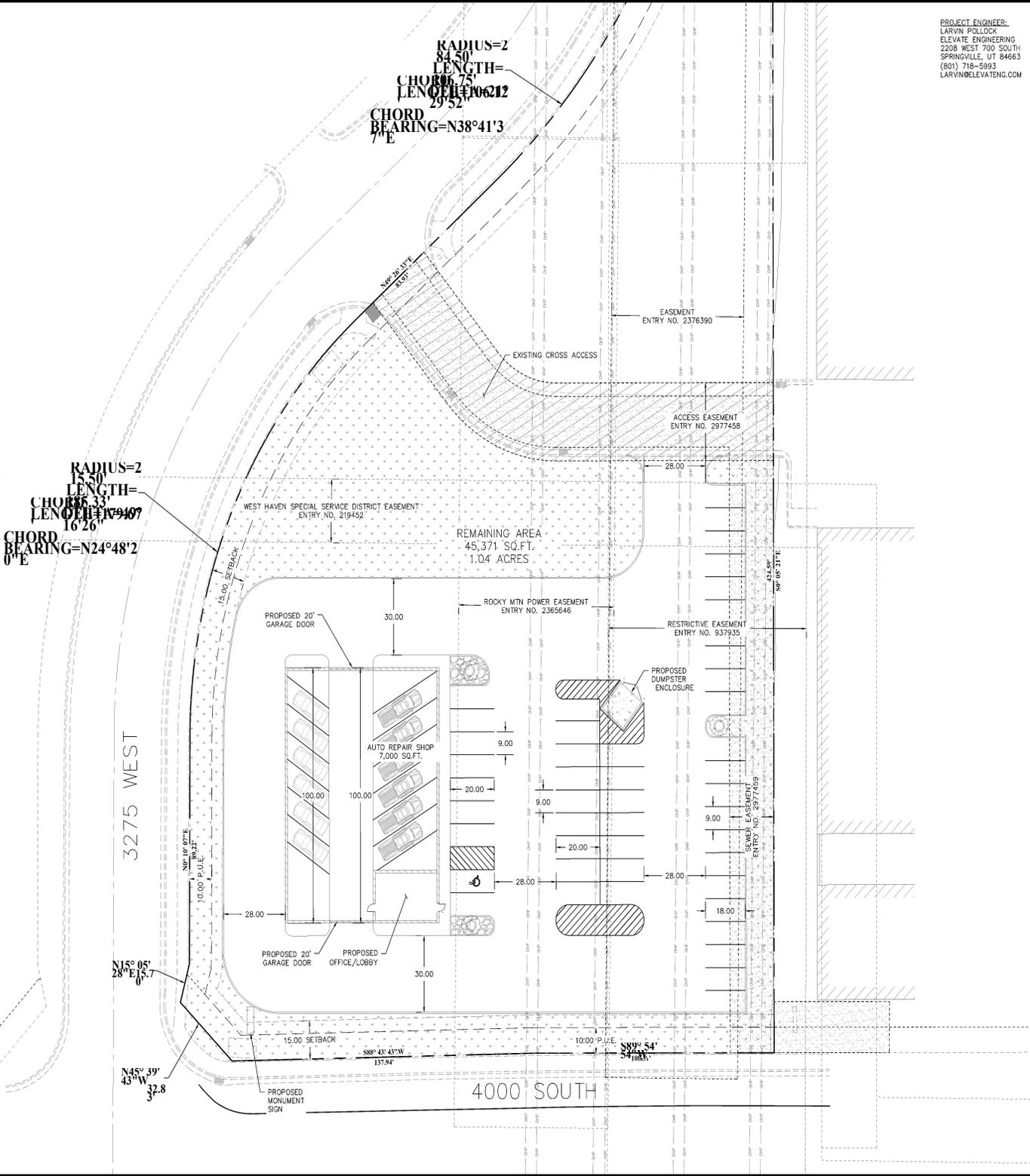
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ELEVATE ENGINEERING

WEST HAVEN AUTO REPAIR
 SITE PLAN
 3275 W 400 S WEST HAVEN, UT 84401

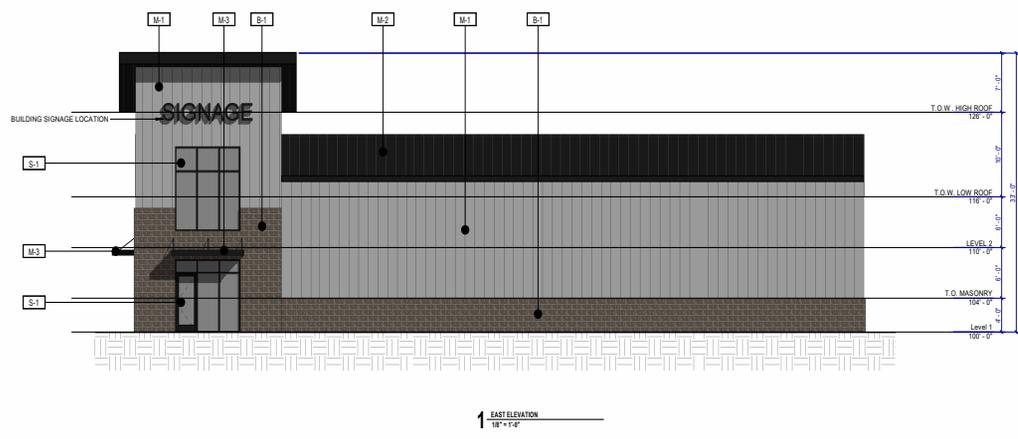
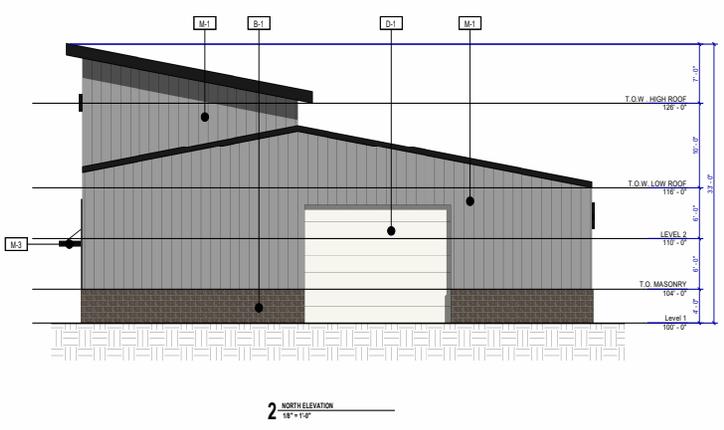
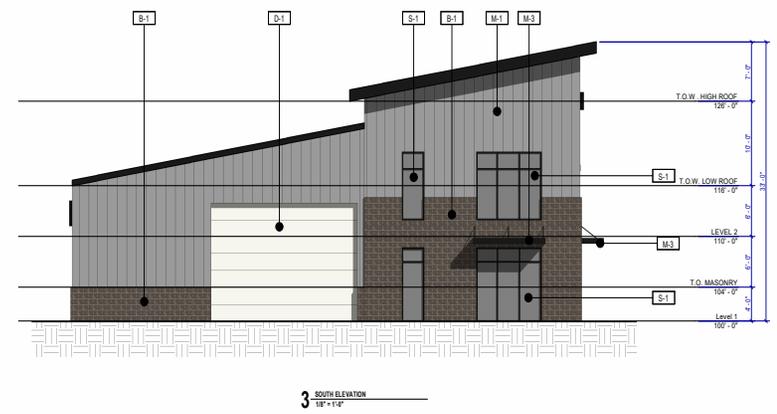
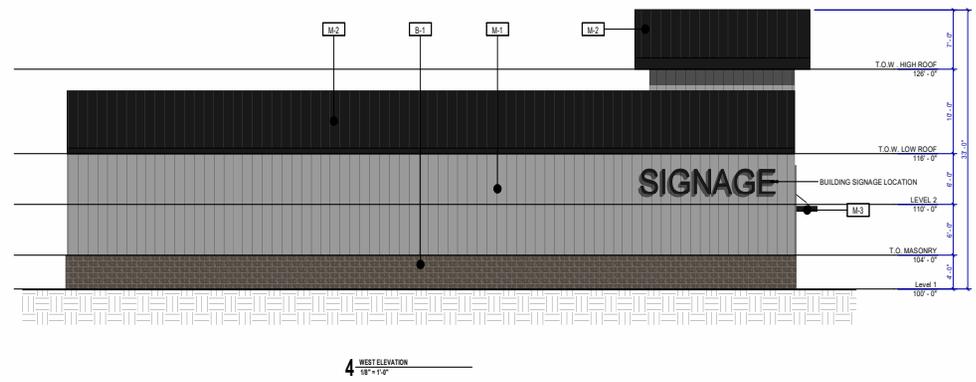
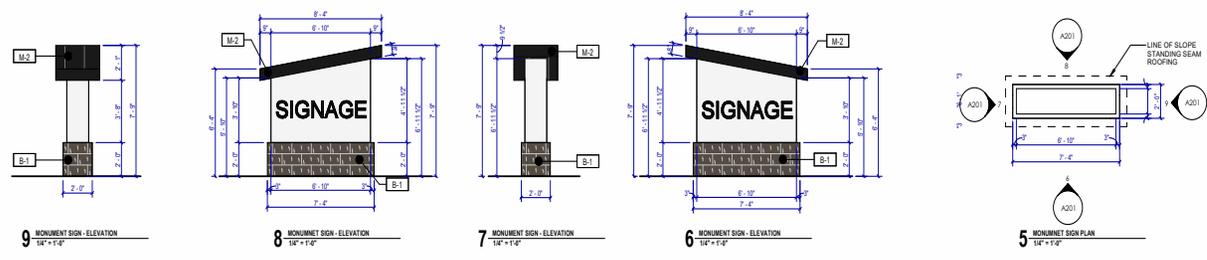


SHEET 1 OF 1
 DATE: Mar 18, 2024



MATERIAL LEGEND

IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH
	M-1	METAL PANEL (PRIMARY MATERIAL)	WBD	SLAT GRAY
	B-1	CONCRETE MASONRY UNIT (CMU - SECONDARY MATERIAL)	OLDCASTLE APG	TBD
	M-2	STANDING SEAM METAL ROOFING	WBD	TRUE BLACK
	M-3	PAINTED STEEL CANOPY	SHERWIN WILLIAMS	PAINT TO MATCH METAL ROOFING
	S-1	STOREFRONT WINDOW/DOOR SYSTEM	KAWNEER OR EQUAL	DARK BRONZE
	D-1	OVERHEAD DOOR	OVERHEAD DOOR COMPANY OR EQUAL	TBD



Planning Commission
Staff Review Memo

March 27, 2024

Alika Murphy, City Planner I



U-Haul- Conditional Use

Request: Approval of conditional use permit for a U-Haul business being added to an existing car wash business

Property Address: 1160 W 2150 S

Property Zone: C-2

Property Size: 1.19 acres

Applicant: David Young

Governing Document(s): WHZC Chapter 157.515-157.529, 157.290-157.296

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Background

The applicant is seeking approval for the addition of a U-Haul business to an existing car wash business on 1160 W 2150 S. Since a U-Haul business is undefined under the commercial ordinance then it determined by the City Manager whether or not to allow a specific use (157.294 C). In this case staff and the City Manager agreed to have this use be a conditional use under the C-2 zone.

Staff Review

Under the conditional use ordinance (157.515-157.529) a location plan/ site plan is needed for every conditional use application. The applicant has provided a plan showing the existing buildings, existing parking, and proposed parking. The applicant had a phone meeting with engineering, fire and planning to go over the plan for the site. Both engineering and fire have no further comments on this site. It was discussed that the largest vehicle that the applicant is wanting to least is a 15-foot U-Haul truck with a cap at 10 trucks on-site at any given time.

157.520

Because some standards may, or may not, relate to a particular conditional use, the Planning Commission shall determine which standards will be considered in analyzing the possible detrimental effects that may result from a proposed conditional use.

(A) *General plan.* The proposed use conforms to policies of the city's general plan.

-The use is not in conflict with the city's general plan map. This property is shown as C-3 for the general plan map.

Site design. The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

-The area surrounding this property is commercial with the property directly east of it being a gas station and the property directly west of it being a diesel engine repair business. The existing use is a car wash for bigger vehicles such as RVs. This use fits in with the uses surrounding it.

Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

-The existing access will not be an issue.

Circulation. On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

-The applicant has submitted a vehicle circulation template per engineering's request which shows the trucks going in and out. There is ample space for the trucks.

Parking. The location and design of off-street parking complies with standards of this subchapter.

-The existing building is 500 square feet which will be eventually turned into an admin desk area to check in and out for the U-Haul business. Only two parking spaces are needed for that since an office space only requires one space per 250 square feet. The remaining 11 spaces will be mainly used for the U-Hauls.

Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

-The hours of operation are not likely to affect the surrounding uses. The applicant plans to be open from 8 am to 12 pm.

Signs. Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

As of right now staff is not aware of any new signs that are going up, but in the future if they desire to put up any sign, they will have to submit a building permit and comply with city code. Staff will take a look at the submitted plans.

Public services. Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

-Right now no new buildings are going up, but for the remodel of the small existing building a building permit will have to be completed and it will be reviewed by the building department and fire department as well as when a business application is filled out. The public will be using the existing car wash and will only go into the front desk area momentarily to take care of any required paperwork for the U-Haul rental.

Environmental impact. The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

Nuisance. Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Staff Recommendation

Staff recommends approving the conditional use permit with the following conditions:

- 1- Make sure that all parking stalls comply with the 180 square foot requirement.
- 2- There is a limit of 10 U-Haul trucks that will be kept on site.
- 3- Any violations of the West Haven City nuisance ordinance will result in revocation of the business license and conditional use permit.

Recommended Motions:

"I motion to grant a conditional use permit for a U-Haul business located at approximately, 1160 W 2150 S, Parcel 15-457-0001, 1.19-acres in total with the following conditions....."

"I motion to table this conditional use permit for a U-Haul business located at approximately, 1160 W 2150 S, Parcel 15-457-0001, 1.19-acres in total."



CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

Property Address 1160 W 2150 S West Haven, UT 84401 Parcel# 154570001

Existing Zone C-2 No. of Acres or Sq. Ft. 1.19 acres #Res. Units 0

Bldg. Sq. Ft 1,000.00 SF Building Height (stories & ft.) 1 STORY, 15 FEET

What Use is requested? U-Haul rental and car wash



-Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? - Yes ___ No If yes, please answer the following two questions:

-Describe how the use will be necessary or desirable to provide a service or facility to the community?

Facility will provide renters a location to clean U-Haul in the same clean condition as it was received.

-Describe how the use will contribute to the general well-being of the community?

Car wash allows for highest aesthetic of vehicle exterior, and rental of U-Haul facilitates local relocations.

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? - ___ Yes No

-Will the proposed use be injurious to property or improvements to the community? - ___ Yes No

-Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures?

Yes ___ No If yes, please answer the following questions about the proposed use in the proposed area:

-Will the proposed use generate traffic in the area? If so, how much is anticipated? 10 vehicles

-Will the proposed use have an impact on parking in the area? ___ Yes No If so, how much is anticipated?

-Will the proposed use be compatible with the building and structure designs in the area? Yes ___ No

-Will the proposed use be compatible with the building and structure uses in the area? Yes ___ No

-Will the proposed use be compatible with landscaping and signs in the area? Yes ___ No If a sign is requested, please attach photo. If there is landscaping involved in the request, please attach a site plan for the landscaping.

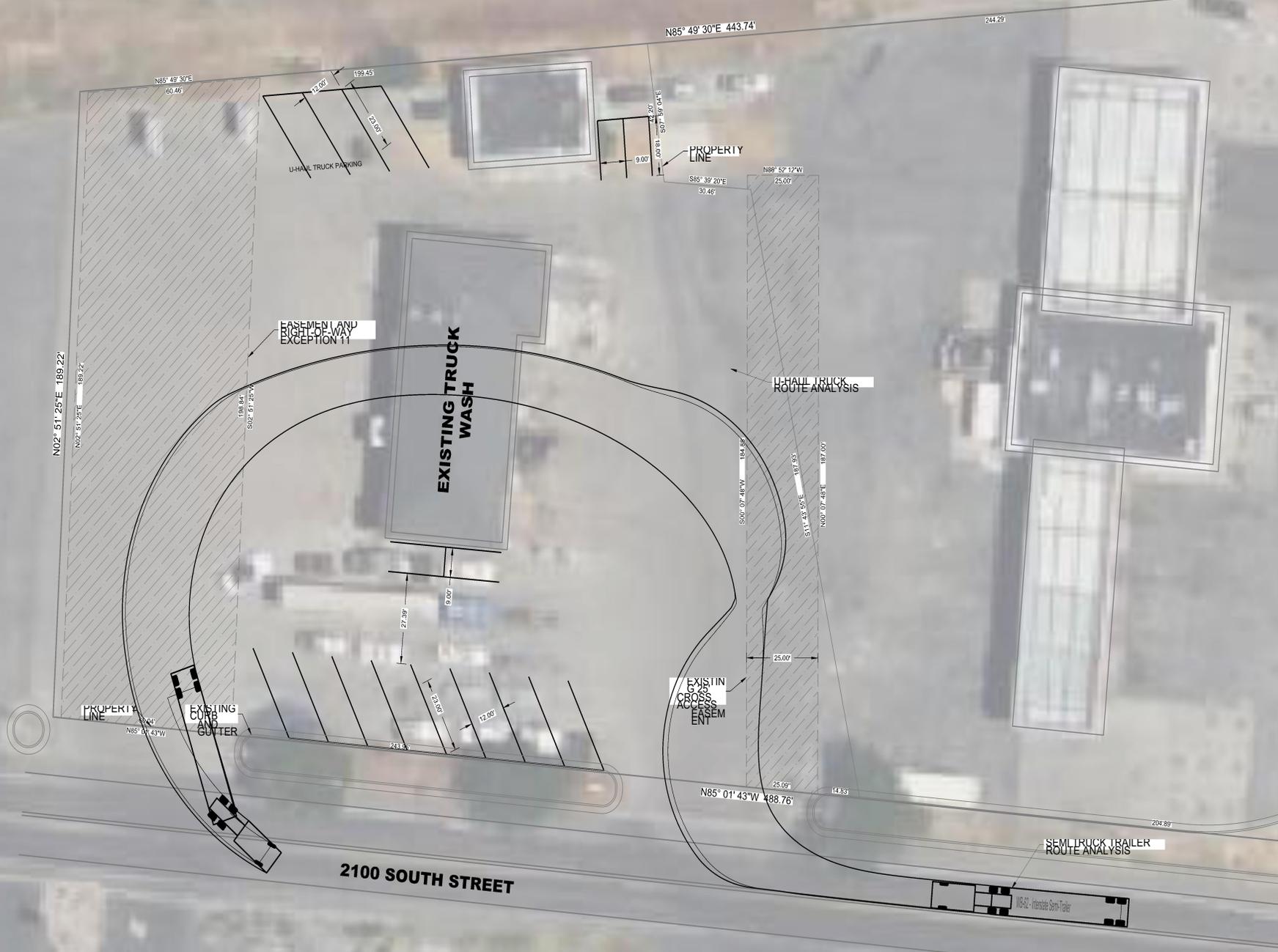
-Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? Yes ___ No

-Will the proposed use lead to the deterioration of the environment or ecology in the general area? ___ Yes No

-Will the proposed use produce conditions or emit pollutants? - ___ Yes No If yes, what type of pollutants shall be emitted or produced and how would they be disposed of or mitigated? _____

-Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? ___ Yes No If yes, please explain _____

CONTINUED ON BACK



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CLIENT / OWNER INFORMATION: SHIVAM SHAH			ENGINEER / SURVEYOR INFORMATION: [Blank]			SHEET INFORMATION: SEMI TRUCK WASH ANALYSIS DBJ			DRAWN BY: DB PROJECT NO: N DATE: 2024-03-01 SCALE: 1"=15'			CHECKED BY: J APPROVED BY: [Signature] SHEET: CIVIL 01 OF 01		
01	CONCEPTUAL REVISION	03/24												

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