



WEST HAVEN CITY PLANNING COMMISSION AGENDA

January 23, 2019 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **January 23, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** WORK SESSION TO DISCUSS THE GENERAL PLAN AND AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING

1. INVOCATION
2. ACTION ON MINUTE-JANUARY 9, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES
5. ACTION ON PUBLIC HEARING- RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
6. ACTION ON PUBLIC HEARING- AMEND THE GENERAL PLAN SPECIFICALLY IN THE 21ST AREA
7. PRELIMINARY SITE PLAN APROVAL-COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN
8. OTHER BUSINESS
9. ADJOURNMENT

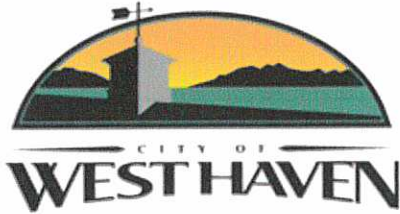
Emily Green

Emily Green, 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: shandar@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 each West Haven Planning Commission Member who has email capacity



Planning Commission Meeting Minutes

January 9, 2019 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

Present: Ken Banta
Darin Deem
Elaine Archuleta
Scott Epperson
Natalie Wilson
Kirt Nalder

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Emily Green
Steve Anderson

Deputy Recorder
City Planner

Absent: Becky Roundy

Commission Member

5:00 WORK SESSION

Planning discussed the mixed use ordinance, the general plan as it applies to the 21st street area, and agenda items.

AGENDA

1. Invocation
2. Appoint Chairman
3. Appoint Vice Chair
4. Action on Minutes –December 12, 2018
5. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
6. Final Subdivision Approval-Granite Acres Subdivision Phase 2 Second Amendment-1695 S. 2050 W.-Vaun Kohler
7. Final Subdivision Approval-Salt Point Subdivision-2950 W. 4000 S.-Woodside Homes
8. Final Subdivision Approval-Francis Farms Subdivision Phase 3-2300 W. 2300 S.-Ronald Stratford
9. Public Hearing-Rezone from A-1 to R-2.5-3540 S. 2700 W.-Danny Wall
10. Action on Public Hearing- Rezone from A-1 to R-2.5-3540 S. 2700 W.-Danny Wall
11. Preliminary Site Plan Approval-Durk's Plumbing-1945 W. Commerce Way-Durk Bailey
12. Preliminary Subdivision Approval-West Haven Townhomes Subdivision-1874 S. 1900 W.-Pete Lodder
13. Final Site Plan Approval-Preschool-3406 W. 4600 S.-Angie Brown
14. Public Hearing-Riverwalk-1550 W. 2000 S.-Master Development Agreement
15. Action on Public Hearing-Riverwalk-1550 W. 2000 S.-Master Development Agreement
16. Action on Public Hearing-Amending the General Plan and Mixed Use Ordinance
17. Public Hearing-Amend the General Plan specifically in the 21st area
18. Action on Public Hearing-Amend the General Plan specifically in the 21st area
19. Other Business
20. Adjournment

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Banta called the meeting to order at 6:00 p.m.

1. INVOCATION was offered by Commission Member Archuleta.

2. APPOINT CHAIRMAN

Commission member Nalder made a motion to nominate Ken Banta for Planning Commission Chairman. Commission member Epperson seconded the motion. Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Epperson, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

3. APPOINT VICE CHAIRMAN

Commission member Wilson made a motion to nominate Darin Deem as Planning Commission Vice Chair. Commission member Nalder seconded the motion. Commission member Banta, aye; Commission member Deem, aye; Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Nalder, aye; the vote was unanimous.

4. ACTION ON MINUTES-DECEMBER 12, 2018

Commission member Deem made a motion to approve the minutes. Commission member Archuleta seconded the motion. Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Epperson, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

5. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON

Steve Anderson reported on the December 19, 2018 council meeting.

6. FINAL SUBDIVISION APPROVAL-GRANITE ACRES SUBDIVISION PHASE 2 SECOND AMENDMENT-1695 S. 2050 W.-VAUN KOHLER

Vaun Kohler stated that the subdivision was the exact same as was presented previously.

Commission member Nalder made a motion to give final subdivision approval to Granite Acres Subdivision Phase 2 Second Amendment at 1695 S. 2050 W. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

7. FINAL SUBDIVISION APPROVAL-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES

No one was present for this item.

Chairman Nalder made a motion to table. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

8. FINAL SUBDIVISION APPROVAL-FRANCIS FARMS SUBDIVISION PHASE 3-2300 W. 2300 S.-RONALD STRATFORD

Ronald Stratford explained that they had not changed anything on their plans since they came through for preliminary approval.

Commission member Nalder made a motion to give final subdivision approval to Francis Farms Subdivision Phase 3 at 2300 W. 2300 S. Commission member Deem seconded the motion. Commission member Nalder, aye; Commission member Wilson, aye; Commission member Deem, aye; Commission member Banta, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

9. PUBLIC HEARING-REZONE FROM A-1 TO R-2.5-3540 S. 2700 W.-DANNY WALL

Danny Wall explained that they want to rezone the lot to R-2.5 to keep the existing home and build a subdivision with possibly four homes behind, they haven't worked out the engineering quite yet.

Commission member Wilson made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

Robert Means is concerned about what is going into the property and where they are putting a road for this subdivision. He also expressed concern about existing farm lands.

Kenny Olsen would like to know how many lots they plan on putting into this property.

Commission member Nalder made a motion to leave public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

10. ACTION ON PUBLIC HEARING-REZONE FROM A-1 TO R-2.5-3540 S. 2700 W.-DANNY WALL

Commission member Archuleta asked if they plan on connecting the road to 2625.

Mr. Wall said they do not plan on connecting it.

Steve Anderson stated that he would be allowed five homes for this zone including the existing home on the property and that the general plan allows it.

Commission member Archuleta asked the width of the frontage on the property.

Mr. Wall said it was about 150 feet.

Commission member Nalder made a motion to rezone from A-1 to R-2.5 property at 3540 S. 2700 W. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

11. PRELIMINARY SITE PLAN APPROVAL-DURK'S PLUMBING-1945 W. COMMERCE WAY-DURK BAILEY

Durk Bailey explained that they would like to move their business to this location for additional square footage in the store and yard.

Commission member Nalder expressed some concerns over the storage of pipes in the yard on 1900 W.

Commission member Archuleta suggested moving the placement of the building closer to 1900 W.

Vice Chair Deem suggested a vinyl fence and trees along 1900 W.

Commission member Archuleta asked how tall the sign is.

Mr. Bailey stated it is 18 feet tall.

Steve Anderson said that it is within our city standard.

Commission member Deem made a motion to give preliminary site plan approval to Durk's Plumbing at 1945 W. Commerce Way with the conditions that he add a solid fence on 1900 W. and present a landscaping plan at the time of final approval. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

12. PRELIMINARY SUBDIVISION APPROVAL-WEST HAVEN TOWNHOMES SUBDIVISION-1874 S. 1900 W.-PETE LODDER

Pete Lodder explained that they were doing a townhouse development.

Vice Chair Deem asked the width of the driveways.

Jim Flint explained they are 25 feet across giving each owner four parking spaces.

Vice Chair Deem asked about street lights in the subdivision.

Mr. Lodder said they had not planned on those yet.

Chairman Banta suggested putting the lights on 1950 W.

Commission member Nalder suggested two street lights on 1800 S.

Commission member Wilson asked if the canal will be fenced on the south side.

Mr. Lodder said it will be fenced.

Mr. Flint suggested fencing the yards of buildings K, L, M and T instead of fencing the canal.

Vice Chair Deem asked if they are putting a fence on 1800 S.

Mr. Lodder said yes they are and on 1950 W.

Commission member Archuleta asked if they planned on any trees or shrubs in the development.

Mr. Lodder said they do plan on it and will bring a landscaping plan when they come through for final approval.

Commission member Wilson made a motion to give preliminary subdivision approval to the West Haven Townhomes Subdivision at 1874 S. 1900 W. with the conditions that they fence 1800 S., 1950 W., and the south side of the development in coordination with the irrigation company as well as lighting on 1800 S. at the entrances and in the interior and a landscape plan. Commission member Deem seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

13. FINAL SITE PLAN APPROVAL-PRESCHOOL-3406 W. 4600 S.-ANGIE BROWN

Angie Brown explained that nothing has changed on their plans for the preschool.

Commission member Wilson made a motion to give final site plan approval for a preschool at 3406 W. 4600 S. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

14. PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT

Rick Scadden explained that the MDA was prepared in coordination with the Harbertsons. They have allowed for commercial components and residential.

Commission member Nalder made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

David Smith is concerned that there is too much residential on this plan and not enough commercial.

Commission member Nalder made a motion to leave public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

15. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT

Commission member Deem made a motion to table until a committee could be formed and work out the details of the MDA agreement. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

16. ACTION ON PUBLIC HEARING-AMENDING THE GENERAL PLAN AND MIXED USE ORDINANCE

Commission member Nalder made a motion to amend the general plan and mixed use ordinance in accordance with the most recently updated map and draft. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

17. PUBLIC HEARING-AMEND THE GENERAL PLAN SPECIFICIALLY IN THE 21ST AREA

Commission member Nalder made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

David Smith is concerned about the amount of residential on 21st street instead of commercial uses.

Chairman Nalder made a motion to leave public hearing. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

18. ACTION ON PUBLIC HEARING-AMEND THE GENERAL PLAN SPECIFICIALLY IN THE 21ST AREA

Commission member Nalder made a motion to table. Commission member Wilson seconded that motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Epperson, aye; Commission member Archuleta, aye; the vote was unanimous.

19. OTHER BUSINESS

There was no other business at this time.

20. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 7:54 P.M. Commission member Epperson seconded the motion. Commission member Wilson aye, Commission member Nalder, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Banta, aye; Commission member Deem, aye; the vote was unanimous

Emily Green
Emily Green
Deputy Recorder

Date Approved: _____



SITE PLAN DESIGN APPROVAL
APPLICATION AND REQUIREMENTS
FOR MULTI-FAMILY, RESIDENTIAL,
RESORT COMMERCIAL,
COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
**APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION
MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE
HEARD**

Date: ~~1-17-19~~ 1-17-19

Address of Site: 3500 west 3300 south

Applicant's Name: Justin Nielsen

Address: 2741 W 1950 S West Haven city Phone: 801-668-8778

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

commercial buildings and

Site plan design, be approved on 2 acreage of
(sq. ft. or acreage)

Property in the C-1 zone in accordance with the attached site plan. (see attached form for site
plan requirements.)

Signed: Justin Nielsen Date: 1-17-19
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

.....
Planning Commission to hear this application for site plan design approval on: _____
Decision of Commission: Approved _____ Denied _____

**PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE
PLAN REQUIREMENTS AND CHAPTER 28**

Fee – Site Plan Approval

Preliminary:

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres

Then \$10.00 for each additional acre or part thereof and \$100.00 for the city review.

Final:

\$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date on the Agenda for Final Approval	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date Paid _____	Fee Amount <u>325.00</u>

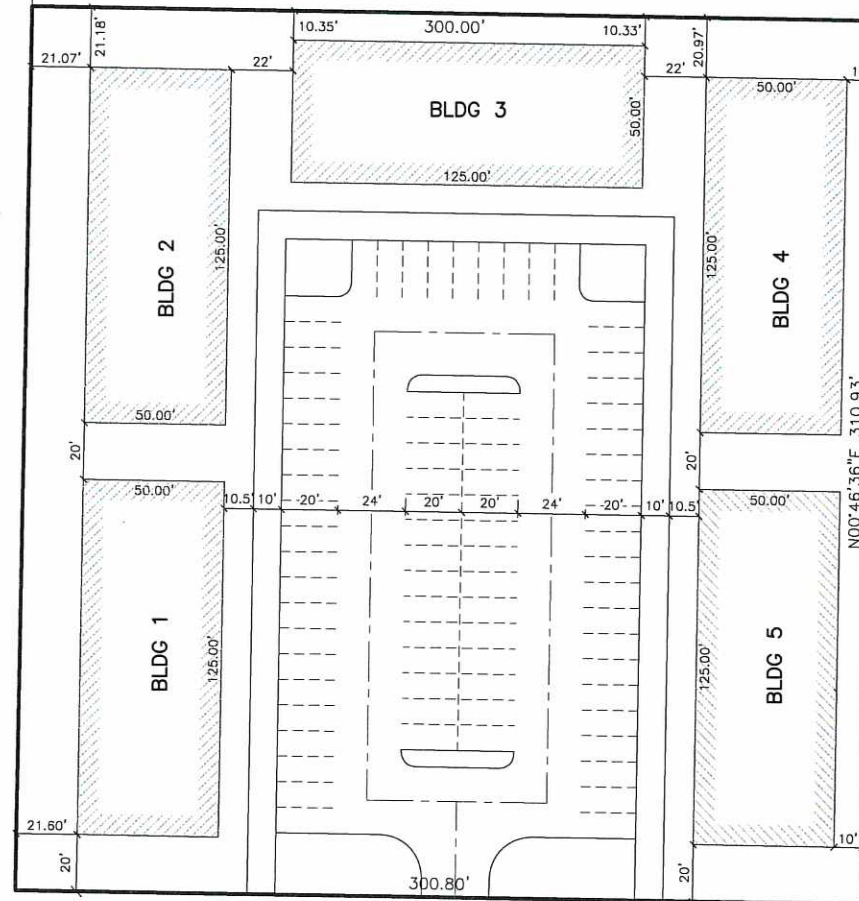
Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.
<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.
<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.

Number of parking spaces for your business	<u>79</u>
Percentage of landscaping	<u>10-15%</u>

15-092-0086
DARWIN & BETT SHUPE
FAMILY TRUST

SCALE:
1"=40'

3500 West Street



3300 South Street

3450 West Street

Hylands Ranch Subdivision Lot 26 - Commercial Lot

West Haven City, Weber County, Utah

Developer:

Stillwater Development
Justin Nielsen
2741 W 1950 S
West Haven City, UT. 84401
(801) 668-8778

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: Nov. 20, 2018
Name: DEMBITZ PROPERTY
Number: 7039-01

Sheet
1
1
Sheets

Highlands Ranch Subdivision

PART OF THE NW 1/4 OF SECTION 3, T.5N., R.2W., S.12B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

Sketch Plan

REVISIONS	DESCRIPTION
DATE	



Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS