WEST HAVEN CITY
PLANNING COMMISSION AGENDA

November 26, 2019 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **November 26, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** WORK SESSION TO DISCUSS AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING.

1. **INVOCATION**
2. **ACTION ON MINUTES-**NOVEMBER 13, 2019
3. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. **PUBLIC HEARING-**SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT-APPROX. 4400 W 3400 S
5. **ACTION ON PUBLIC HEARING-** SECOND AMENDMENT TO THE GREEN FARM PROJECT MASTER DEVELOPMENT AGREEMENT-APPROX. 4400 W 3400 S
6. **PUBLIC HEARING-**REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3
7. **ACTION ON PUBLIC HEARING-** REZONE PROPERTY AT APPROX HINKLEY DRIVE AND MIDLAND DRIVE FROM A-1 TO C-2 AND R-3
8. **OTHER BUSINESS**
9. **ADJOURNMENT**

Charis Sully

Charis Sully, 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 each West Haven Planning Commission Member who has email capacity

Planning Commission Meeting Minutes
October 29, 2019 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

Present:	*Darin Deem*	*Chairman*
	Kirt Nalder	*Vice Chair*
	Becky Roundy	*Commission Member*
	Natalie Wilson	*Commission Member*
	Andrew Reyna	*Commission Member*
	Elaine Archuleta	*Commission Member*
	Scott Epperson	*Commission Member*
Staff Present:	*Charis Sully*	*Deputy Recorder*
	Steve Anderson	*City Planner*
	Amy Hugie	*Attorney*
	RaeAnn Lindholm	*Code Enforcement*

5:00 WORK SESSION
Planning discussed agenda items.

AGENDA

1. **INVOCATION**
2. **ACTION ON MINUTES**-OCTOBER 29, 2019
3. **FINAL SITE PLAN APPROVAL**-MIDLAND PLAZA-3428 W 4600 S
4. **PRELIMINARY SITE PLAN APPROVAL**-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON
5. **FINAL SITE PLAN APPROVAL**-WEST HAVEN BUSINESS PARK AT APPROX. 1750 S 1900 W
6. **FINAL SITE PLAN APPROVAL**-GRAND HAVEN ASSISTED LIVING-3500 W- JUSTIN NIELSEN
7. **PRELIMINARY SUBDIVISION APPROVAL**-SHUPE PROPERTY AT APPROX. 3300 W 3200 S-OVATION HOMES
8. **ACTION ON PUBLIC HEARING**-ANIMAL ORDINANCE
9. **ACTION ON PUBLIC HEARING**- AMENDING MIXED USE ZONING ORDINANCE
10. **OTHER BUSINESS**
11. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:02 P.M.

***1. INVOCATION** was offered by Commission Member Archuleta*

2. ACTION ON MINUTES- October 29, 2019

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

***3. FINAL SITE PLAN APPROVAL**-MIDLAND PLAZA-3428 W 4600 S*

No one was present for this item.

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Commission member Nalder made a motion to table final site plan approval for Midland Plaza-3428 W 4600 S. Commission member Archuleta seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

4. PRELIMINARY SITE PLAN APPROVAL-*LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON*

Kelly Nielson was present for this item.

Chairman Deem asked if they were just adding the building to the existing property.

Mr. Nielson stated that they were.

Commission member Epperson asked if the bays will be separated by walls.

Mr. Nielson stated that they would not be.

Commission member Epperson asked if they plan on subleasing the spaces.

Mr. Nielson stated that they do not plan on that. He also stated that the space is to store company vehicles and equipment in.

Commission member Epperson asked if they plan on putting lighting on the outside of the building.

Mr. Nielson stated that they will have lights on the outside.

Chairman Deem asked what the distance from the building to the fence was.

Mr. Nielson stated that it is approximately 40 feet.

Chairman Deem asked if the parking lot will be asphalted.

Mr. Nielson stated that it will not be, it will be road base.

Chairman Deem asked if they have Fire Marshal approval.

Steve stated that they will get Fire approval during the building permit process.

Commission member Reyna made a motion to give preliminary site plan approval to Live Wire Electric-2506 S 2050 W. Commission member Wilson seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

5. FINAL SITE PLAN APPROVAL-*WEST HAVEN BUSINESS PARK AT APPROX. 1750 S 1900 W*

Brandon Smith was present for this item.

Chairman Deem asked if anything has changes since preliminary.

Mr. Smith stated that there has been no change to materials but they architectural style has changed.

Steve asked if it has timber on the front.

Mr. Smith stated that it does.

Chairman Deem asked if the sides of the building would need architectural features.

Steve stated that they should.

Chairman Deem stated that something needs to be added to the sides of the building to make it look better.

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Commission member Archuleta suggested adding trees to the side.

Chairman Deem stated that the gravel that is being used needs to be landscape rock, not just plain gravel.

Commission member Epperson asked if the trash will be on the West side.

Mr. Smith stated that it will be

Commission member Epperson asked what kind of fencing there would be.

Mr. Smith stated that they will be using standard chain link fencing.

Commission member Epperson asked if they fenced off storage areas will be allowed to be sub leased.

Mr. Smith stated that they will be leased with the building space.

Commission member Epperson asked if there will be a clause in the lease stating that the storage areas cannot be leased separately from the building space.

Mr. Smith stated that they can add that.

Commission member Archuleta asked why type of sign will there be.

Mr. Smith stated that it will be a monument sign that is at a maximum of 5-6 feet tall. It will be a single sign that is wood and black with tenant names on the sign. They will have multiple sizes of tenant signs and only 9-10 signs total.

Chairman Deem asked if the name will be West Haven Business Park.

Mr. Smith said they are open to suggestions for a new name.

Commission member Wilson made a motion to give final site plan approval for West Haven Business Park-Approx. 1750 S 1900 W. Commission member Epperson seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

6. FINAL SITE PLAN APPROVAL-*GRAND HAVEN ASSISTED LIVING-3500 W- JUSTIN NIELSEN*

Justin Nielsen was present for this item.

Chairman Deem asked if anything has changed since preliminary.

Mr. Nielsen stated that they have added a potential future breezeway on future buildings.

Chairman Deem asked if the parking lot will be by the buildings.

Mr. Nielsen stated that all the civil work will be done and completed as the main care center is competed, and then the buildings will be built.

Commission member Archuleta asked what the purpose of the breezeway was.

Mr. Nielsen stated that their studies show, in independent living communities, the residents prefer them for easier transition between buildings in bad weather.

Commission member Epperson asked if they got the water rights stuff figured out.

Mr. Nielsen stated that they are making the drainage pipes larger and that they have moved the main care center up 28 feet.

Chairman Deem asked where the dumpster is going to be located.

Mr. Nielsen stated that it will be in the north end corner of the parking lot.

Commission member Archuleta asked what the main center will include.

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Mr. Nielsen stated that it is a full care center and will include a memory care.

Mr. Nielsen stated that they will be doing curb, gutter and sidewalk on 3500 W

Mr. Nielsen stated that the detention pond is connected to the storm drain.

Commission member Becky asked where the sign will be located.

Mr. Nielsen stated that it will be on the left side of the south entrance.

Chairman Deem asked if the detention was grass.

Mr. Nielsen stated that it was.

Commission member Roundy asked what kind of fencing they will be using.

Mr. Nielsen stated that they would like to do something other than vinyl, something nicer.

Commission member Nalder made a motion to approve final site plan for Grand Haven Assisted Living- 3500 W with the addition of the dumpsters on the site plan to present to city council. Commission member Wilson Seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

7. PRELIMINARY SUBDIVISION APPROVAL-*SHUPE PROPERTY AT APPROX. 3300 W 3200 S-OVATION HOMES*

Brad Frost was present for this item.

Mr. Frost presented 2 proposals to the planning commission on a piece of property that is just under 26 acres. Proposal number 1 was for 116 lots and include active adult units that will be tri-plex's and will also include single family homes. In exchange for the bonus density, they would donate money to the city to be used in the parks. $120,000 within 30 days after final plat. Proposal number 2 would be 77 lots and would be a little bit smaller. There would be a 10% bonus under the PRUD on proposal number 2, the open space will be the tree farm.

Mr. Frost talked about adding a tree farm with controlled access. The farm would be leased to a landscaping company. That would be included in both proposals.

Mr. Frost stated that there will be a sign for the subdivision as you enter.

Commission member Epperson explained that if the bonus density was granted, the active adult units will be backing up to an elementary school and they may be an issue to some.

Chairman Deem asked what the lot sizes would be on proposal number 2 with 77 lots.

Mr. Frost stated that they are 7,000-8,000 sq. ft.

Chairman Deem asked if there will be an HOA.

Mr. Frost stated that there will be.

Commission member Archuleta asked if the sale of the trees in the tree farm would benefit the HOA.

Commission member Epperson stated that the HOA should be responsible for the open space maintenance if the landscaper backs out.

Mr. Frost stated that he would have to look into it.

Chairman Deem asked if they will be public or private roads.

Mr. Frost stated that they will be public roads.

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Chairman Deem asked how wide the roads will be.

Steve stated that they will be 52-60 feet wide.

Steve stated that the city would like to see the trail go through the tree farm.

There was a discussion about eliminating a portion of the road and creating a cul-de-sac.

Commission member Reyna made a motion to give preliminary subdivision approval for the Shupe property at approx. 3300 W 3200 S proposal number 2 to include a 10% bonus under the PRUD and with a statement in the MDA saying the HOA will cover maintenance of the open space. Commission member Archuleta seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

8. ACTION ON PUBLIC HEARING- ACTION ON PUBLIC HEARING-*ANIMAL ORDINANCE*

Commission member Roundy explained the changes that were made to the recent draft. Changes were made to page 6 letter E then G, take out planning commission and change that to Code Enforcement Officer.

Letter F number 7 change Planning Commission to Code Enforcement Officer

Instead of Conditional use permit it will be an exemption.

Commission member Roundy made a motion to approve the Animal Ordinance with the changes listed. Commission member Archuleta seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

9. ACTION ON PUBLIC HEARING- *AMENDING MIXED USE ZONING ORDINANCE*

Commission member Reyna made a motion to table the Amending mixed use ordinance. Commission member Archuleta seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

10. OTHER BUSINESS

Planning discussed having a meeting on December 2, 2019 at 6:00 PM with a work session at 5:30 PM and keeping all other work sessions in the future at 5:00 PM

11. ADJOURNMENT

Commission member Reyna made a motion to adjourn at 7:725 P.M. Commission member Epperson seconded the motion. *Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.*

Charis Sully

Charis Sully
Deputy Recorder

*Date Approved:*_____

DRAFT

Green Farm Modification Application No. 2
November 30, 2019

Purpose:

In preparation of the permit of the FEMA improvements on Parcel F it was determined that the proposed FEMA and development areas would impact wetlands in some areas that are under the jurisdiction of the US Army Corps of Engineers. In order to avoid/minimize wetland impacts; changes in the location of the FEMA improvements as well as future development areas in Parcel F need to be accommodated within the Green Farm MDA.

Therefore, the following modifications are proposed to the Green Farm Master Development Agreement dated May 2, 2017 to the West Haven Planning Commission and City Council:

1. Parcel F shall be designated as a Flex Development Parcel. It will have a maximum of 22 Acre dedicated for use in the FEMA project, if approved and permitted by the US Army Corps of Engineers. The remaining 35 acres will be designated for development purposes.

2. At such time as the Parcel Plan for Parcel F is approved by the West Haven City Council; including a wetland delineation study for the development portion of Parcel F and the development of 88 residential units; all open space acres within the 35 acres designated for development shall also be dedicated to the City as additional open space.

3. Paragraph 10.1 shall be amended to read as follows:

   "10.1 General Requirement of Payment of Fees.

   Master Developer and/or a Sub-Developer shall pay to the City all fees (including, but not limited to plan review fees, impact fees, inspection fees and building permit fees) in amounts specified in the City Ordinances *as of May 2, 2017. The Master Developer and/or Sub-Developer shall not be liable for increases in said City fees after said date."*

4. Paragraph 10.2 shall be amended to read as follows:

   Master Developer and City shall enter into a Reimbursement Agreement on terms agreed to by the parties for reimbursing Master Developer for a portion of the extra ordinary costs associated with construction regional storm water facilities, recreational facilities and trails and other facilities that will service the general public.

   In the event the City is granted funding from FEMA to construct regional storm water facilities and the project is permitted by the US Army Corps of Engineers, the funding from said grant shall be used to completed regional storm water facilities and landscaping restoration some of which would have been completed by Developer and partially reimbursed by City.

As part of the commitment from the City to partially reimburse Developer for extra ordinary costs associated with the Green Farm public facilities outside of the Developer Funded Open Space Improvements outlined in the Green Farm Modification Application No. 1 dated June 25, 2019 and adopted by the West Haven City Council on the _____ day of _____ 2019; all impact and building permit fees that would otherwise be due to the City from the Developer will be used by Developer to construct public improvements within the boundaries of the Green Farm Master Planned Community for the benefit of the residents of West Haven City. Said improvements shall include the City's obligation to fund 25% of the FEMA project improvements.

Developer shall deliver to the City a semi-annual schedule showing what specific improvements have been made outside of the Developer Funded Improvements in the amount of the impact and building permit fees.

5. The Green Farm MDA will be expanded to include approximately 30 acres of the Favero property which is contiguous to Parcel C and shall become Parcel (I). Base density for Parcel (I) shall be 2 Units per acre as shown in Exhibit "C." Parcel (I) shall be entitled to have additional 2 additional residential units per acre developed if transferred from other Parcels within the Green Farm project. Said transfer will not grant any additional overall project density. All developed lots along the westerly boundary of Parcel (I) must meet the size criteria of the R2 zone as of the date of this application.

6. The total vested density units under the Green Farm MDA shall be 616 with the annexation of the Favero Property and the approval of this modification application.

7. The Master Transportation Plan (Exhibit "D") shall be amended to terminate 4550 West at its current location. A cul-de-sac or hammer head will be installed at Developer's cost by June 1, 2020.

8. The attached Exhibits A through D shall replace the tables and figures in Exhibit "B" of the Green Farm Master Development Agreement dated May 2, 2017.

9. The maximum building height shown in Exhibit "B" shall be 40 feet.

Green Farm Boundary Amendment

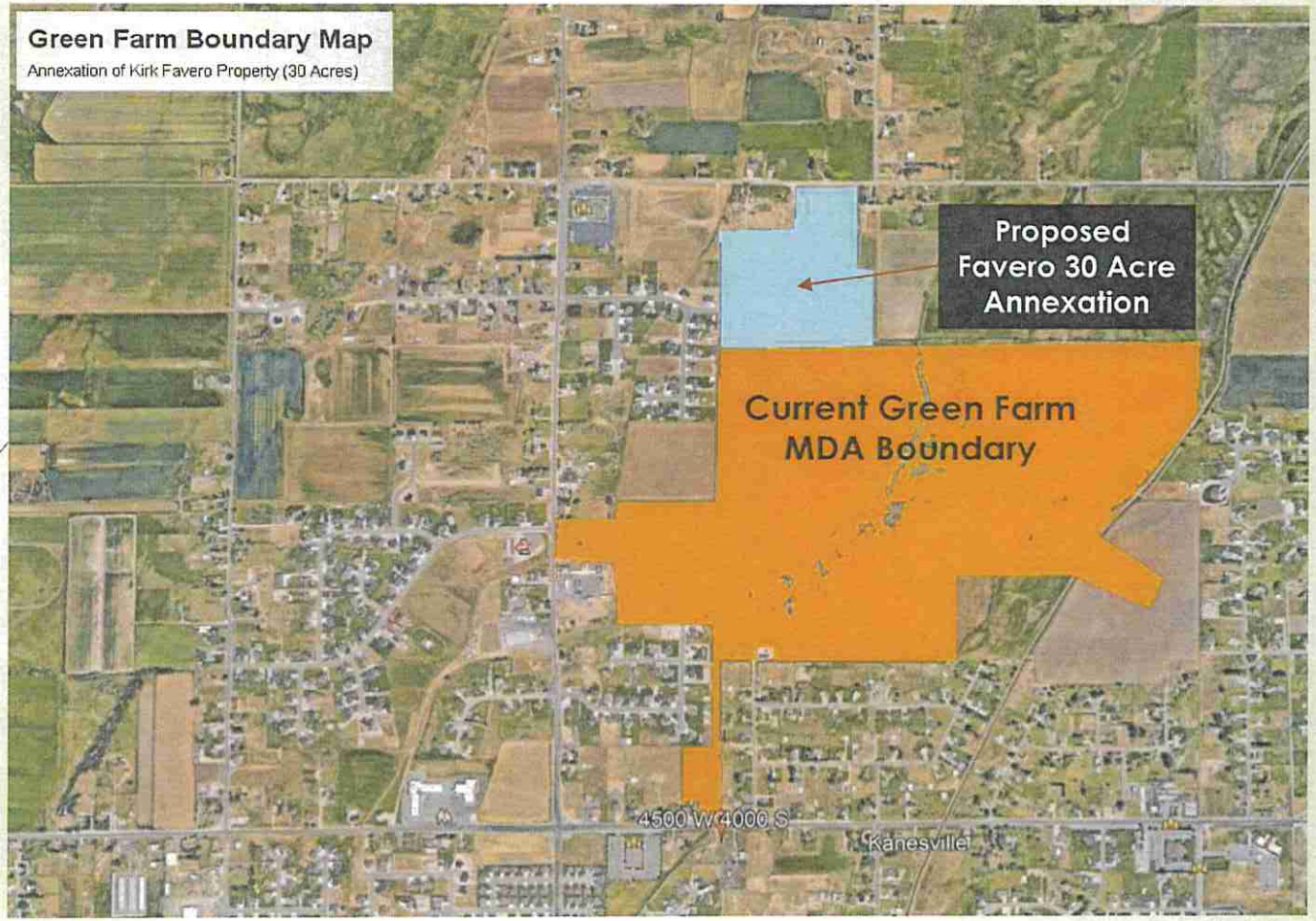
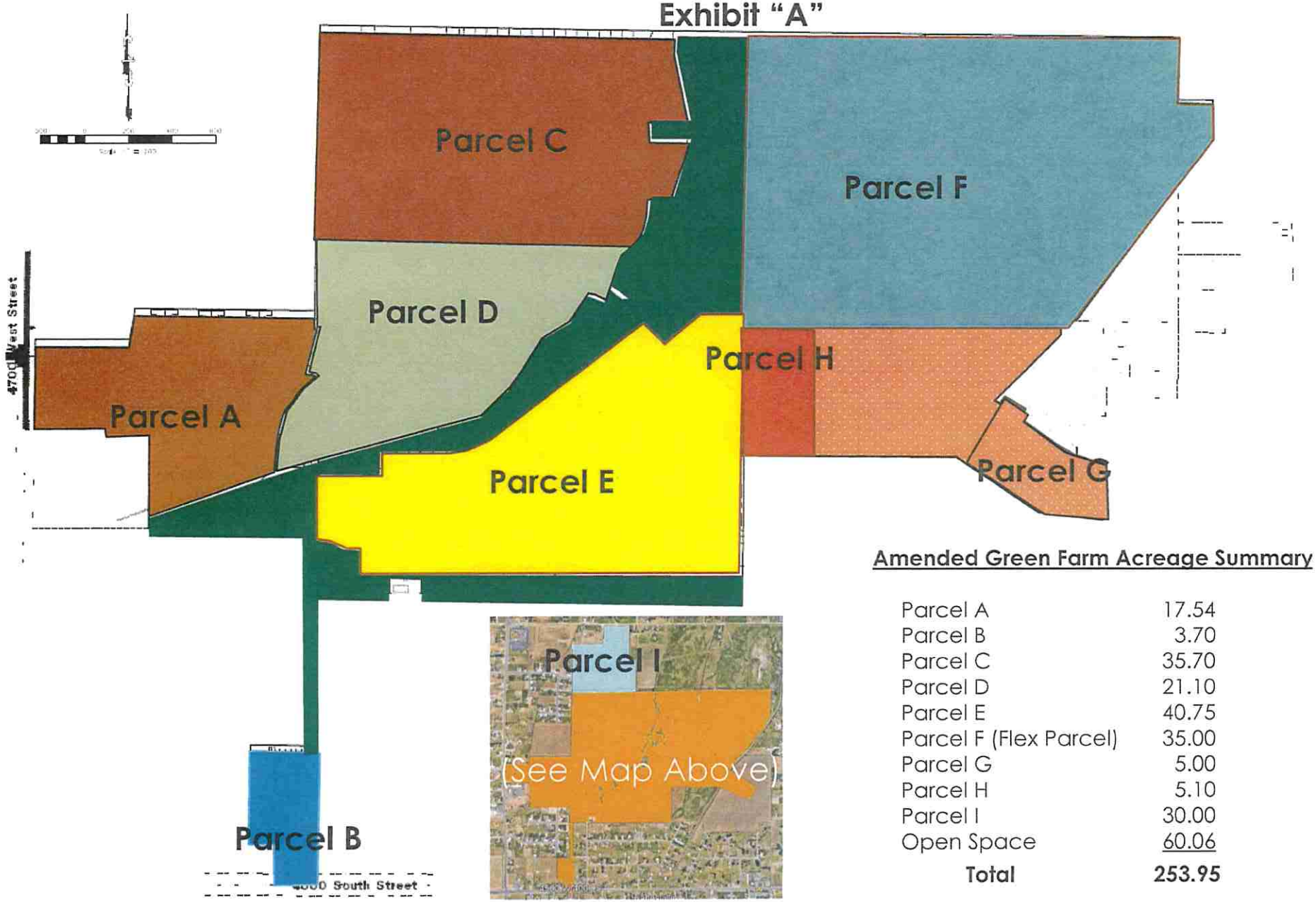


Exhibit "A"

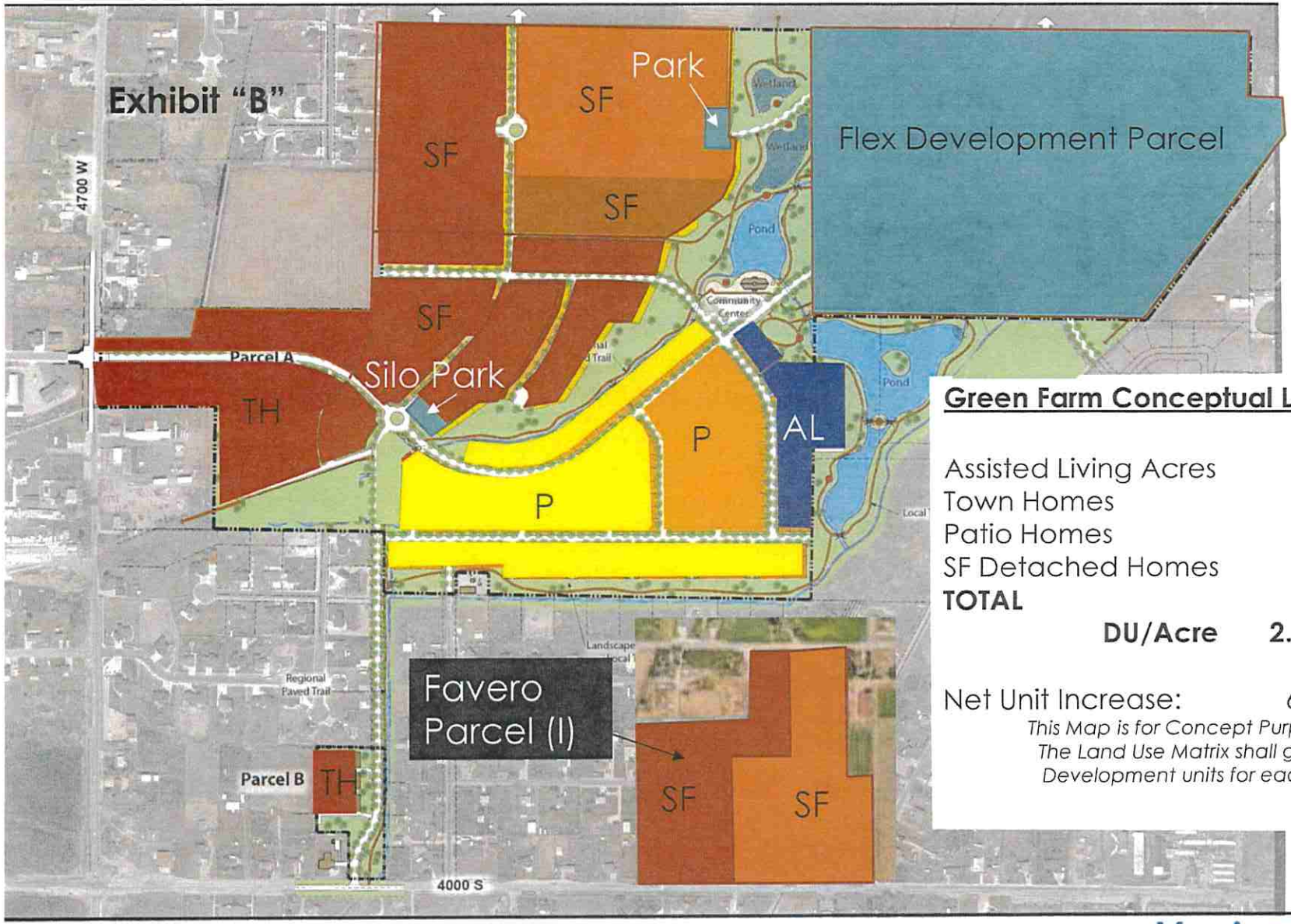


Amended Green Farm Acreage Summary

Parcel A	17.54
Parcel B	3.70
Parcel C	35.70
Parcel D	21.10
Parcel E	40.75
Parcel F (Flex Parcel)	35.00
Parcel G	5.00
Parcel H	5.10
Parcel I	30.00
Open Space	60.06
Total	**253.95**

The Green Farm

West Haven, Weber County, Utah



Green Farm Conceptual Land Use Ma

Assisted Living Acres	5
Town Homes	169
Patio Homes	210
SF Detached Homes	232
TOTAL	**670**
DU/Acre	**2.55**

Net Unit Increase: 66

This Map is for Concept Purposes Only. The Land Use Matrix shall govern the Development units for each Parcel.

March

he Green Farm

est Haven, Weber County, Utah

Matrix DESIGN GROUP

AN EMPLOYEE OWNED COMPANY

NORTH

SCALE: 1" = 20

EXHIBIT "C"

Table 1(Amendment 2)

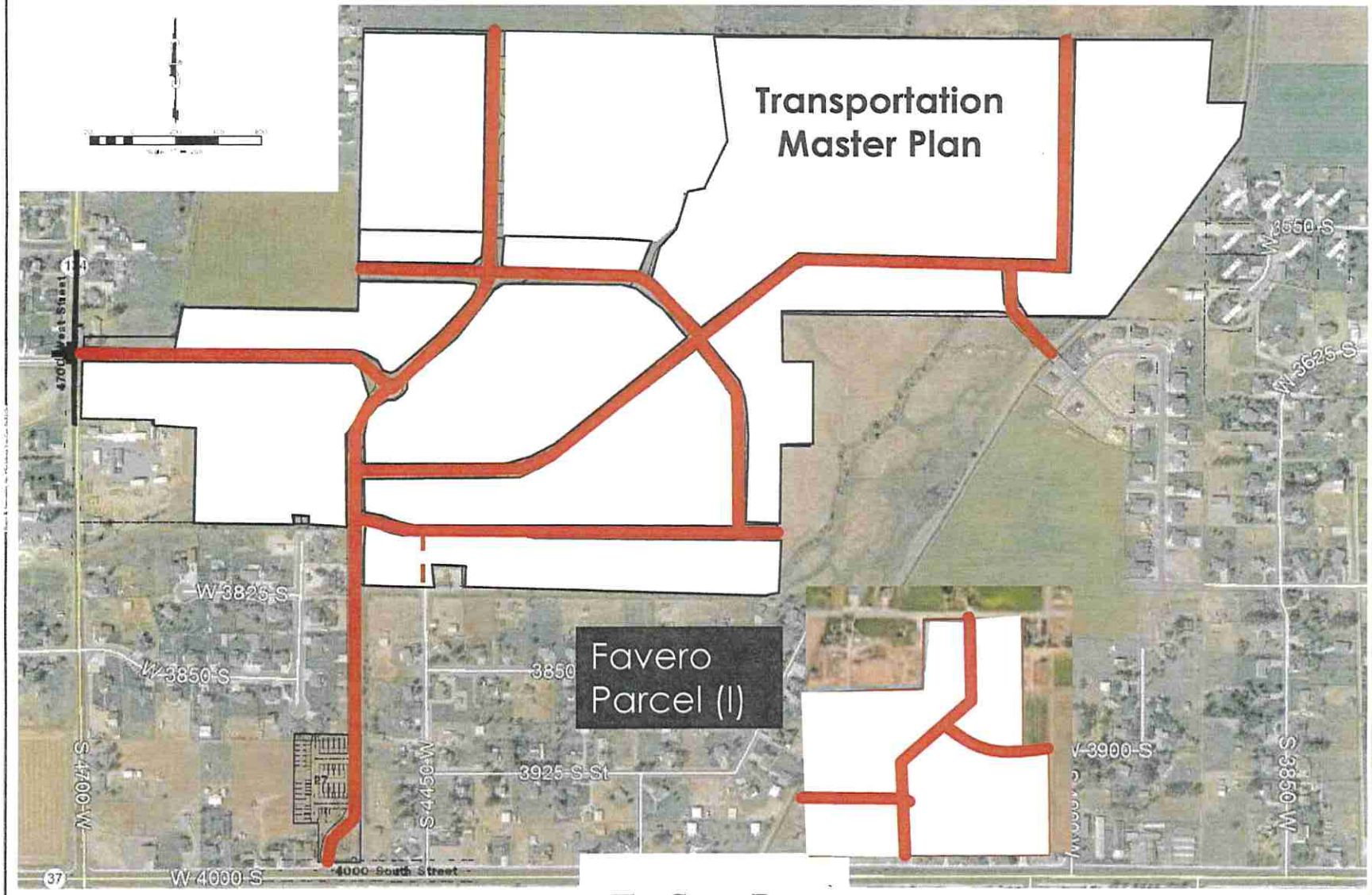
The Green Farm

Land Use Matrix (Modification No. 2)

Parcel Number	Acres	% Total Acres	Base Density	Max Density
A	17.40	7%	97	129
B	3.70	1%	35	47
C	35.70	14%	108	118
D	21.10	8%	50	67
E	40.75	16%	152	202
F	35.60	14%	88	117
G	4.65	2%	10	13
H	5.05	2%	10	10
I	30.00	12%	66	120
OS	60.00	24%		
Total	253.95	100.00%	616	
Overall Project Per Acre Density				2.55

* Master Development Agreement shall allow for a maximum of 616 units. The table above defines the base and maximum density for each Parcel.

Exhibit "D"



The Green Farm

West Haven, Weber County, Utah

ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission
4150 S 3900 W
West Haven, UT
801-731-4519

Owners Name: UDOT, Miller, Browns **Phone:** _____ **Fax:** _____

Address: _____ **City:** _____ **State** ____ **Zip** ____

Agents Name: _____ **Phone:** _____ **Fax:** _____

Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Property Address: Hinckley & Midland Dr. **Parcel #** 08-072-0073, 0076, 08-007-0028, 08-022-0080 & 0048

Existing Zone A-1 **Proposed Zone** C-2/R3 **No. of Acres/Sq. Ft.** 23± Acres

What Use is requested? To rezone for Commercial & Residential

OFFICE USE

Scheduled for Planning Commission Agenda 11.26.19

Request for Recommendation sent to the following agencies:

Fire District -Date_____ Water District; Name_____ Date_____
Questar Gas -Date_____ UDOT - Date_____
Rocky Mtn. Power -Date_____ Century Link - Date_____

PLANNING COMMISSION ACTION:
APPROVED _____ DATE _____ DENIED _____ DATE _____

CITY COUNCIL:
APPROVED _____ DATE _____ DENIED _____ DATE _____

Fee: 365.00 Date Paid: _____

Comments: