



WEST HAVEN CITY PLANNING COMMISSION AGENDA

May 27, 2020 6:00 P.M.

City Hall Community Room
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **MAY 27, 2020** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM** WORK SESSION TO DISCUSS AGENDA ITEMS THE CITY-WIDE GENERAL PLAN. **6:00 PM** REGULAR PLANNING COMMISSION MEETING. DUE TO EMERGENCY PROTOCOLS RECENTLY ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-5 ISSUED BY THE LT. GOVERNOR, ATTENDANCE AND PUBLIC COMMENT WILL BE BY ELECTRONIC MEANS ONLY. JOIN US FOR THE WORK SESSION <https://us02web.zoom.us/j/87063940633> AND PLANNING COMMISSION MEETING <https://us02web.zoom.us/j/86070189689>

1. INVOCATION
2. ACTION ON MINUTES-MAY 13, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. PRELIMINARY SITE PLAN APPROVAL-FRONTLINE CONCRETE PUMPING AT 1997 S 1550 W-ROPER BUILDINGS
5. PRELIMINARY SUBDIVISION APPROVAL-SUBDIVISION AT 3692 S 3500 W-ROBERT FISHER
6. ACTION ON PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE
7. OTHER BUSINESS
8. 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: 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
May 13, 2020 6:00 P.M.

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

Present:

Darin Deem
Kirt Nalder
Andrew Reyna
Elaine Archuleta
Becky Roundy
Natalie Wilson
Scott Epperson

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present:

Charis Sully
Steve Anderson

Deputy Recorder
City Planner

5:00 WORK SESSION

Planning Commission discussed agenda items.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-APRIL 22, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SITE PLAN APPROVAL-ANDERSON AUTO BODY APPROX. 3769 S 4700 W-MIKE ANDERSON
5. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PH.4 AT APPROX. 3145 S MIDLAND DRIVE-DUANE JACKSON
6. FINAL SUBDIVISION APPROVAL-RIVERWALK TOWNHOMES AT 1750 W 1700 S-RICK SCADDEN
7. PUBLIC HEARING-ON AMENDING A CONDITIONAL USE PERMIT FOR KYLE NYLAND AT 4475 S 4500 W-KYLE NYLAND
8. ACTION ON PUBLIC HEARING-ON AMENDING A CONDITIONAL USE PERMIT FOR KYLE NYLAND AT 4475 S 4500 W-KYLE NYLAND
9. PUBLIC HEARING-ON AMENDING THE R-2.5 ORDINANCE
10. ACTION ON PUBLIC HEARING-ON AMENDING THE R-2.5 ORDINANCE
11. PUBLIC HEARING-ON AMENDING THE R-1 ORDINANCE
12. ACTION ON PUBLIC HEARING-ON AMENDING THE R-1 ORDINANCE
13. PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE
14. ACTION ON PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE
15. OTHER BUSINESS
16. ADJOURNMENT

The Planning Commission met electronically at their regularly scheduled meeting at the City Office. Chairman Deem called the meeting to order at 6:03 PM

1. INVOCATION was offered by Commission Member Reyna

2. ACTION ON MINUTES-April 22, 2020

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

3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON Steve Anderson reported on the City Council meeting held on May 6, 2020.

4. FINAL SITE PLAN APPROVAL-ANDERSON AUTO BODY -APPROX 3769 S 4700 W-MIKE ANDERSON

Mike Anderson was present for this item.

Chairman Deem asked if there were any changes.

Mr. Anderson stated that there was not any.

Chairman Deem suggested that Mr. Anderson color his elevation drawings for City Council.

Chairman Deem asked what materials will be used on the bottom portion of the building.

Mr. Anderson said it will be concrete, but it will be covered with a different shade of gray metal.

Commission member Nalder made a motion to give final site plan approval to Anderson Auto Body at approx. 3769 S 4700 W. with the notation that they need colored renditions for City Council. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.

5. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PH.4 AT APPROX. 3145 S MIDLAND DRIVE-DUANE JACKSON

Mr. Jackson was present for this item.

Mr. Jackson stated that this phase will complete all the patio homes.

Chairman Deem asked Steve if he had any concerns.

Steve said he did not.

There was a discussion about the elevation of the road throughout the development.

Commission member Wilson made a motion to give final subdivision approval for Glover Estates Ph.4 at appox 3145 S Midland Drive. Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.

6. FINAL SUBDIVISION APPROVAL-RIVERWALK TOWNHOMES AT 1750 W 1700 S-RICK SCADDEN

Rick Scadden was present for this item.

Mr. Scadden explained that this design is a little different than ph. 1

Mr. Scadden stated that there will be no vinyl siding, will not have any product that the city would not like.

Mr. Scadden said there will be double wide 2 car garage and driveway.

Mr. Scadden stated there is almost 36% open space.

Chairman Deem asked if these were 20 ft long driveways.

Mr. Scadden said yes along with the 2-car garage.

Chairman Deem asked if there have been any changes since preliminary.

Mr. Scadden said there has not been any changes.

Chairman Deem asked Steve if there are any issues.

Steve stated that there are no issues, they do have some engineering items they are working on.

Chairman Deem pointed out that the storage units are not part of this development, they are next to it.

Chairman Deem said they will need rear and side elevations for City Council.

Mr. Scadden said ok.

Chairman Deem asked what the rear will look like.

Mr. Scadden stated that they will not be flat back, they will have structure.

Commission member Epperson asked if they will be splitting the units with a fence.

Mr. Scadden stated that the patios will be split with a fence.

Chairman Deem asked what their price point is.

Mr. Scadden stated it will be \$275,000-\$280,000.

Commission member Nalder made a motion to give final subdivision approval for Riverwalk Townhomes At 1750 W 1700 S. Commission member Reyna seconded the motion Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous

7. PUBLIC HEARING-ON AMENDING A CONDITIONAL USE PERMIT FOR KYLE NYLAND AT 4475 S 4500 W-KYLE NYLAND

Mr. Nyland was present for this item.

Mr. Nyland stated that he was asking for his business hours to change from his original conditional use. He would like the hours to be from 8:00 or 9:00 in the morning to 9:00 at night.

Chairman Deem asked why he was asking for the change.

Mr. Nyland stated that he wants to do emissions on cars that he has for sale in house.

Chairman Deem asked about the commercial property Mr. Nyland inquired about before.

Mr. Nyland stated that he has a piece of property, but it is in Roy. Mr. Nyland stated that he is wanting to annex that property into West Haven.

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

Duane Church stated that the hours of operation that were set are not working for the neighborhood. He stated that it is too noisy, the compressor is loud, they can hear the hoist clicking and lots of banging. He feels like this has turned into a full-time business not just a hobby. He stated that people will leave and do burnouts as they leave. He believes the business hours should be until 5:00 not 9:00 at night.

Phillip Smith stated that there are usually 7-12 cars at one time.

Debbie Smith stated that at any point in time there are always more than 3 cars. She stated that if the city is going to approve the conditional use, it is going to be an eyesore and maybe they should require Mr. Nyland to put a fence up.

Melanie Elm is concerned that the current conditions that are set, are not being met. She stated that the business hours should only go until 5:00 or 6:00. She also stated that she does not want the conditional use permit granted because he has not been following the original permit.

Jan Zogmaister stated that the restriction on the number of cars that was set on the original Conditional use has not been followed. She stated that the late business hours do not belong in a residential neighborhood.

Corey Farley wanted to thank Mr. and Mrs. Nyland for their service. He stated that they keep their yard nice and does not hear the noise. He stated he is grateful for Mr. Nyland to be in the neighborhood, he does great work.

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

8. ACTION ON PUBLIC HEARING-ON AMENDING A CONDITIONAL USE PERMIT FOR KYLE NYLAND AT 4475 S 4500 W-KYLE NYLAND

Commission member Nalder asked Ms. Elm if she would be okay if the hours were set to 5:00 PM

Ms. Elm stated that she would be okay with that.

Chairman Deem said he has concerns over the original conditions not being met and now asking for more leeway.

Mr. Nyland stated that he has helped quite a few neighbors. He said he understand the neighbors concern for the number of cars that are on the property. He stated that he is open to suggestions.

Amy stated that this sounds like he is running a full auto shop out of a residential neighborhood.

Mr. Nyland asked Amy what her definition of evening was.

Amy stated that it would be after 5:00 PM.

Mr. Nyland asked her if she thought that is the time that should have been put on the original permit.

Amy stated that Mr. Nyland was asking to do this after his regular job that ended at 5:00 and that is why they put the time at 9:00.

Amy Asked Mr. Nyland if he was operating a full-time mechanic shop.

Mr. Nyland said he was not.

Amy asked why Mr. Nyland was requesting business hours.

Mr. Nyland stated that it is a requirement from Weber County Health Department for the emissions testing.

Commission member Epperson expressed his opposition to the original conditional use permit and is against this one as well.

Commission member Wilson stated that she is frustrated and has received push back from the original permit and the conditions that were set are not being followed.

Commission member Archuleta asked how big his sign is.

Mr. Nyland stated that it is 6x4 feet.

Chairman Deem stated that it should only be a 2x2 sign as stated in the prior meeting for the original conditional use permit.

There was a discussion about what the hours of operation would be.

Commission member Archuleta stated her concern for the increased traffic it could bring during the day.

Commission member Roundy asked if all the trailers are Mr. Nyland's.

Mr. Nyland stated that they are.

Chairman Deem stated that with emissions it is becoming a full business not a part time business and he should move to a commercial area.

Chairman Deem asked if the County requires you to work with the doors open.

Mr. Nyland stated that they do not.

Commission member Epperson made a motion to deny the conditional use permit for Kyle Nyland at 4475 S 4500 W.

Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, nay; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye. 6:1 the motion passes.

9. PUBLIC HEARING-ON AMENDING THE R-2.5 ORDINANCE

Chairman Deem explained some changes that were made. With removing Daycare Centers, Group Homes, Golf Courses and Planned Dwelling Units from the conditional use section. Adding buffer zones next to larger lots.

Commission member Nalder made a motion to enter public hearing. Commission member Reyna seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye. The vote was unanimous

No one spoke on this.

Commission member Nalder made a motion to leave public hearing. Commission member Wilson seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye. The vote was unanimous.

10. ACTION ON PUBLIC HEARING-ON AMENDING THE R-2.5 ORDINANCE

Change minimum lot size to 12,500 sq. ft. for twin homes

There was a discussion about making the minimum lot width for twin homes, larger.

Change section 1-4-3 twin home minimum lot width of 100 feet.

Commission member Wilson stated that the top right corner needs to be corrected to say R-2.5.

Commission member Wilson made a motion to approve amending the R-2.5 ordinance with the corrections of; fixing the typo, change the minimum lot size for twin homes to 12,500 sq. ft and 100' lot width minimum for twin homes. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye. The vote was unanimous.

11. PUBLIC HEARING-ON AMENDING THE R-1 ORDINANCE

Added buffering next to A-1 and A-2.

Commission member Roundy made a motion to enter public hearing. Commission member Epperson seconded the motion.

Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye. The vote was unanimous.

No one spoke on this.

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

12. ACTION ON PUBLIC HEARING-ON AMENDING THE R-2.5 ORDINANCE

There was a discussion about what the maximum height on an accessory building should be.

Commission member Nalder made a motion to amend the R-1 ordinance as proposed. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.

13. PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE

Chairman Deem stated that they have added fines and penalties.

Discussed changing temporary storage units for 1-C from 90 days to 120 days.

Discussed adding the word "and" to page 3 number 4A should say, will contact owner and shall

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

No one spoke on this.

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

14. ACTION ON PUBLIC HEARING-TO CONSIDER A STORAGE CONTAINER ORDINANCE

Change 1C from 90 days to 120 days.

Chairman Deem stated that he would like to add a paragraph about CCR's in 1-E.

Change section 1-D to 1 unit for 1 acre or larger, with a maximum of 1 for 2 acres for the first 2 and 1 for each acre after that with a conditional use. Anything over one unit must be done with planning commission.

1A change to city staff.

Commission member Nalder made a motion to table the Storage Container Ordinance. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.

15. OTHER BUSINESS

Discussed adding the general plan to the next planning work session. They also discussed R-15 and R-20

16. ADJOURNMENT

Commission member Archuleta made a motion to adjourn at 7:47 P.M. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL OR
MANUFACTURING

Date 5/11/2020

Address of Site: 1997 S. 1550 W Property Parcel # 15069 0054

Applicant's Name: Brett Johnston

Address: 1997 S. 1550 W Phone: 801-814-0648

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

Site plan design, be approved on 2.15 Acres of
(acreage)

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

Signed: [Signature] Date: 5/11/2020
(Owner/Petitioner)

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

Brett Johnston (Owner)

Ropac Buildings (Agent as Authorized by Owner)

_____ Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28

Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	Primary Materials i.e. <u>architecture insulated metal panels</u> , block, brick, glass, rock, and stone.
—	—	—	—	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.
—	—	—	—	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>N/A</u>				
Percentage of landscaping <u>N/A</u>				
Fees				
Preliminary	\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre			
City Review	\$100.00	Amount _____ Date Paid _____		
Final	\$100.00			
For Office Use Only				
Scheduled date for Agenda <u>5-27-2020</u>				
Planning Commission Preliminary Approval _____ Conditions _____				
Council Preliminary Approval _____ Conditions _____				
Planning Commission Final Approval _____ Conditions _____				
Council Final Approval _____ Conditions _____				

SECTION 25, T.6N., R.2W., S.L.B. & M.

NW 1/4

IN WEST HAVEN CITY

SCALE 1" = 200'

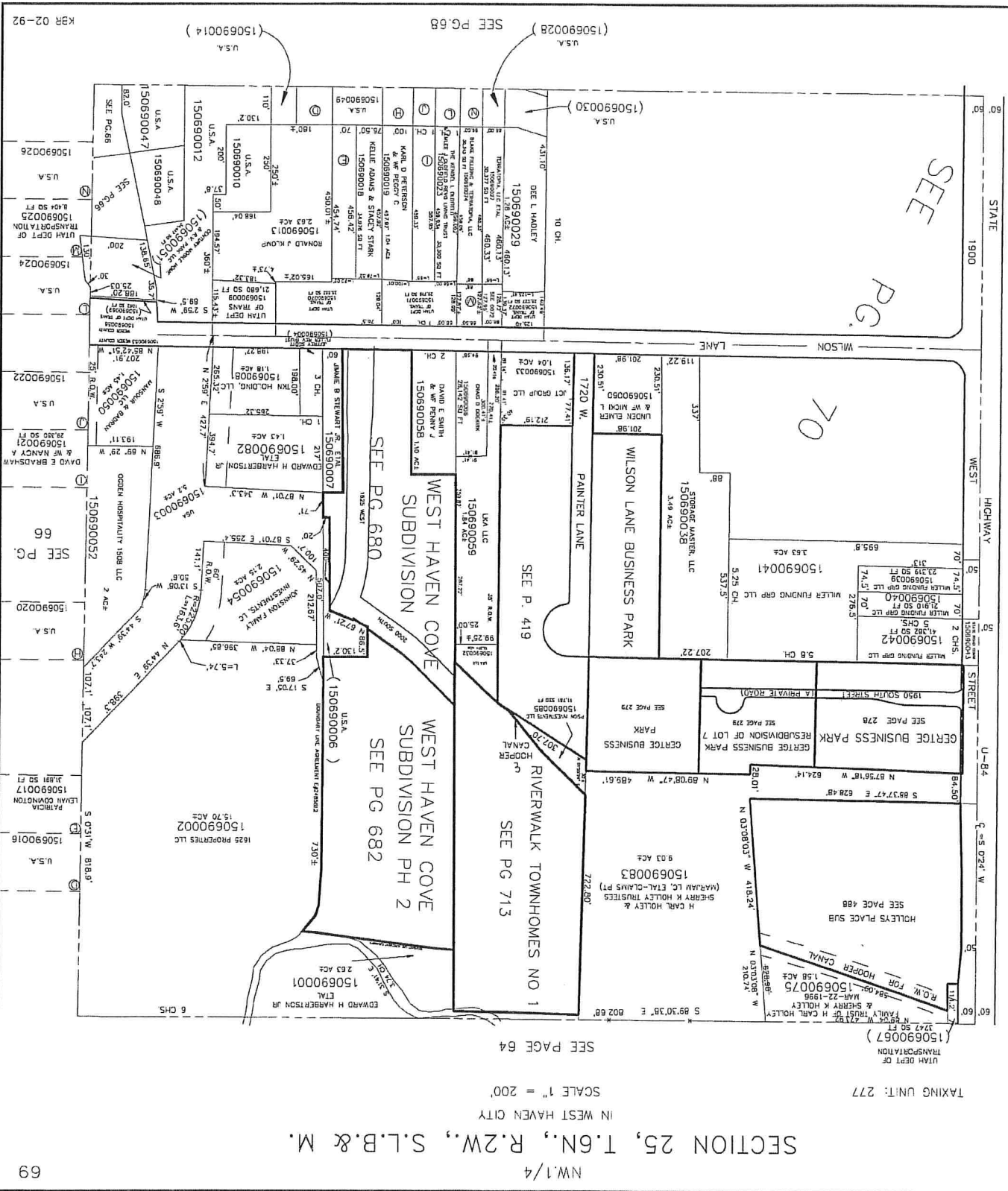
TAXING UNIT: 277

SEE PAGE 64

UTAH DEPT OF
TRANSPORTATION
(150690067)

SEE PG. 71

15



FABRAL®

METAL WALL AND ROOF SYSTEMS

ENDURACOTE®

COLOR CHART - SMP PAINT SYSTEM

Brite White 824 IR=.60

White 899 IR=.54

Ivory 883 IR=.62

Light Stone 887 IR=.51

Tan 855 IR=.38

Hickory Moss 870 IR=.26

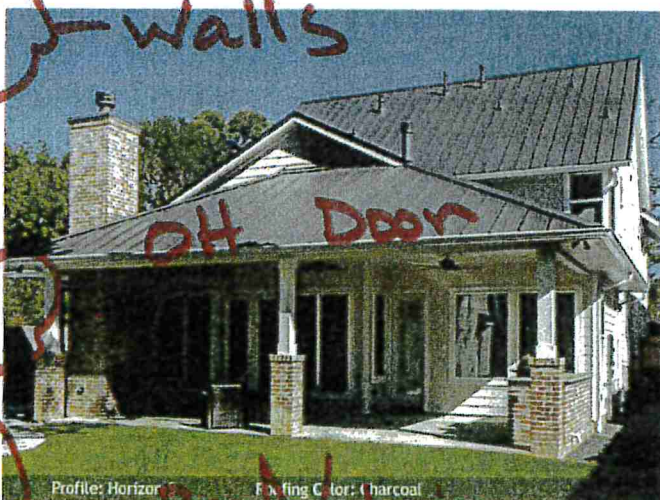
Cocoa Brown 856 IR=.35

Dark Brown 850 IR=.30

Antique Bronze 854 IR=.29

Patina Green 893 IR=.38

Evergreen 875 IR=.27



Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

** Subject to premium pricing.



*All colors are ENERGY STAR® approved

IR = Initial Reflectivity

Hartford Green 821 IR=.29

Caribbean Blue 881 IR=.27

Gallery Blue 826 IR=.29

Brick Red 898 IR=.31

Brite Red 845 IR=.32

Classic Burgundy 853 IR=.26

Ash Gray 848 IR=.38

Light Gray 889 IR=.31

Charcoal Gray 851 IR=.35

True Black 882 IR=.30

Copper Penny 939 ** IR=.48

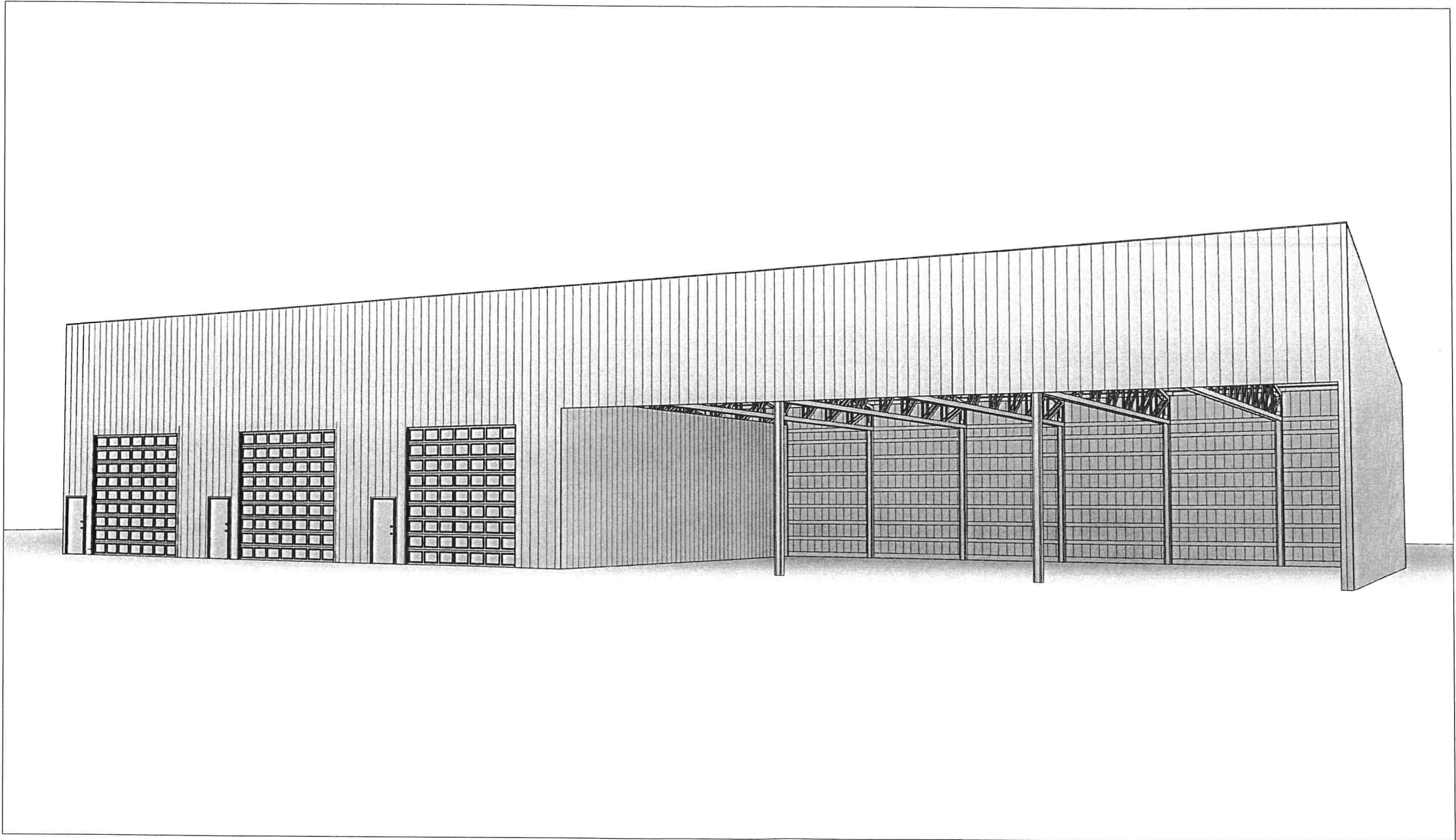
Utah State Parcels

1.3.1 (ChangeLog.html)



ROPER BUILDINGS

BRETT JOHNSTON #2

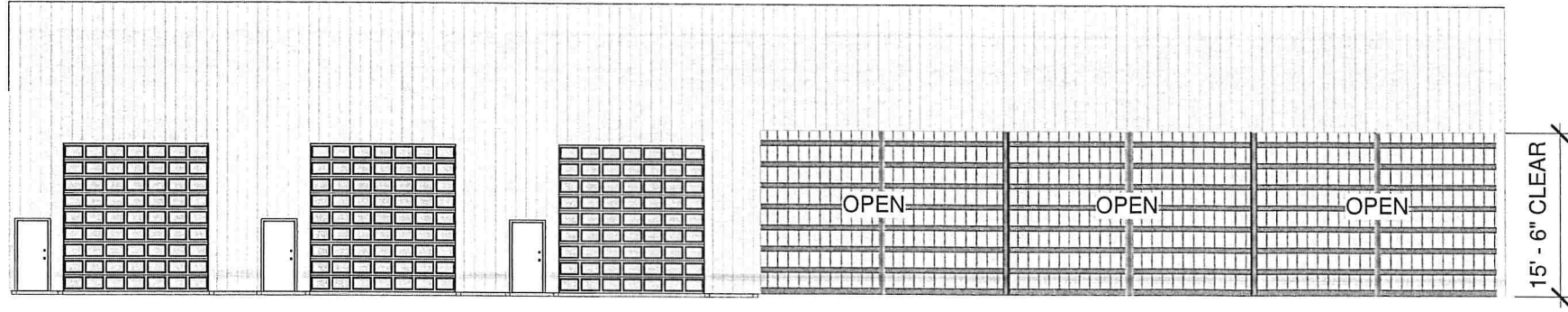


DRAWING INDEX	
A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A3	Elevations
A4	Girt Plans
A5	Roof Plan
A6	Panel Layouts
A7	Details 1
A8	Details 2

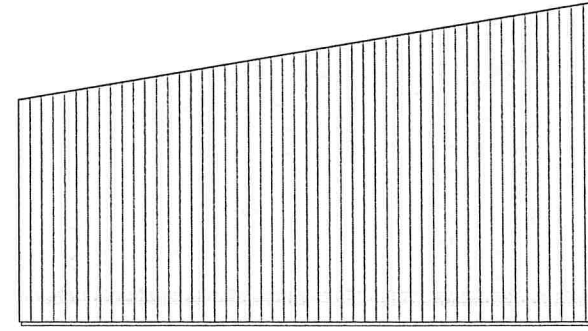
DATE:

5/6/2020

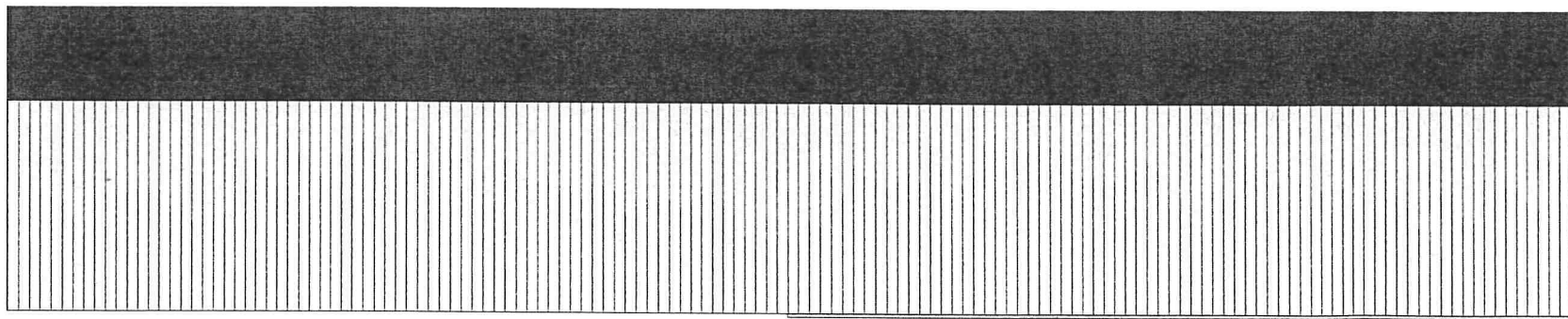
CONTACTS			BUILDING INFORMATION	
DRAFTING:	ENGINEERING:	CONTRACTOR:	BUILDING INFORMATION:	SITE INFORMATION:
RAW DESIGN CONTACT: CHRIS CARLTON PHONE: (801) 879-6114	PRICE ENGINEERING CONTACT: KYLE PRICE PHONE: (801) 791-6274	ROPER BUILDINGS CONTACT: DAN SCARBROUGH PHONE: (801) 689-3630	DIMENSIONS: 50' x 144' TOTAL SQUARE FOOTAGE: 7,200 Sq. Ft.	ADDRESS: 1997 South 1550 West West Haven, UT 84401



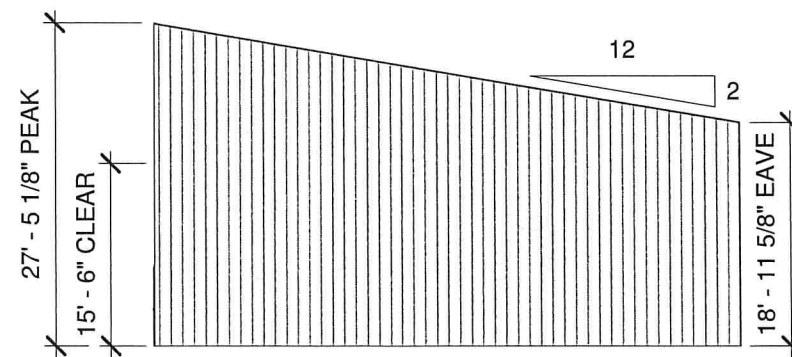
① NORTH ELEVATION
1/16" = 1'-0"



② EAST ELEVATION
1/16" = 1'-0"



③ SOUTH ELEVATION
1/16" = 1'-0"



④ WEST ELEVATION
1/16" = 1'-0"

ROPER BUILDINGS
DAN SCARBROUGH
(801) 540-5586

BRETT JOHNSTON #2
1997 South 1550 West
West Haven, UT 84401

Date: 5/7/2020

Scale: 1/16" = 1'-0"

Drawn by: CBC

Job: JOHNST #2

Elevations

A3



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME Genetti Farms Subdivision #4

LOCATION 3711S. 3500W PARCEL # 080360030

NO. OF LOTS/NO. OF BUILDINGS 2 ZONE R2.5

Applicants Name Robert Fisher Phone 435.669.3768 Fax N/A

Address 3697S. 3500W City West Haven State UT Zip 84401

^{Landmark Survey}
Surveyor/Engineer Tyler Knight Phone 801 731 4075 Fax N/A

Address 4646S. 3500W #3 City West Haven State UT Zip 84401

OFFICE USE

Scheduled for Planning Commission Agenda May 27, 2020

PLANNING COMMISSION ACTION:

Preliminary - Approved ___ Date ___ Denied ___ Date ___

Final - Approved ___ Date ___ Denied ___ Date ___

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved ___ Date ___ Denied ___ Date ___

Final - Approved ___ Date ___ Denied ___ Date ___

Preliminary

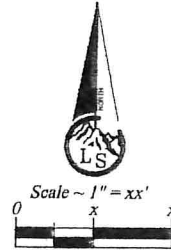
Final

Amount 325.00 Paid Date _____ Amount 225.00 Paid Date _____

GENETTI FARMS SUBDIVISION NO. 4 1ST AMENDMENT

AMENDING LOT 12

PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH - MAY 2020



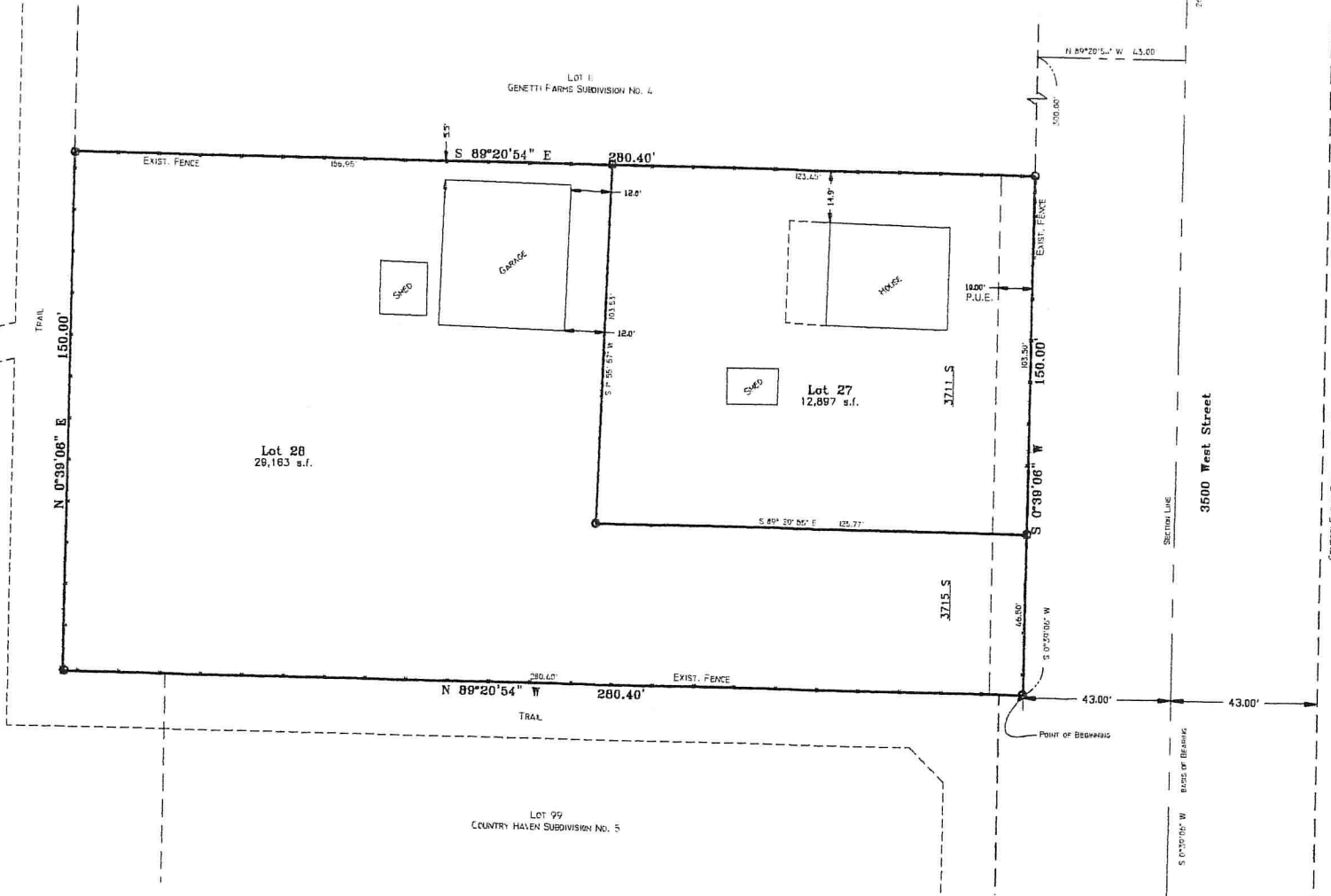
Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER

- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

COUNTRY HAVEN SUBDIVISION NO. 4, Amendment

COUNTRY HAVEN SUBDIVISION NO. 4



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown or noted hereon and name said tract GENETTI FARMS SUBDIVISION NO. 4 1ST AMENDMENT.

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20__.

ROBERT T. FISHER

STATE OF UTAH)
COUNTY OF WEBER) SS

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature:

(print name below signature):

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the West right-of-way line of 3500 West Street being 462.00 feet South 0°39'06" West along the Section line, 43.00 feet North 89°20'54" West to said right-of-way, and 300.00 feet South 0°39'06" West along said right-of-way from the Northeast corner of said Southeast Quarter Section; and running thence North 89°20'54" West 380.40 feet; thence North 0°39'06" East 150.00 feet; thence South 89°20'54" East 380.40 feet to said right-of-way; thence along said right-of-way South 0°39'06" West 150.00 feet to the point of beginning.

Contains 42,060 s.f.

NARRATIVE

This survey was requested by Robert Fisher to Create two parcels from parcel 08-036-0030, being Lot 12 of Genetti Farms Subdivision No. 4 according to the official plat thereof, and a 13.4 foot strip of land West of said Lot 12, by process of an Amended Plat.

Documents used to aide in this survey:

- Weber County Tax Plot 08-036
- Deeds of record on hand in the Weber County Recorder's Office for parcels 08-036-0034, 08-036-0030, 08-036-0031
- Plots of Record: #37-010 Genetti Farms Subdivision No. 2, #41-051 Genetti Farms Subdivision No. 4, #56-022 Country Haven Subdivision No. 4, #80-052 Country Haven Subdivision No. 4 Amended, #81-042 Country Haven Subdivision No. 4

Centerline of 3500 West Street was established by the Section Line. Boundaries were established using recorded documents. Descriptions for the 13.4 foot strip of land have erroneous calls that have been corrected in this survey plat to fit occupied ground.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 56, Chapter 22, Professional Engineers and Land Surveyors Act; and held certificate no. 8008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



WEST HAVEN CITY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by West Haven City Planning Commission on the ____ day of _____, 20__.

Chairman

WEST HAVEN CITY ATTORNEY
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the City attorney of the foregoing plat and dedications have been complied with.

Signed this ____ day of _____, 20__.

Signature

WEST HAVEN CITY ACCEPTANCE
This is to certify that the dedication of streets, and the granting of easements and other public ways shown hereon are hereby approved and accepted.

Signed this ____ day of _____, 20__.

Mayor: Sharon A. Bolos

Attest:

Title:

WEST HAVEN CITY ENGINEER
Approved by the West Haven City Engineer on the ____ day of _____, 20__.

Signature

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveying.com

4646 South 3500 West - AA-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Robert Fisher
Address: 3711 S. 3500 W.
West Haven UT, 84401

SE 1/4 of Section 4, Township 5 North,
Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: TK

CHECKED BY:

DATE: 4/27/2020

FIGURE: 4026

Weber County Recorder

Entry no. _____

Filed for record and recorded

____ day of _____, 20__

at _____

in book _____ of official records,

on page _____

County Recorder: Leana H. Kils

By Deputy: _____

Fee paid: _____

ORDINANCE NO. _____

AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING AND AMENDING THE CITY CODE; MAKING CERTAIN CHANGES TO THE ZONING CODE TO ADD A DEFINITION FOR TEMPORARY STORAGE UNITS, CONTAINERS AND STRUCTURES; AND ADDING LANGUAGE TO EACH ZONE TO REGULATE TEMPORARY STORAGE UNITS, CONTAINERS AND STRUCTURES IN THE DIFFERENT ZONES; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1. Recitals:

WHEREAS, West Haven City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-707, the governing body of the city may revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions therein as it may deem best; and,

WHEREAS, in conformance with the provisions of Title 10, Section 9a – the Municipal Land Use, Development and Management Act, the governing body of the city may pass ordinances defining zoning and what are acceptable uses within each of those zones and within the city; and,

WHEREAS, West Haven City has previously adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and,

WHEREAS, the City Council finds that certain changes to the West Haven City Zoning Code as regards to temporary storage units, containers, and structures, and those regulations that govern those containers, should be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that Section 2.08 of the West Haven City Zoning Code be, and the same is hereby, changed and amended to read as follows:

The following definitions are hereby added in alphabetical order to the already existing definitions in Section 2.08 of the Zoning Code:

TEMPORARY STORAGE UNITS, CONTAINERS, OR STRUCTURE Any building, structure, container, or unit that can be moved by any means. It is not affixed to a permanent foundation and is not built with materials consistent with residential or commercial construction. This definition shall include but is not be limited to: tractor trailers; containers originally designed for truck, rail, or boat transportation; those commercial storage units that can be rented; any temporary structure constructed without a building permit.

BE IT FURTHER ORDAINED by the West Haven City Council that the following shall be added to the West Haven Zoning Code to the specific zones that are referenced:

1. All Residential Zones shall be amended to add the additional language to each zone:

- A. Temporary storage units, containers, or structures will not be allowed in this zone except for temporary new construction sites with a valid current building permit issued by the city of West Haven. Temporary storage units, containers, or structures must be removed within 30 days of completion or abandonment of construction or permit expiration whichever comes first.
- B. Temporary storage units, containers, or structures may be used for moving and are allowed on a hard surface in a residential zone for up to 14 (fourteen) days for the outgoing resident and an additional 14 (fourteen) days for the incoming resident.
- C. Temporary storage units, containers, or structures may be used for Remodeling projects in established neighborhoods for a period of up to **120 (one hundred twenty)** days if placed in the driveway of a residence and up to 6 (six) months if placed behind a home, solid fence, outbuildings or other obstruction as to obscure the view of the unit, container, or structure from the road. A valid current building permit is required.
- D. **Permanent use of these temporary storage units, containers, or structures shall not be allowed in any residential zone on lots of less than one acre. One storage unit is allowed per acre or larger but the maximum number is one unit per two acres then one per additional acre with a conditional use permit. The unit, container, or structure shall be placed on a permanent foundation, and made to look like the residential home it is associated with, including the use of similar building materials and colors. A building permit and a site plan is required for the location and exterior look of the unit, container, or structure, and the building permit and site plan must be approved by City Staff prior to installation.**

E. Conflict of Private Restrictions. The City has no obligation or responsibility to research and enforce an applicant's property's existing private covenants, conditions, or restrictions prohibiting the use of temporary or permanent use of storage units, containers, or structures. It is the exclusive responsibility of a property owner to research and have full knowledge and understanding of those private covenants, conditions or restrictions that run with and are attached to their property. By submitting an application to the City for a permanent or temporary storage unit, container, or structure, the applicant is certifying that they have full knowledge and understanding of those private covenants, conditions or restrictions that run with their property and have a full understanding of whether those items prohibit the use of temporary or permanent storage units, containers, or structures.

2. All Commercial, Agricultural and Manufacturing Zones shall be amended to add the additional language to each zone:

- A. Temporary storage units, containers, or structures are allowed in these zones for the loading and off-loading of supplies or inventory. They may be stored onsite for up to 30 (thirty) days provided they are not able to be seen from any major corridor in the city, do not take up required customer parking, are not on landscaping, and are placed behind buildings or fences that are not see through. Any exception to this shall require a conditional use permit from **City Staff**.
- B. Permanent use of temporary storage units, containers, or structures may be allowed with a conditional use permit, which shall include a site plan. A temporary storage unit, container, or structure must be placed on a permanent foundation, and made to look like the main structure on the property including the use of similar building materials and colors. A building permit and a site plan is required for the location of the unit, container, or structure, to be filed in conjunction with the requested conditional use permit. Any exceptions as well as the number of units, containers, or structures, and the location shall be subject to approval from **City Staff**.

3. All Agricultural, Residential and Commercial zones shall be amended to add the additional language to each zone:

- A. All tractor trailers on an agricultural, residential or commercial parcel shall be licensed and registered with the State of Utah and must be actively used. Trailers not involved in a construction project that remain in a fixed location over 30 (thirty) days shall be subject to fines, impound and removal by the City of West Haven.

4. All Agricultural, Residential and Commercial zones shall be amended to add the additional language regarding enforcement of the Storage Container Ordinance as follows:

A. Enforcement and Fines. Upon a determination that a violation exists, the Code Enforcement Officer, or designee, will contact the owner **and** shall require such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Code Enforcement Officer, or designee, may determine.

1. Each day that a violation occurs or continues is a separate violation.
2. For any violation of this section, the Code Enforcement Officer, or designee, may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
 - a. For the first violation within any 12-month period, the penalty shall be \$500.
 - b. For a second violation within any 12-month period, the penalty shall be \$750.
 - c. For a third violation within any 12-month period the penalty shall be \$1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.
 - d. For any violation within any 12-month period following the third violation, the penalty shall be \$1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure and the structure is to be immediately removed.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this

Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5. Date of Effect

This Ordinance shall be effective on the ____ day of _____, 2019, and after publication or posting as required by law.

DATED this ____ day of _____, 2019.

WEST HAVEN, a municipal corporation

by: _____
Mayor

Attested and recorded

Recorder