

**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

AMENDED

December 23, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **DECEMBER 23, 2020** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM** WORK SESSION **6:00 PM** REGULAR PLANNING COMMISSION MEETING. DUE TO EMERGENCY PROTOCOLS ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-75 ISSUED BY THE LT. GOVERNOR, ATTENDANCE AND PUBLIC COMMENT WILL BE HELD BY ELECTRONIC MEANS ONLY. JOIN US FOR THE WORK SESSION [HTTPS://US02WEB.ZOOM.US/J/85717814402](https://us02web.zoom.us/j/85717814402) AND PLANNING COMMISSION MEETING [HTTPS://US02WEB.ZOOM.US/J/88566408464](https://us02web.zoom.us/j/88566408464)

1. INVOCATION
2. ACTION ON MINUTES-DECEMBER 9, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH. 2 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
5. PRELIMINARY SITE PLAN APPROVAL-FIZZ DRIVE THRU AT 4671 S MIDLAND DR-MATTHEW PINDER
6. PUBLIC HEARING-TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER
7. ACTION ON PUBLIC HEARING-TO CONSIDER A REZONE FROM A-1 TO C-2 AT 3478 MIDLAND DR-TASHA FACER
8. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE FOR MAC AUTO REPAIR AT 1965 S 1100 W-MIKE CHENEY
9. PUBLIC HEARING-TO CONSIDER AMENDING THE A-1 ORDINANCE
10. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE A-1 ORDINANCE
11. PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE
12. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE A-2 ORDINANCE
13. 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 the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney.



WEST HAVEN CITY
PLANNING COMMISSION WORK SESSION AGENDA
HELD PRIOR TO PLANNING COMMISSION MEETING
WEDNESDAY DECEMBER 23, 2020

@

5:00 PM – 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 DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Agenda Items
2. Discussion-A-1 and A-2 Ordinances
3. Discussion-Committee and ask for volunteers
4. Discussion-Planning Commission Policies and Procedures

STAFF REPORT

TO: Planning Commission Members
FROM: Steve Anderson, City Planner
DATE: December 23, 2020
SUBJECT: Staker Farms Phase 2



The following staff report reviews the site plan for Stake Farms Ph 2.

Background

Staker Farms is part of a MDA approved last summer. This development is in an R-1 zone, but has a bonus density. Minimum size lot is 12,500 sq ft.

Analysis

Attached are the plans submitted and attached is a plat of the preliminary approved with the MDA. This phase meets what was approved. We have had discussions with the building dept. and the Fire Marshall. From these discussions, the following points should be taken into consideration:

1. **Building** – No issues, we will coordinate sidewalk during construction
2. **Fire**- Fire appeared all good, he would finish up his approval letter.
3. **Staff concerns from Public Works, Parks & Rec and the City Planner** – No major concerns, Sewer is flat for this area, close inspection will happen during construction.

Planning Options

- **Grant approval as submitted.**
- **Grant Approval based on staff recommendations and other items that may come up in the meeting.**

SUBDIVISION APPLICATION



SUDIVISION NAME Staker Farms Phase 2
LOCATION Approx 2700 S 3500 W PARCEL # _____
NO. OF LOTS 21 ZONE R-1
APPLICANTS NAME hype Thurgood Castle Creek Homes

PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS <u>21</u>
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS _____
PHASE 5	NO. OF LOTS _____

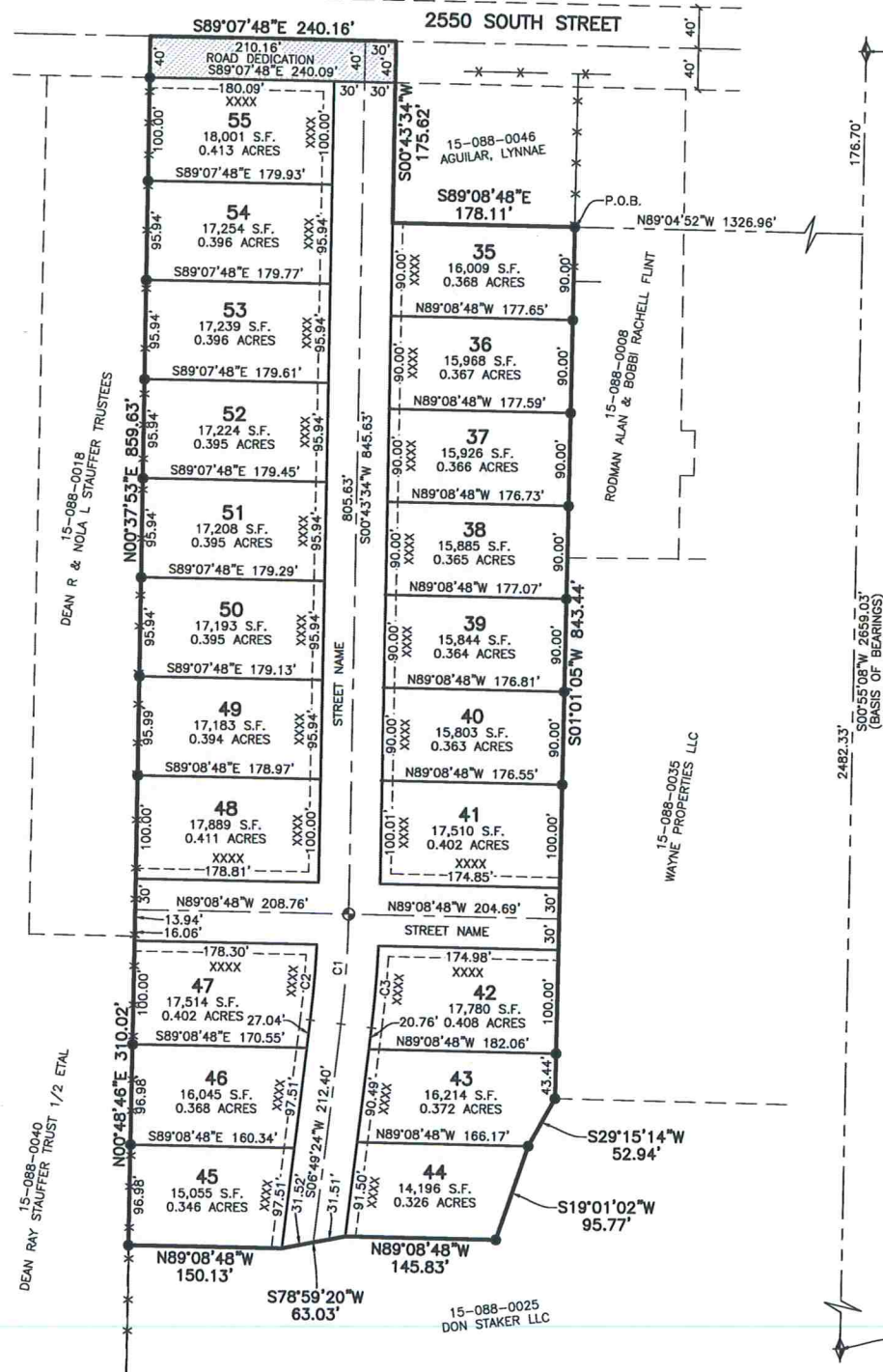
N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<u>PRELIMINARY</u>		<u>FINAL</u>		
☒	Affidavit of Understanding and Acceptance of Fees	☐	☒	Secondary Water Company
		☐	☒	Culinary Water Company
		☐	☒	Fire District
		☒	☐	All other items required by City Planner

<u>Planning Commission preliminary action</u> ☒ Approved ☐ Denied Date <u>8-28-19</u>	<u>Scheduled for Planning Commission Agenda</u> <u>12/23/2020</u>
<u>City Council preliminary action</u> ☒ Approved ☐ Denied Date <u>9-4-19</u>	<u>Conditions:</u>
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

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

STAKER FARMS - PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
NOVEMBER, 2020



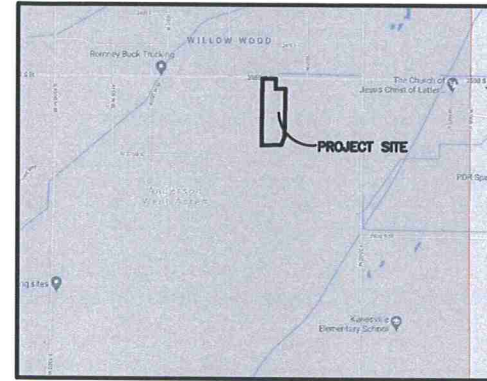
NORTHEAST CORNER OF SECTION 33,
TOWNSHIP 6 NORTH, 2 WEST, SALT
LAKE BASE AND MERIDIAN, U.S.
SURVEY. FOUND WEBER COUNTY
SURVEY BRASS CAP MONUMENT

2482.33'
S00°55'08\"W 2659.03'
(BASIS OF BEARINGS)

LEGEND

- SECTION CORNER
- SET 5/8\" REBAR AND PLASTIC CAP STAMPED \"REEVE & ASSOCIATES\"
- SET STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- 10' PUBLIC UTILITY EASEMENT
- ADJOINING PROPERTY
- EXISTING FENCE
- RIGHT-OF-WAY CENTERLINE
- SECTION TIE LINE
- ROAD DEDICATION

Scale: 1\" = 80'



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°55'08\"W, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN AN EXISTING FENCE LINE AND ON A BOUNDARY LINE RECORDED AS ENTRY # 3028443, SAID POINT BEING S00°55'08\"W 176.70 FEET AND N89°04'52\"W 1326.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S01°01'05\"W ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT 843.44 FEET; THENCE S29°15'14\"W 52.94 FEET; THENCE S19°01'02\"W 95.77 FEET; THENCE N89°08'48\"W 145.83 FEET; THENCE S78°59'20\"W 63.03 FEET; THENCE N89°08'48\"W 150.13 FEET TO AN EXISTING FENCE; THENCE N00°48'46\"E ALONG AN EXISTING FENCE, 310.02 FEET; THENCE N00°37'53\"E ALONG AN EXISTING FENCE, 859.63 FEET TO THE CENTERLINE OF 2550 SOUTH STREET; THENCE S89°07'48\"E ALONG SAID CENTERLINE, 240.16 FEET; THENCE S00°43'34\"W 175.62 FEET; THENCE S89°08'48\"E 178.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 447.219 SQUARE FEET OR 10.267 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN. THE CENTERLINE OF 2550 SOUTH STREET WAS DETERMINED BY THE RECORD NORTH SECTION LINE. THE EAST LINE WAS PLACED ALONG THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3028443, THE WEST LINE WAS PLACED ALONG AN EXISTING ANCIENT FENCE LINE, WHICH MATCHES RELATIVELY WELL WITH THE DEED FOR THE SUBJECT PARCEL. THE SOUTH LINE IS A PHASE LINE FOR FUTURE DEVELOPMENT. ALL BOUNDARY CORNERS WERE SET WITH 5/8\" REBAR AND PLASTIC CAP STAMPED \"REEVE & ASSOCIATES\".

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1000.00'	106.42'	106.37'	53.26'	N03°46'29\"E	6°05'51\"
C2	970.00'	73.29'	73.27'	36.66'	N04°39'32\"E	4°19'45\"
C3	1030.00'	79.54'	79.52'	39.79'	N04°36'40\"E	4°25'29\"

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid
Recorded _____ At _____
In Book _____ Of The
Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **STAKER FARMS - PHASE 2** IN **WEST HAVEN, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND OPEN SPACE AS SHOWN HEREON AND NAME SAID TRACT, **STAKER FARMS - PHASE 2**, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND
CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES
THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND
CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES
THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **11-17-2020**
Name: **STAKER FARMS**
Phase: **PHASE 2**
Number: **3784-83**
Revision: _____
Scale: **1\"=80'**
Checked: _____



Reeve & Associates, Inc.
5100 SOUTH 1500 WEST, BENDALE, UTAH 84605
TEL: (801) 621-3100 FAX: (801) 621-2000 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

STAFF REPORT

TO: Planning Commission Members
FROM: Steve Anderson, City Planner
DATE: December 23, 2020
SUBJECT: Fiiz Drive Thru 4671 S Midland Dr.



The following staff report reviews the site plan for Fiiz Drive Thru 4671 S Midland Dr.

Background

Fiiz would like to locate a new drive thru on Midland Dr. this location is Zoned C-2. Staff feels this fit under coffee shop or Ice cream parlor, which is permitted. Restaurants are conditional use. The concerns this entity would have is the traffic flow which we will look at as part of the site plan. We do not see any reason for conditional approval with a public hearing.

Analysis

Attached are the plans submitted. We have had discussions with the building dept. and the Fire Marshall. From these discussions, the following points should be taken into consideration:

1. **Traffic Flow** – These businesses can have fairly long lines at times. They do have two ordering locations which helps. Looking at the plan, we feel they could widen the ingress/egress to 24 feet. This will not affect the detention.
2. **Fire**- The fire dept would like to see a concrete pad placed on Midland so they preserve their access for hoses, etc. This will prevent bushes or things blocking them if they park on Midland.
3. **Garbage enclosure**- We want to see the angle changed so you can pull in and then back out to turn around easier. We will show this on the site plan.
4. **Staff concerns from Public Works, Parks & Rec and the City Planner** – We need further explanation on the retaining wall. Sewer will go to North Davis, this is not on our sewer system.

Planning Options

- Grant approval as submitted.
- Grant Approval based on staff recommendations and other items that may come up in the meeting.



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 11/11/20

Address of Site: 4671 S Midland Drive Property Parcel # 08-550-0002

Applicant's Name: Matthew Pinder

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

Single Tenant Drive-thru and

Site plan design, be approved on 0.789 Ac of
(acreage)

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

Signed: [Signature] Date: 12/2/20
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

Percentage of Landscaping _____ Anticipated Parking spaces _____

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

<u>Planning Commission preliminary action</u> ☐ Approved ☐ Denied Date _____	<u>Scheduled for Planning Commission Agenda</u> <u>December 9, 2020</u> <u>Conditions:</u> _____ _____ _____ _____
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

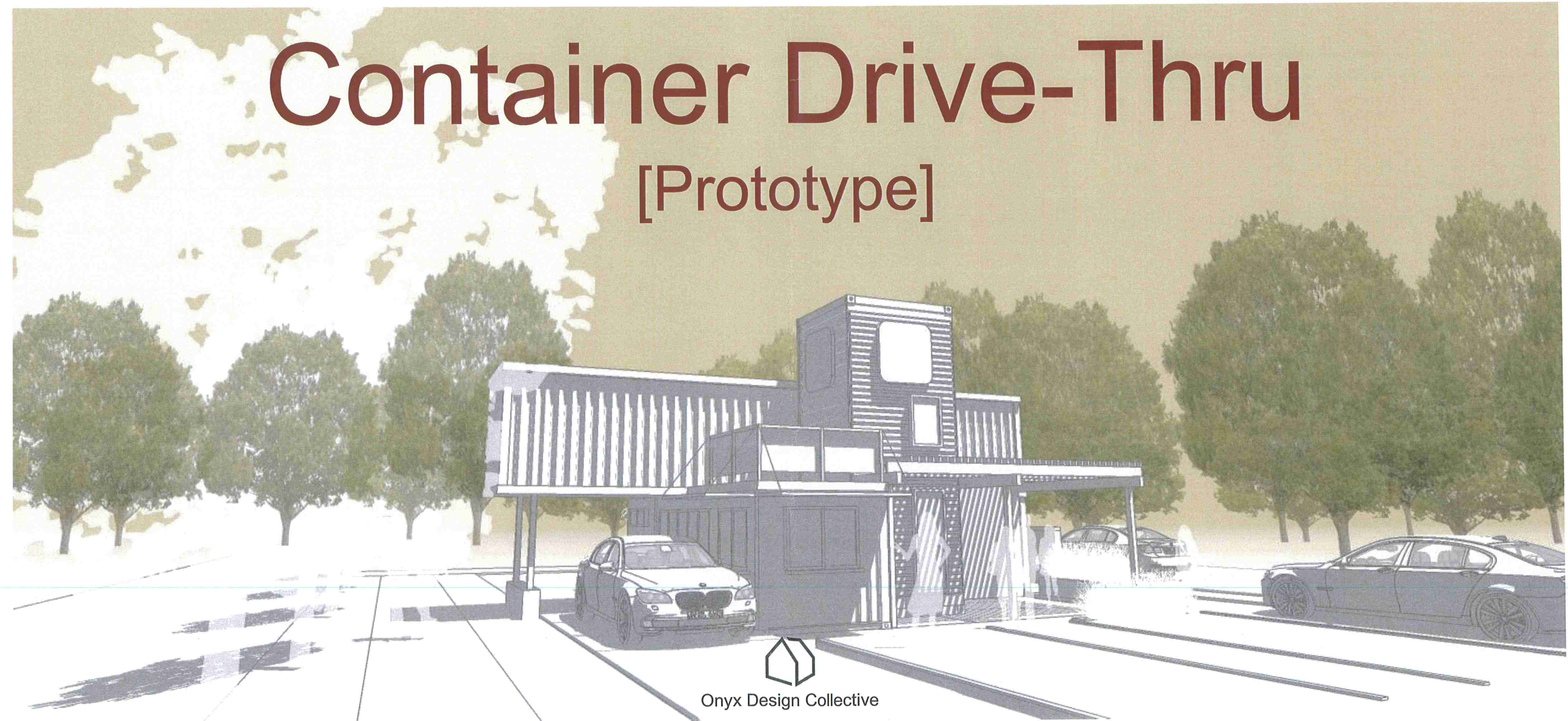
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		<u>PRELIMINARY</u>			<u>FINAL</u>
☐	☒	Affidavit of Understanding and Acceptance of Fees	☒	☐	Secondary Water Company
			☐	☐	Culinary Water Company
			☐	☐	Fire District
			☒	☐	UDOT Application Letter
			☐	☐	All other items required by City Planner

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



Container Drive-Thru

[Prototype]





ONYX
DESIGN
COLLECTIVE

VIEW 1



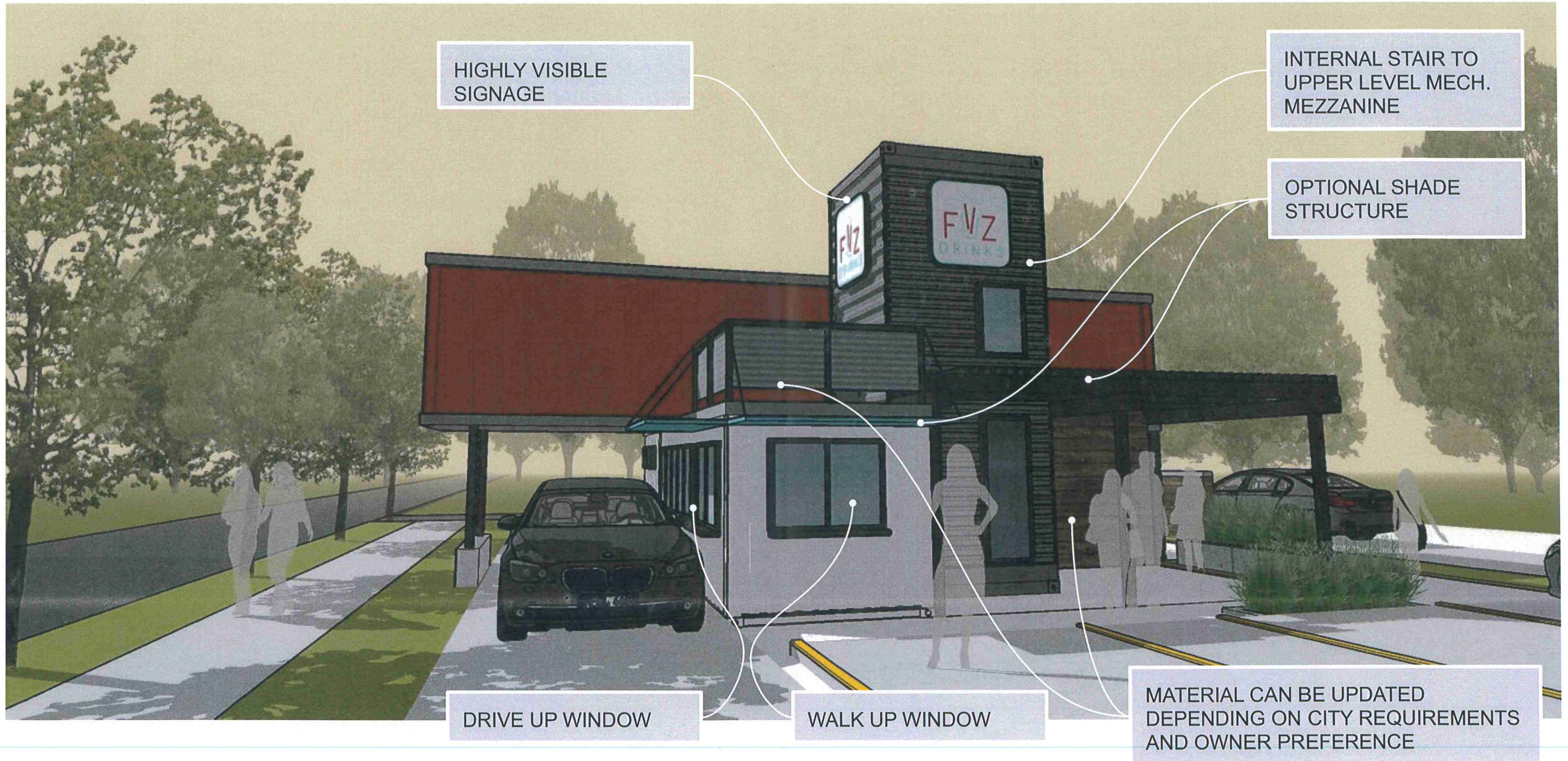
ONYX
DESIGN
COLLECTIVE

VIEW 1: NOTES



ONYX
DESIGN
COLLECTIVE

VIEW 2



ONYX
DESIGN
COLLECTIVE

VIEW 2: NOTES



ONYX
DESIGN
COLLECTIVE

VIEW 3



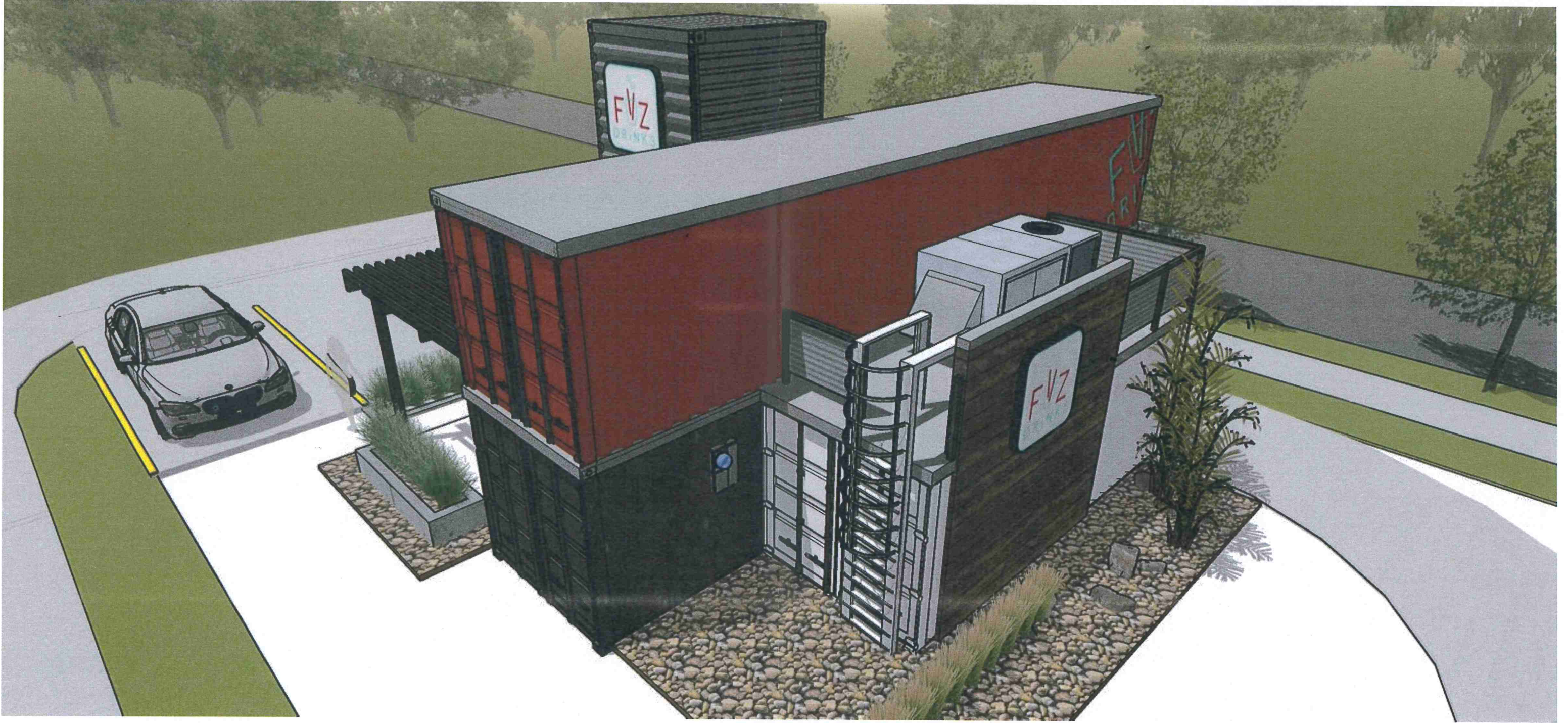
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VIEW 4



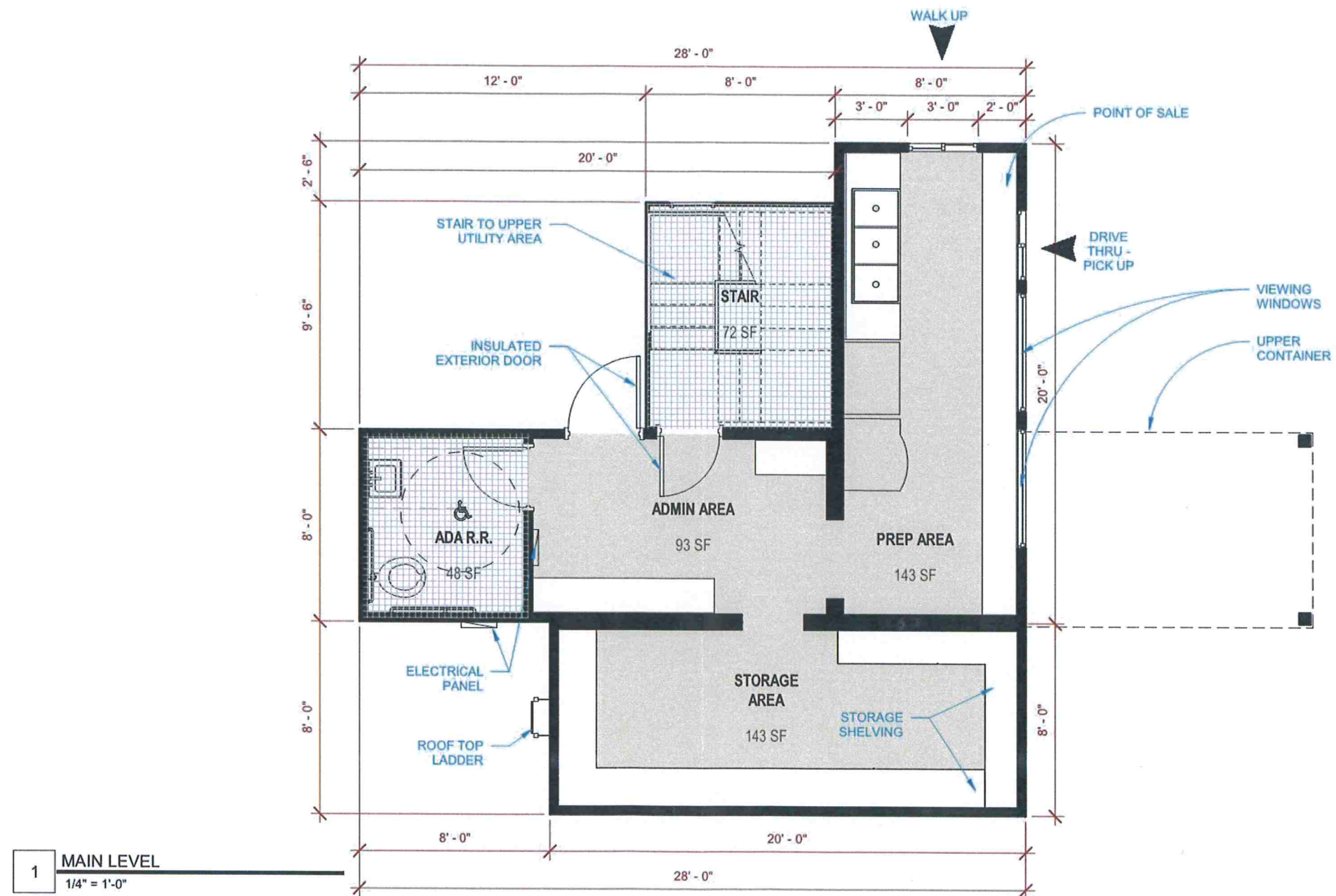
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VIEW 5



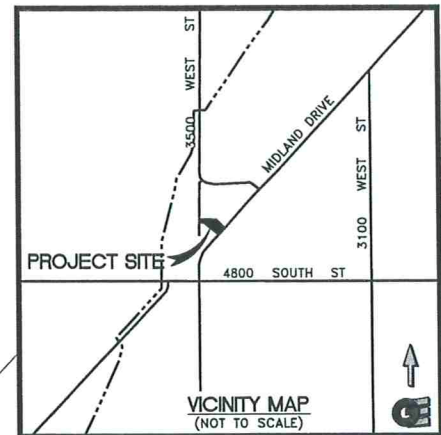
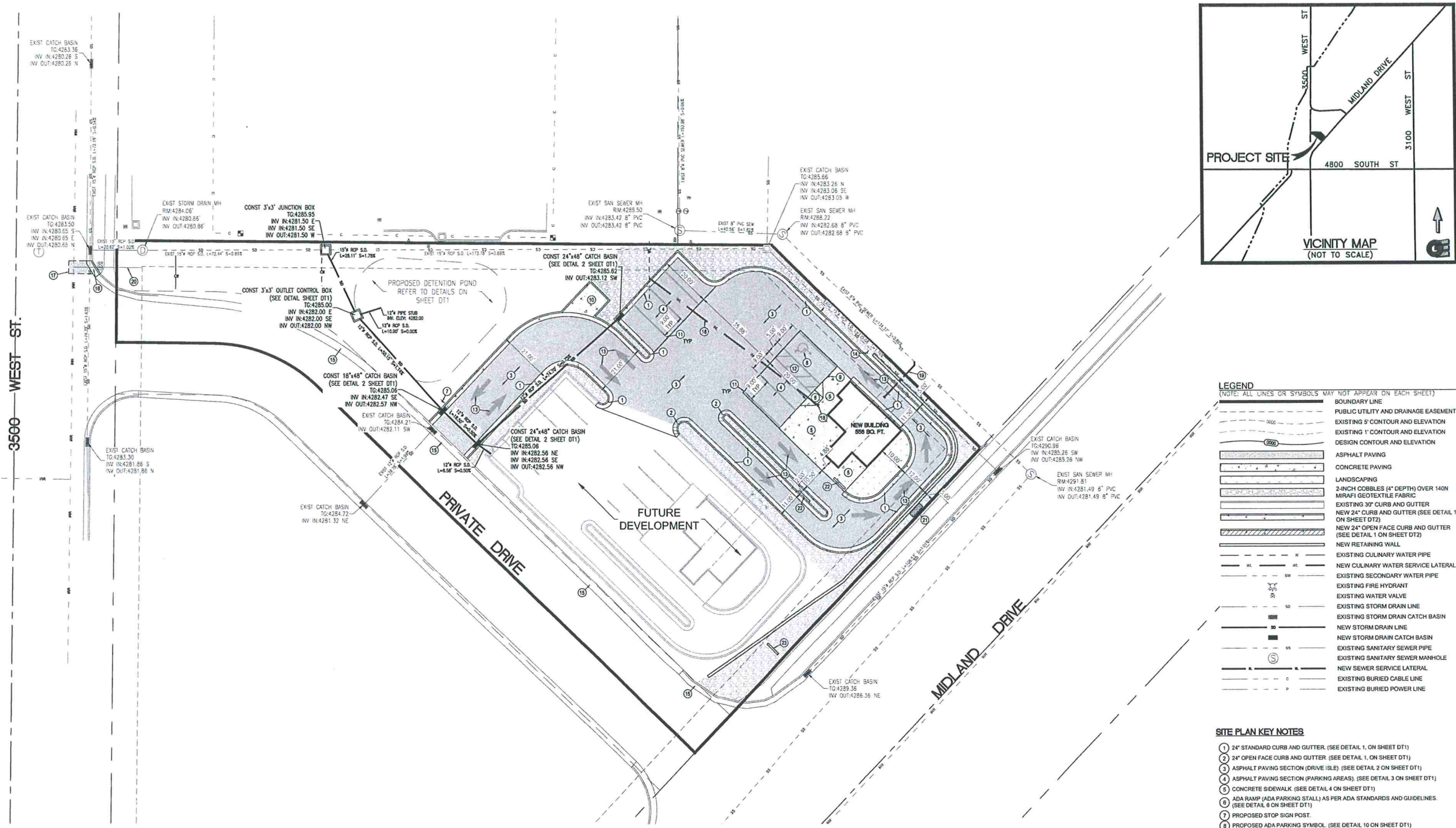
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VIEW 6



ONYX
DESIGN
COLLECTIVE

FLOOR PLAN



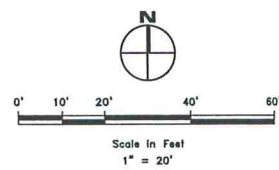
- LEGEND**
(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)
- BOUNDARY LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - EXISTING 6" CONTOUR AND ELEVATION
 - EXISTING 1" CONTOUR AND ELEVATION
 - DESIGN CONTOUR AND ELEVATION
 - ASPHALT PAVING
 - CONCRETE PAVING
 - LANDSCAPING
 - 2-INCH COBBLES (4" DEPTH) OVER 140N MIRAFI GEOTEXTILE FABRIC
 - EXISTING 30" CURB AND GUTTER
 - NEW 24" CURB AND GUTTER (SEE DETAIL 1 ON SHEET DT2)
 - NEW 24" OPEN FACE CURB AND GUTTER (SEE DETAIL 1 ON SHEET DT2)
 - NEW RETAINING WALL
 - EXISTING CULINARY WATER PIPE
 - NEW CULINARY WATER SERVICE LATERAL
 - EXISTING SECONDARY WATER PIPE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STORM DRAIN LINE
 - EXISTING STORM DRAIN CATCH BASIN
 - NEW STORM DRAIN LINE
 - NEW STORM DRAIN CATCH BASIN
 - EXISTING SANITARY SEWER PIPE
 - EXISTING SANITARY SEWER MANHOLE
 - NEW SEWER SERVICE LATERAL
 - EXISTING BURIED CABLE LINE
 - EXISTING BURIED POWER LINE

- SITE PLAN KEY NOTES**
- 24" STANDARD CURB AND GUTTER. (SEE DETAIL 1, ON SHEET DT1)
 - 24" OPEN FACE CURB AND GUTTER. (SEE DETAIL 1, ON SHEET DT1)
 - ASPHALT PAVING SECTION (DRIVE ISLE). (SEE DETAIL 2 ON SHEET DT1)
 - ASPHALT PAVING SECTION (PARKING AREAS). (SEE DETAIL 3 ON SHEET DT1)
 - CONCRETE SIDEWALK. (SEE DETAIL 4 ON SHEET DT1)
 - ADA RAMP (ADA PARKING STALL) AS PER ADA STANDARDS AND GUIDELINES. (SEE DETAIL 6 ON SHEET DT1)
 - PROPOSED STOP SIGN POST.
 - PROPOSED ADA PARKING SYMBOL. (SEE DETAIL 10 ON SHEET DT1)
 - PROPOSED ADA PARKING SIGN. (SEE DETAIL 9 ON SHEET DT1)
 - DUMPSTER ENCLOSURE (SEE ARCHITECT PLANS SHEET A102)
 - TYPICAL PARKING STRIPING TO BE 4" WHITE.
 - TYPICAL NO PARKING STRIPING (SEE DETAIL 9 ON SHEET DT1)
 - TYPICAL DIRECTIONAL ARROW PAVEMENT MARKINGS. (SEE DETAIL 7 ON SHEET DT1)
 - PROPOSED "DO NOT ENTER" SIGN
 - EXISTING CURB & GUTTER TO REMAIN
 - EXISTING CURB & GUTTER TO BE REMOVED AND REPLACED AS PER WEST HAVEN CITY STANDARDS
 - SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT FOR SECONDARY WATER LATERAL CONNECTION.
 - EXTEND 1/2" CULINARY WATER SERVICE LATERAL TO WITHIN 5' OF PROPOSED BUILDING.
 - CONNECT NEW 4" SEWER SERVICE LATERAL TO EXISTING SANITARY SEWER LINE AS PER NORTH DAVIS SEWER DISTRICT STANDARDS (MIN. 2% SLOPE)
 - INSTALL NEW SECONDARY WATER SERVICE LATERAL 10' INSIDE PROPERTY LINE AS PER ROY WATER CONSERVANCY DISTRICT STANDARDS
 - EXISTING POWER BOX TO BE PROTECTED IN PLACE. THE CONTRACTOR SHALL COORDINATE WITH ROCKY MOUNTAIN POWER TO ADJUST ANY POWER LINES ON SITE
 - INSTALL ORDER KIOSK AND MENU BOARD. (REFER TO ARCHITECTURAL PLANS)
 - INSTALL 2-PANEL MONUMENT SIGN. (REFER TO ARCHITECTURAL PLANS)

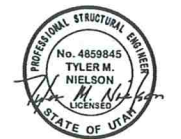
- SITE PLAN GENERAL NOTES**
- STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
 - ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
 - ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
 - ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
 - MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/2" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5.
 - ASILE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
 - BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
 - SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
 - ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
 - MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 15% (PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS).
 - NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
 - PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.

TABULATION TABLE	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	14,055	.32	100%
TOTAL BUILDING AREA	556	.01	3.96%
TOTAL IMPERVIOUS AREA	9,739	.22	69.29%
LANDSCAPE AREA (SOD)	282	.006	2.00%
2-INCH COBBLES AREA	3,478	.08	24.75%

TOTAL NUMBER OF PARKING SPACES: 6
(INCLUDING 1 ADA PARKING SPACE)



ONYX DESIGN COLLECTIVE
663 Oak Lane
Kaysville, UT 84037
(801) 699-7801
kinley@onyxdesigncollective.com
www.onyxdesigncollective.com



FIIZ DRINKS
WORTH DEVELOPMENT
4671 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH
SITE DESIGN

Rev #	Date	Description
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NOTE: THIS DRAWING IS INTENDED FOR A 24"x36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

Job #
Date 12-15-2020
Owner:
WORTH DEVELOPMENT

SITE PLAN

C3

STAFF REPORT

TO: Planning Commission Members
FROM: Steve Anderson, City Planner
DATE: December 23, 2020
SUBJECT: Rezone request for 3478 Midland Dr.



The following staff report reviews the zoning petition by Tasha Facer to change a A-1 parcel to C-2. At the location referenced above.

Background

Ms. Facer is asking the City to rezone this parcel to C-2, the City's General Plan shows this property to be C-2

Analysis

Attached is a concept that Ms. Facer is proposing. They do not want to build, but use the existing house as a business. They will add parking.

The following points should be taken into consideration:

1. **Master Plan compatibility** – this is in compliance.
2. **Staff concerns from Public Works, Building Dept. and the City Planner** – Building has concerns that when they change the home to a business that the proper building permits are applied for to ensure it will meet code. All utilities are available.

Planning Options

Based on the review of the merits of the request, the PCI has several options available. These include:

- **Grant approval for C-2 or deny rezoning outright in whole or in part.**
- **Grant Approval based on meeting the general plan.**



ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Owners Name : Tasha Fager

Property Address: 3470 Midland DR Parcel # 000280032

Comments: Wanting to have my business gypsy
soul. Wanting to change to commercial.

Existing Zone A1 Proposed Zone C2 No. of acres/Sq. Ft. .50

What use is requested Commercial

Fee – Zoning Map Amendment

Residential

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$5.00 for each additional acre or part thereof, and \$100.00 for the city review.

Commercial

\$100.00 plus \$50.00 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.

Planning Commission action

☐ Approved ☐ Denied Date _____

City Council action

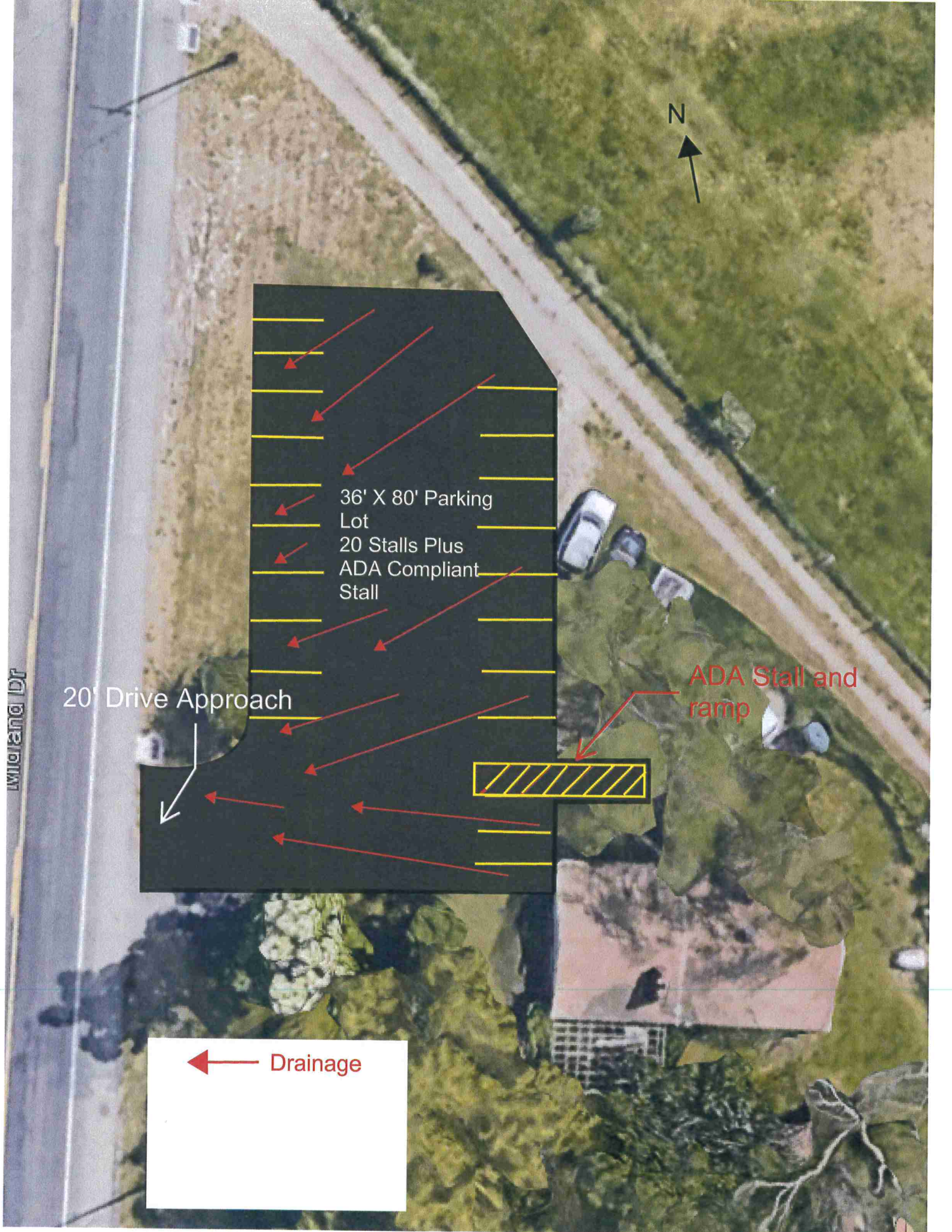
☐ Approved ☐ Denied Date _____

Scheduled for Planning Commission Agenda

December 23, 2020

Conditions:

Date Received: 12/7/2020



36' X 80' Parking
Lot
20 Stalls Plus
ADA Compliant
Stall

ADA Stall and
ramp

20' Drive Approach

← Drainage

WINDING DR

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Chapter 16 Agricultural Zone A-1

16.02 Purpose And Intent

16.04 Agriculture Preferred Use

16.06 Permitted Uses

16.08 Permitted Use Requiring Two (2) Acres Minimum Lot Area

16.10 Permitted Uses Requiring Five (5) Acres Minimum Lot Area

16.12 Conditional Uses

16.14 Site Development Standards

16.16 Subdividing Lots In A Platted Subdivision

16.18 Sign Regulations

16.20 Definitions

16.30 Regulations For Temporary Storage Units, Containers And Structures

16.02 Purpose And Intent

The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

16.04 Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-1. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

16.06 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use.
2. Agriculture, agricultural experiment station; apiary; aviary; aquarium.
3. Animals or fowl, ~~kept for family food production as an accessory use.~~ as outlined in Chapter 63 Animal Keeping
4. Cemetery; ~~chinchilla raising~~; child day care, convalescent, or rest home.
5. Church, synagogue, or similar building used for regular religious worship.
6. Cluster subdivision in accordance with Zoning Ordinances of the City of West Haven.
7. Corral, stable or ~~building~~ loafing shed for keeping animals or fowl, ~~provided, such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line.~~ as outlined in Chapter 63 Animal Keeping
8. Fruit or vegetable stand for produce grown on the premises only.
9. Golf course, except miniature golf course.
10. Home occupation.
11. Greenhouse, and nursery limited to sale of materials produced on premises and with no retail shop operation.
12. Household pets.
13. Parking lot accessory to uses allowed in this zone.
14. Planned Residential Unit Development In accordance with WHZC Chapter 32.
15. Private park, playground or recreation area but not Including privately owned commercial amusement business.
16. Private stables; horses for private use only, ~~provided that not more than two (2) horses may be kept for each one-half (1/2) acres within any lot.~~ as outlined in Chapter 63 Animal Keeping
17. Public building; public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given ~~in~~ in public schools.
18. Residential Facility ~~for~~ for Handicapped Persons meeting the requirements of WHZC Chapter 42.
19. Single family dwelling.
20. Sugar beet loading or collection station.

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21. Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

16.08 Permitted Use Requiring Two (2) Acres Minimum Lot Area

1. Two family dwelling.

16.10 Permitted Uses Requiring Five (5) Acres Minimum Lot Area

- ~~1. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and said is produced on the premises.~~
- ~~2. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs, or beaver.~~
3. 1. Fruit and vegetable storage and packing plant for produce grown on premises.
- ~~4. The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.~~
- ~~5. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:~~
 - ~~1. not exceed a density of twenty five (25) head per acre of used land;~~
 - ~~2. be carried on during the period of September 15 through April 15 only.~~
 - ~~3. be not no closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel or land; and~~
 - ~~4. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.~~
6. 2. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income.
7. 3. Farm animal raising as outlined in Chapter 63 Animal Keeping

16.12 Conditional Uses

The following shall be permitted only when authorized by a Conditional Use Permit obtained as provided in WHZC Chapter 34.

1. Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
2. Circus or transient amusement.
3. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of so.
4. Private park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business.
5. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre.
6. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.

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7. Public Utility Facilities, including but not limited to substations, culinary water treatment and or storage facilities developed by a public agency meeting the requirements of WHZC Chapter 46 as well as standards of the State of Utah. Waste Water treatment or disposal facilities are excluded.
8. Radio or Television station or tower.
9. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
10. School Bus-parking, provided the vehicle is parked at least 30 feet from a public street.
11. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.
12. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.
13. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property.

16.14 Site Development Standards

			Permitted and Conditional Uses	Permitted Uses Requiring 2&5 Acres Minimum
Minimum lot area			20,000 sq ft	2 acres 5 acres
Minimum lot width			150 Ft Over 40,000 sq ft 125 Ft - 20-40,000 sq ft	150 ft
Minimum yard setbacks				
	Front		Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way abuts the affected property.
	Side			
		Dwelling	10 feet with total of two side yards not less than 24 feet	
		Other main bldg	20 ft each side	20 ft each side

DRAFT

		Accessory bldg	10 feet except one ft if located at least	
	Side, facing street corner lot		20 feet	20 feet
	Rear			
		Main bldg	30 feet	30 feet
		Accessory bldg	one foot except 10 feet where accessory bldg. on a corner lot rears on side yard	
Building Height				
	Minimum		one story	one story
	Maximum		2 1/2 stories or 35 ft	2 1/2 stories or 35 ft

16.16 Subdividing Lots In A Platted Subdivision

In order to subdivide any existing lot in a platted subdivision in an A-1 zone, the parcel to be subdivided must:

1. contain not less than 80,000 square feet before the proposed division,
2. the density cannot be increased beyond that of the then existing zone.

16.18 Sign Regulations

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in WHZC Chapter 56.

1. Business Signs — for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.
2. Name Plates — flat or wall type.
3. Identification and Information Signs — directional, flat, freestanding, projecting, temporary or wall type signs.
4. Property Signs — directional, flat, freestanding, projecting temporary or wall type signs.
5. Service Signs — directional, flat, freestanding, or projecting type signs.

16.20 Definitions

For the purpose of application of the requirements of this section, A-1 Zone, One Acre is 40,000 sq ft and 1/2 Acre is 20,000 sq ft.

16.30 Regulations For Temporary Storage Units, Containers And Structures

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16.30.010 Enforcement And Fines

1. 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 Planning Commission.
2. 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 Planning Commission.
3. 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.

HISTORY

Adopted by Ord. 23-2020 on 6/17/2020

16.30.010 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.
 1. For the first violation within any 12-month period, the penalty shall be \$500.
 2. For a second violation within any 12-month period, the penalty shall be \$750.
 3. 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.
 4. 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.
3. This ordinance shall be enforced based upon the geographical map dated Friday April 10, 2020, for any complaints about preexisting non-conforming uses.

HISTORY

Adopted by Ord. 23-2020 on 6/17/2020

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Chapter 18 Agricultural Zone A-2

18.02 Purpose And Intent

18.04 Agriculture Preferred Use

18.06 Permitted Uses

18.08 Permitted Uses Requiring Five (5) Acres Minimum Lot Area

18.10 Conditional Uses

18.12 Site Development Standards

18.14 Subdividing Lots In A Platted Subdivision

18.16 Permitted Signs

18.16.010 Regulations For Temporary Storage Units, Containers And Structures

18.02 Purpose And Intent

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural should be promoted and preserved.

18.04 Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

18.06 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use.
2. Agriculture, agricultural experiment station; apiary; aviary; aquarium.
3. Animals or fowl, ~~kept for family food production as an accessory use.~~ as outlined in Chapter 63 Animal Keeping
4. Cemetery; child day care.
5. Church, synagogue or similar building used for regular religious worship.
6. Cluster subdivision in accordance with Zoning Ordinances of the City of West Haven.
7. Corral, stable or building for keeping animals or fowl, ~~provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty five (25) feet from any rear or side lot line.~~ as outlined in Chapter 63 Animal Keeping
8. Fruit or vegetable stand for produce grown on the premises only.
9. Golf course, except miniature golf course.
10. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.
11. Home occupation.
12. Household pets.
13. Parking lot accessory to uses allowed in this zone.
14. Planned Residential Unit Development in accordance with WHZC Chapter 34.
15. Private park, playground or recreation area, but not including privately owned commercial amusement business.
16. Private stables, horses for private use, ~~only and provided that not more than two (2) horses may be kept for each one half (1/2) acre within any lot.~~ as outlined in Chapter 63 Animal Keeping
17. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools.
18. Single family dwelling.
19. Sugar beet loading or collection station and dump sites.
20. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.
21. ~~Chinchilla raising.~~

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18.08 Permitted Uses Requiring Five (5) Acres Minimum Lot Area

- ~~1. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises.~~
- ~~2. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.~~
3. 1. Golf driving range.
4. 2. Grain storage elevators.
- ~~5. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.~~
6. 3. Public stables.
- ~~7. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:~~
 - ~~1. not exceed a density of forty (40) head per acre of used land;~~
 - ~~2. be carried on during the period of September 15 through April 15 only;~~
 - ~~3. be not closer than two hundred (200) feet to any dwelling, public or semi public building on an adjoining parcel of land; and,~~
 - ~~4. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.~~
8. 4. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income.
9. 5. Farm animal raising as outlined in Chapter 63 Animal Keeping

18.10 Conditional Uses

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in WHZC Chapter 34.

1. Airports, private and commercial.
2. Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
3. Circus or transient amusement.
4. Commercial campgrounds and picnic areas meeting the requirements of West Haven.
5. Correctional institution.
6. Gun club; greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
7. Mines, quarries, gravel pits in accordance with West Haven excavation Ordinance.
8. Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.
9. Horse racing and training track, cutter racing track, including indoor concessions as an accessory use.
10. Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business.
11. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre.

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12. Public Utility Facilities, including but not limited to substations, culinary water treatment and/or storage facilities developed by a public agency meeting the requirements of WHZC Chapter 46 as well as standards of the State of Utah. Waste Water treatment or disposal facilities are excluded.
13. Radio or television station or tower.
14. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
15. Residential Facilities for Handicapped Persons meeting the requirements of WHZC Chapter 42.
16. Rodeo grounds.
17. School bus-parking, provided the vehicle is parked at least 30 feet from a public street.
18. Skeet shooting range.
19. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.
20. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than two acres in an area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.
21. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off premise contract work by the owner resident of property.
22. Turf horse jumping course.

18.12 Site Development Standards

		PERMITTED & CONDITIONAL USES	PERMITTED USES REQUIRING FIVE ACRES
Minimum lot area			
	Single Family Dwelling	40,000 sq ft	
	Other	Two Acres	Five Acres
Minimum lot width		150 feet	300 feet
Minimum yard setbacks			
	Front	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.

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	Side		
	dwelling	10 feet with total width of two	
	other main bldg	20 feet each side, 10 feet except one foot if located at least six (6) feet in rear of main bldg	
	Side facing street	20 feet	20 feet
	Rear		
	main bldg	30 feet	30 feet
	accessory bldg	one foot except 10 ft where accessory building area on a corner lot rears on side yard of an adjacent lot	
Building Height			
	Minimum	one story	one story
	Maximum	2 1/2 stories or 35 feet	2 1/2 stories or 35 feet

18.14 Subdividing Lots In A Platted Subdivision

In order to subdivide any existing lot in a platted subdivision in an A-2 zone, the parcel to be subdivided must:

1. contain not less than 80,000 square feet before the proposed division,
2. the density cannot be increased beyond that of the then existing zone.

18.16 Permitted Signs

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in WHZC Chapter 56.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.
2. Name Plates - flat or wall type.
3. Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs.
4. Property Signs - directional, flat, freestanding, projecting, temporary or wall type signs.
5. Service Signs - directional, flat, freestanding or projecting type signs.
6. Off Premise Sign, Advertising - directional flat, freestanding, projecting, roof or wall type signs.

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18.16.010 Regulations For Temporary Storage Units, Containers And Structures

18.16010.0100

Enforcement

And

Fines

1. 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 Planning Commission.
2. 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 Planning Commission.
3. 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.

HISTORY

Adopted by Ord. [23-2020](#) on 6/17/2020

18.16010.0100 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.
 1. For the first violation within any 12-month period, the penalty shall be \$500.
 2. For a second violation within any 12-month period, the penalty shall be \$750.
 3. 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.
 4. 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.
3. This ordinance shall be enforced based upon the geographical map dated Friday April 10, 2020, for any complaints about preexisting non-conforming uses.

HISTORY

Adopted by Ord. [23-2020](#) on 6/17/2020