



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

AMENDED

October 27, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **OCTOBER 27, 2021** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM** WORK SESSION **6:00 PM** REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/87606297308](https://us06web.zoom.us/j/87606297308) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/81914520697](https://us06web.zoom.us/j/81914520697) OR WATCH US LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCeeQnQBTFZJWtGopHMCNCBA](https://www.youtube.com/channel/UCeeQnQBTFZJWtGopHMCNCBA)

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ACTION ON MINUTES- OCTOBER 13, 2021**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **FINAL SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSON**
6. **FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD**
7. **DISCUSSION AND POSSIBLE ACTION-AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS**
8. **ADJORNMENT**

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: csully@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 OCTOBER 27, 2021

@

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. Agenda Items
2. Staff items
3. Second Planning Commission Meeting in November Discussion



Planning Commission Meeting Minutes
October 13, 2021 6:00 P.M.

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

Present: *Darin Deem* *Chairman*
 Becky Roundy *Vice Chair*
 Kirt Nalder *Commission Member*
 Natalie Wilson *Commission Member*
 Scott Epperson *Commission Member*
 Andrew Reyna *Commission Member*

Staff Present: *Charis Sully* *Deputy Recorder*
 Shari Phippen *Community Development Director*
 Amy Hugie *Attorney*

Absent: *Melinda Stimpson* *Commission Member*

5:00 WORK SESSION

Shari Phippen explained that the subdivision ordinance needs to be amended to how a clearer process to avoid future problems.

AGENDA

- 1. PLEDGE OF ALLEGIANCE**
- 2. INVOCATION**
- 3. ACTION ON MINUTES- SEPTEMBER 22, 2021**
- 4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
- 5. DISCUSSION AND ACTION-CONDITIONAL USE PERMIT FOR A FUELING CENTER AND CAR WASH AT APPROX. 4000 S 3500 W (SOUTHWEST CORNER)-HOLIDAY OIL**
- 6. PRELIMINARY SITE PLAN APPROVAL-HOLIDAY OIL AT APPROX. 4000 S 3500 W (SOUTHWEST CORNER)-HOLIDAY OIL**
- 7. PRELIMINARY SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSON**
- 8. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD**
- 9. FINAL SUBDIVISION APPROVAL-THE FIELDS AT GREEN FARM PH 4 AT APPROX. 4416 W 3600 S-MARK STAPLES**
- 10. FINAL SUBDIVISION APPROVAL- THE MEADOWS AT GREEN FARM PH 2 AT APPROX. 4416 W 3600 S-MARK STAPLES**
- 11. FINAL SUBDIVISION APPROVAL- THE COURTYARD AT GREEN FARM PH 3 AT APPROX. 4416 W 3600 S-MARK STAPLES**
- 12. FINAL SUBDIVISION APPROVAL-WESTRIDGE ESTATES AT 4950 W 3300 S-STILLWATER CONSTRUCTION**
- 13. PUBLIC HEARING-AMENDING THE PATIO HOME ORDINANCE**
- 14. ACTION ON PUBLIC HEARING-AMENDING THE PATIO ORDINANCE**
- 15. ACTION ON PUBLIC HEARING- PROPOSED LIGHTING ORDINANCE**
- 16. ADJOURNMENT**

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

1. PLEDGE OF ALLEGIANCE was offered by Commission Member Roundy

2. INVOCATION was offered by Commission Member Epperson

3. ACTION ON MINUTES- SEPTEMBER 22, 2021

Commission member Wilson stated that item #6 the sentence needs to be completed.

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

Commission member Reyna entered the meeting at 6:05

4. DISCUSSION AND ACTION-CONDITIONAL USE PERMIT FOR A FUELING CENTER AND CAR WASH AND PRELIMINARY SITE PLAN APPROVAL-HOLIDAY OIL AT APPROX. 4000 S 3500 W (SOUTHWEST CORNER)-HOLIDAY OIL

Shari stated that a landscaping plan, a sign package, and a lighting plan need to be submitted for final approval. UDOT access was discussed, and Mr. Neel stated that they would most likely have a right in and a right out on 4000 S and they have their conditional use permit submitted to UDOT.

Chairman Deem asked if the drainage goes to the East.

Mr. Neel stated that it does.

Mr. Neel stated that they are using approximately 2.1 acres of the 5 acres for the gas station and car wash but they do not know what they will be doing with the remaining portion of the property right now.

Chairman Deem asked how many feet from the entrance is from 4000 S on the 3500 W side.

Mr. Neel said about 100'

Commission member Roundy asked if there is a fence behind the building.

Mr. Neel said it is just curbing.

Commission member Roundy asked if there will be an air pump there.

Mr. Neel said there is and it is free.

Commission member Epperson asked if there will be curb and gutter on 3500.

Mr. Neel said there will be. It will go to the end of the property.

Commission member Nalder made a motion to grant preliminary approval on the conditional use permit and approval of the site plan for Holiday Oil on the corner of 4000 S 3500 W with the following requirements, they follow staff recommendations submit a landscape plan that meets the requirements of West Haven City zone 5.08.3 submit a site plan that shows all location of any and all garbage refuse and equipment, submit a sign package that complies with West Haven Zone regulations regarding signs, submit a plan for hours of operation for business, submit a lighting plan which shows containment of light within the project . 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; the vote was unanimous.

5. PRELIMINARY SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSON

Brett Johnson was present for this item

Shari reported that with the addition there is not an increase in the non-conformity of the use because it is replacing what they have demoed. Because of the way the building faces, the existing building is the only building that faces the street so the requirement of 60/40 of primary and secondary materials does not actually apply. The materials that they will be using are suitable. The only issue that is outstanding is that they obtain a demolition permit from the city. Commission member Epperson asked about the issues with the Health Department.

Shari stated that is an issue with the storm water and with be a separate item but they are working with the Health Department to get soil samples.

Commission member Wilson made a motion to grant preliminary site plan for Frontline Concrete Addition at 1997 S 1550 W with the notation that no building permit will be issued until a demolition permit has been secured and demolition is complete and cleared from the site. Commission member Roundy seconded the motion.

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

6. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD

No one was present for this item.

Commission member Roundy made a motion to table final subdivision approval for Staker Farm Ph 3

Commission member Wilson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

7. FINAL SUBDIVISION APPROVAL-THE FIELDS AT GREEN FARM PH 4 AT APPROX. 4416 W 3600 S-MARK STAPLES

Jake Jones was present for this item.

Shari stated that they need to go back and do some work on the density and re-submit so it complies with the housing type and density.

Mr. Jones suggested moving the open space portion to a different phase to allow for the density presented.

Shari said that would work.

Shari stated that the width and size of the lots are compliant.

Commission member Nalder made a motion to grant final subdivision approval for Fields at Green Farms Ph 4. at approx. With the following that they reposition the open space into another phase to not conflict with the MDA.

Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

8.FINAL SUBDIVISION APPROVAL-THE MEADOWS AT GREEN FARM PH 2 AT APPROX. 4416 W 3600 S-MARK STAPLES

Jake Jones was present for this item.

Shari said she had some minor concerns with the language in the owner's dedication.

Commission member Roundy made a motion to grant final subdivision approval for the Meadows at Green Farm Ph 2 at approx. 4416 W 3600 S. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

9.FINAL SUBDIVISION APPROVAL- THE COURTYARD AT GREEN FARM PH 3 AT APPROX. 4416 W 3600 S-MARK STAPLES

Jake Jones was present for this item.

Shari stated that the language needs to be cleaned up in the owner's dedication.

Chairman Deem asked if the road was a different width that runs into 3490 S between lot 438 and 439.

Mr. Jones stated that there is a difference. It is because of the type of homes.

Mr. Jones stated that there are not public roads in this phase and that was a mistake on the final plat.

Chairman Deem asked if the Fire Department was okay with the dead end at the end of unit 562 and 563.

Shari said she has not talk to Chief Reed about it but she believes they will have adequate access form the front.

Commission member Roundy made a motion to grant final subdivision approval for the Courtyard at Green Farms Ph. 3 with the provision that they change all the private roads to public on the plat. Commission member Wilson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

10.FINAL SUBDIVISION APPROVAL-WESTRIDGE ESTATES AT 4950 W 3300 S-STILLWATER CONSTRUCTION
Justin Nielson was present for this item.

Shari asked if this was going to be phased.

Mr. Nielson stated that it is and the other 8 lots will come later.

Shari stated that this plat does not comply with the ordinance, it is too dense.

There was a discussion about density.

Commission member Epperson stated that there can be no driveways onto 3300 S and that should be noted on the plat.

Commission member Nalder made a motion to table final subdivision approval for Westridge Estates. Commission member Epperson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Darin, aye; Commission member Wilson, aye; the vote was unanimous.

11.PUBLIC HEARING-AMENDING THE PATIO HOME ORDINANCE

There was a discussion about whether they should be using 40,000 sq ft for an acre or 20,000 for half an acre or using a true acre.

Commission member Nalder explained why the 40,000 sq ft is being used.

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

No one spoke on this item.

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

12.ACTION ON PUBLIC HEARING-AMENDING THE PATIO ORDINANCE

There was a discussion about what the lot size should be and the density that would be allowed.

Commission member Epperson made a motion to approve the patio ordinance with the notation under 31.04 building requirements # 4 to say the sq ft of an acre be 40,000 sq ft. Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

13.ACTION ON PUBLIC HEARING- PROPOSED LIGHTING ORDINANCE

Chairman Deem said that on page 4 item B-4, the words "or directed downward" need to be added.

There was a discussion about how tall a commercial light is.

Commission member Wilson made a motion to send the proposed lighting ordinance to city council with the clarification that outdoor wall pack style fixtures are okay if they aim downward if they are not shielded. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

14. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 8:19 PM Commission member Stimpson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

Planning Commission Staff Review Memo

October 13, 2021

Shari Phippen, Community Development Director



Frontline Concrete Pumping

Request: Give site plan approval

Property Address: 1997 South 1550 West

Property Zone: C-3

Property Size: 2.15 acres

Applicant: Chad Spencer, EA Architecture

Governing Document(s): West Haven City Zoning Code "Design Review"

Decision Type: Administrative

Staff Recommendation: Staff recommends the Commission grant site plan approval.

There are no additional items for staff to review/recommend, as no changes were needed from preliminary to final site plan.

Staff Recommendation

Because this is an administrative decision, it is the Commission's role to review the proposal and determine whether it complies with the plain language of the governing ordinance(s).

As a non-conforming use, the project cannot increase the non-conformity beyond what already exists on the site. The addition is equal in size to what is being demolished, so the intensity of use has not increased. However, no further buildings or structures, including additions to existing structures, should be approved on this site unless a structure is being removed of equal or greater size.

As the developer has satisfied the requirements of code, I would recommend approving the site plan, with one condition:

- 1- No building permit will be issued until a demolition permit has been secured and until demolition is complete and cleared from the site.

This existing office area is stucco, cmu and rock wainscot

This existing metal panel will be replaced with a metal to match the photo on the 2nd picture. The new warehouse will be located to the left (north) of this area.



Existing metal panel. The new building will be skinned to match this building.



Planning Commission Staff Review Memo

October 27, 2021

Shari Phippen, Community Development Director



Staker Farms- Final Plat

Request: Approval of the final plat for Staker Farms, Phase 3 (32 Lots)

Property Address: Approx. 2850 South 3700 West

Property Zone: R-2

Property Size: 14.7

Applicant: Castle Creek Homes (Bryce Thurgood)

Governing Document(s): WHZC

Decision Type: Administrative

Staff Recommendation: Approve the final plat for Phase 3 of Staker Farms, with the condition outlined in staff review.

Public Hearing Posting: No public hearing is required

This item was on the 10/13 agenda, but was tabled, as the applicant did not attend. No comments have been added since that time.

Background/MDA Review

The original master development agreement (MDA) for Staker Farms was approved by the City Council on June 9, 2019. At that time, the Council approved the preliminary plat for the entire project. Since that time, two phases have been presented to the City for approval, with this being the third.

The final plat that is before the Commission this evening is consistent with the size and layout of the preliminary plat that was approved by the Council with the original MDA. Although the lot numbering has changed, and the number of lots in the phase has changed, the density of the project and the sizes of these lots remain identical to what was approved.

The arrangement of the lots in the approved MDA supercedes zoning requirements on lot width. There is plenty of room on the lots that they can still meet the required minimum setbacks on all sides of the lot, so no adjustments will occur there, and this is reflected on the plat.

Planning Commission Action

WHC 15.04 vests the Planning Commission with the authority to review and approve final plats for phases of subdivisions throughout West Haven City. As this is an administrative action, the Commission's role is to review the governing documents and ensure that the proposal is consistent with the standards and guidelines outlined in those documents.

Upon review of the subdivision plat, the Commission may:

- 1- Approve the final plat for Phase 3

- 2- Approve the final plat with any appropriate conditions
- 3- Deny the final plat

Staff Review

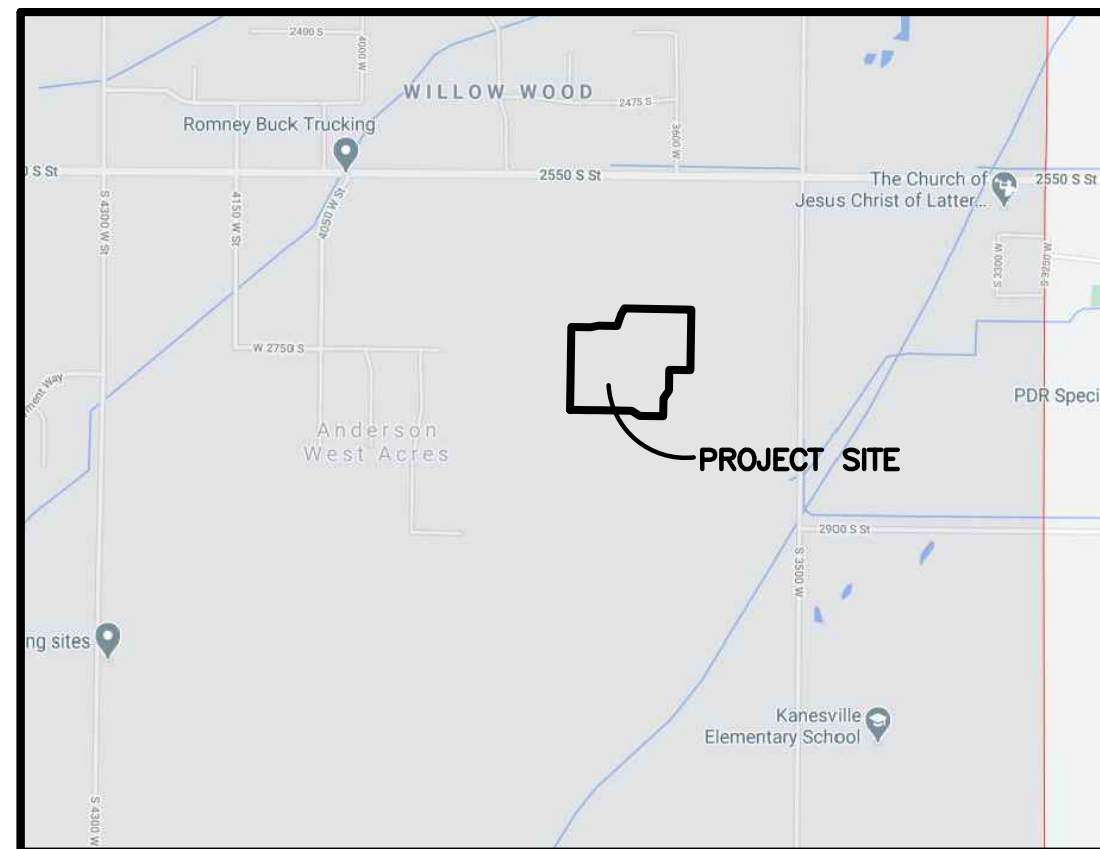
My review of the final plat only indicates one problem. As presented, 3600 West does not have a temporary turnaround at the North end of the street. As it is longer than 150', the developer should provide a temporary turnaround of some kind where it dead ends into the parcel owned by Wayne Properties, LLC (Parcel 15-088-0035).

As the plat for Phase 3 is consistent with the terms and conditions of the MDA, it is staff's recommendation that the Commission approve the plat, subject to the following condition:

- 1- Prior to releasing the plat for recording in the office of the Weber County Recorder, the developer should provide the City with plans and drawings related to the required emergency turnaround on 3600 West.

STAKER FARMS - PHASE 3

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
JUNE, 2021



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, SAID POINT BEING S00°55'08"W 1021.04 FEET AND N89°04'52"W 805.57 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S00°55'10"W 472.24 FEET; THENCE N89°08'48"W 165.26 FEET; THENCE S00°51'12"W 164.70 FEET; THENCE S36°09'41"W 73.52 FEET; THENCE S00°51'12"W 140.00 FEET; THENCE N89°08'48"W 184.92 FEET; THENCE N55°27'24"W 72.11 FEET; THENCE N89°08'48"W 481.83 FEET; THENCE N00°48'41"E 647.92 FEET TO THE SOUTHERLY LINE OF LOT 211 OF STAKER FARMS PHASE 2; THENCE ALONG THE SOUTHERLY LINE OF STAKER FARMS PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) S89°08'48"E 150.13 FEET; (2) N78°59'20"E 63.03 FEET; AND (3) S89°08'48"E 145.83 FEET TO THE EASTERLY LINE FO SAID STAKER FAMS PHASE 2; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) N19°01'02"E 95.77 FEET; AND (2) N29°15'14"E 52.94 FEET; THENCE S88°58'55"E 522.85 FEET TO THE POINT OF BEGINNING.

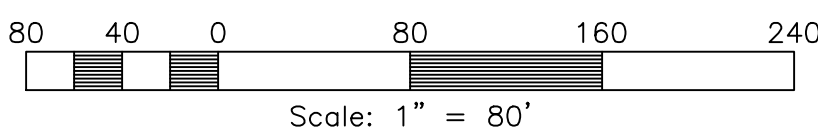
CONTAINING 640,644 SQUARE FEET OR 14.707 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN. THE WEST LINE WAS PLACED ALONG AN EXISTING ANCIENT FENCE LINE, WHICH MATCHES RELATIVELY WELL WITH THE DEED FOR THE SUBJECT PARCEL. THE SOUTH, EAST, AND NORTH LINES ARE PHASE LINES FOR FUTURE DEVELOPMENT. ALL BOUNDARY CORNERS WERE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS TO BE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

LEGEND

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



ZONING INFO

R-1 ZONE

(RESIDENTIAL LOW DENSITY ZONE)

MIN. LOT AREA: 12,500 S.F.
—FRONT SETBACK: 25 FT.

—SIDE SETBACK: 10 FT. MIN. EACH SIDE/20 FT.
LOT SIDE FRONTING STREET
—REAR SETBACK: 30 FT.

DEVELOPER:

CASTLE CREEK HOMES, LLC
DARIN HAMMOND
1798 WEST 5150 SOUTH, STE. 103
ROY, UT 84067
(801) 937-4836

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	970.00'	71.07'	71.05'	S04°43'28"W	4°11'52"
C2	20.00'	31.42'	28.28'	N45°51'12"E	90°00'00"
C3	25.00'	15.08'	14.85'	S16°25'37"E	34°33'37"
C4	60.00'	51.28'	49.73'	S09°13'22"E	48°58'07"
C5	60.00'	63.53'	60.60'	S45°35'41"W	60°39'58"
C6	60.00'	51.82'	50.23'	N79°19'45"W	49°29'09"
C7	25.00'	15.08'	14.85'	N71°52'00"W	34°33'37"
C8	1030.00'	75.78'	75.77'	S04°42'56"W	4°12'56"
C9	1030.00'	31.54'	31.54'	S01°43'50"W	1°45'16"
C10	1000.00'	104.20'	104.15'	S03°50'18"W	5°58'13"

LINE TABLE

#	BEARING	DISTANCE
L1	S06°49'24"W	31.15'

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

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

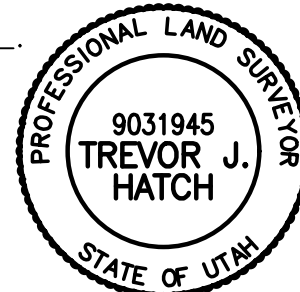
SURVEYOR'S CERTIFICATE

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 3** 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 3**, 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 3

Number:
3784-83

Revision:
1"=80'

Scale:
1"=80'

Checked:

WEBER COUNTY RECORDER

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

Weber County Recorder

Deputy.

Planning Commission Staff Review Memo

October 27, 2021

Shari Phippen, Community Development Director



Amended Design Review- Fiiz & Roxberry

Request: Review an amended design for the Fiiz and Roxberry commercial buildings

Property Address: 4671 S. Midland Drive, #1 and #2

Property Zone: C-2

Property Size: .79 Acres

Applicant: Worth Partners (Matthew Pinder)

Governing Document(s): WHZC, Chapter 54

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

On February 17, 2021, Worth Partners received an approved design review for the Fiiz and Roxberry buildings located at 4671 S Midland. The original design is attached. Subsequent to the Council approving the site plan and design, Worth began construction on both buildings.

About three weeks ago, I was notified by Mike Fisher, Chief Building Official, that the buildings under construction did not aesthetically match what was approved. The structure was similar, but the finishes were not what was approved. At that point, I contacted Mr. Pinder with our concerns. He admitted that the finishes were not what was approved. He stated that there were supply issues and they decided to go with materials they could get more easily. I informed him that he would likely have to appear before the Planning Commission and request an amended design review, to which he agreed.

At the last Commission meeting, the Commission declined to allow staff to review the amended design and requested that the issue appear on the 10/27 meeting agenda. After that meeting, a "stop work" order was issued in order for the Commission to have time to review and make a decision on the amended design.

There was an issue today(10/21) with someone working on-site, but we contacted them and had them stop what they were doing. We will communicate with the developer and re-emphasize that no work of any kind is to occur and do our best to make sure that they contact all of their subcontractors.

Planning Commission Action

WHZC 54.02 “Modification” states: *Upon request of the applicant, modifications to the approved plan may be made by the Planning Commission, or the Planning Director if authorized to do so, if it is found that the modification will meet requirements of this Chapter. The Planning Commission may revoke or modify a design approval which does not conform to any requirement of the approved permit.*

Based on this section of code, the Commission is the approval body for amendments to previously approved designs. The Commission may opt to approve or deny the amended design. The amendment is not subject to Council review and approval.

Staff Review

As this project is in view of the Midland Drive corridor, it is subject to more stringent design requirements than other areas of West Haven. Chapter 54.10.3 of the WHZC outlines the following as primary and secondary building materials:

1. *Primary materials: may include, but shall not be limited to, architectural insulated metal panels (excludes corrugated and ribbed metal), block, brick, glass, rock and stone (natural or manufactured).*
2. *Secondary materials: may include, but shall not be limited to concrete, corrugated or ribbed metal, fiber cement siding, engineered wood siding, stucco, tile, and wood.*
3. *Upgraded Architectural features: may include, but shall not be limited to, archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.*
4. *Notwithstanding anything in the foregoing to the contrary, the City Council may, but shall not be required to, approve alternative materials if: 1) a proposal for use of a specific material has been presented to and reviewed by the Planning Commission; and, 2) the Planning Commission and City Council make specific findings that the requested material is comparable to or superior to a listed, approved material for the specific development or remodeling project proposed.*

The buildings are both completely within the Midland corridor, as defined in WHZC and are subject on all sides to the design requirements. My review of the proposed design amendments, based on Chapter 54.10.1 of the West Haven Zoning Code (online version- only the relevant portions are shown) is as follows:

- a) *The front elevation, as well as any side or rear elevation which faces or which can be seen from the above-referenced corridors, shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary*
 - i) ***All faces of both the Fiiz and Roxberry buildings are comprised 100% of secondary materials. The breakdown is as follows:***
 - (1) ***Fiiz***
 - (a) ***West Façade: 14% wood, 86% stucco***
 - (b) ***East Façade: 46% wood, 54% stucco***
 - (c) ***North Façade: 9% metal panel, 91% stucco***
 - (d) ***South Façade: 3% metal panel, 97% stucco***
 - (2) ***Roxberry***
 - (a) ***West Façade: 14% wood, 86% stucco***
 - (b) ***East Façade: 46% wood, 54% stucco***
 - (c) ***North Façade: 8% metal panel, 92% stucco***
 - (d) ***South Façade: 3% metal panel, 97% stucco***
 - b) *Windows and doors shall be excluded from the calculation of exterior building material requirements.*

- i) ***Windows and doors were removed from the square footage prior to calculating the material percentages***
- c) *A maximum of six colors for the primary materials may be permitted.*
 - i) ***No more than 5 colors are being proposed on the revised design***
- d) *A minimum of fifteen percent (15%) of the front elevation, as well as any side or rear elevation which faces the above-referenced corridors, shall consist of upgraded architectural features as defined in Subsection 3.*
 - i) ***The projections from the building- projecting sign, canopies, overhanging roof projections, top building level overhanging bottom level, etc- are more than 15% of the total front elevation and satisfy this requirement.***

The proposed design of the building does not meet the architectural requirements of our design review ordinance. As this is the case, I hesitate to recommend that the Commission approve the revised building design. However, I recognize that the options may be somewhat limited on moving forward, as the building is already partially constructed. I am working on getting information on what the Commission's options are and will have further information in the meeting. If I am able, I will send the information beforehand.

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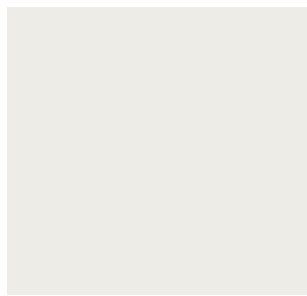
C1

WEST ELEVATION - COLOR

SCALE: 1/4" = 1'-0"



P6 SW0055
USED ON UPPER
VOLUME AS SHOWN



P7 SW7005
USED ON LOWER
AREA AS SHOWN



P8 SW7674
USED ON LOWER
VOLUMES AS SHON
AND EXPOSED METAL
RAILINGS

4

C4

EAST ELEVATION - COLOR

SCALE: 1/4" = 1'-0"

FACADE	AREAS*	WOOD	STUCCO	METAL PANEL
WEST	714 SF	100 SF	614 SF	-
EAST	777 SF	351 SF	426 SF	-
NORTH	390 SF	-	372 SF	34 SF
SOUTH	424 SF	-	411 SF	13 SF

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS

A1

NORTH ELEVATION - COLOR

SCALE: 1/4" = 1'-0"

A4

SOUTH ELEVATION - COLOR

SCALE: 1/4" = 1'-0"

3

FIIZ DRINKS

4671 South Midland Drive, Bldg #1
West Haven, UT

Permit Set - 04.19.21



DATE	REVISION
1 05.06.21	ADDENDUM-01
3 07.07.21	ADDENDUM-03
4 08.12.21	IB-01

PROJECT NUMBER 21035

COLOR
ELEVATIONS

A203



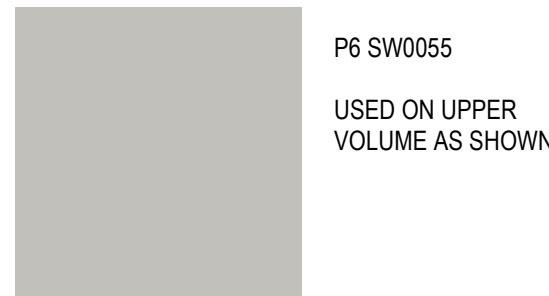
FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

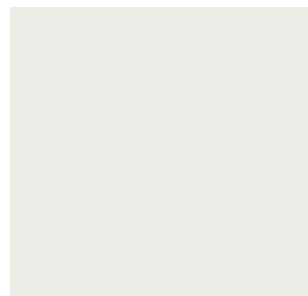
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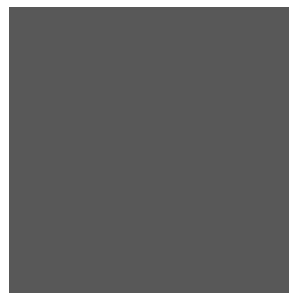
C1 WEST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



P6 SW0055
USED ON UPPER
VOLUME AS SHOWN



P7 SW7005
USED ON LOWER
AREA AS SHOWN



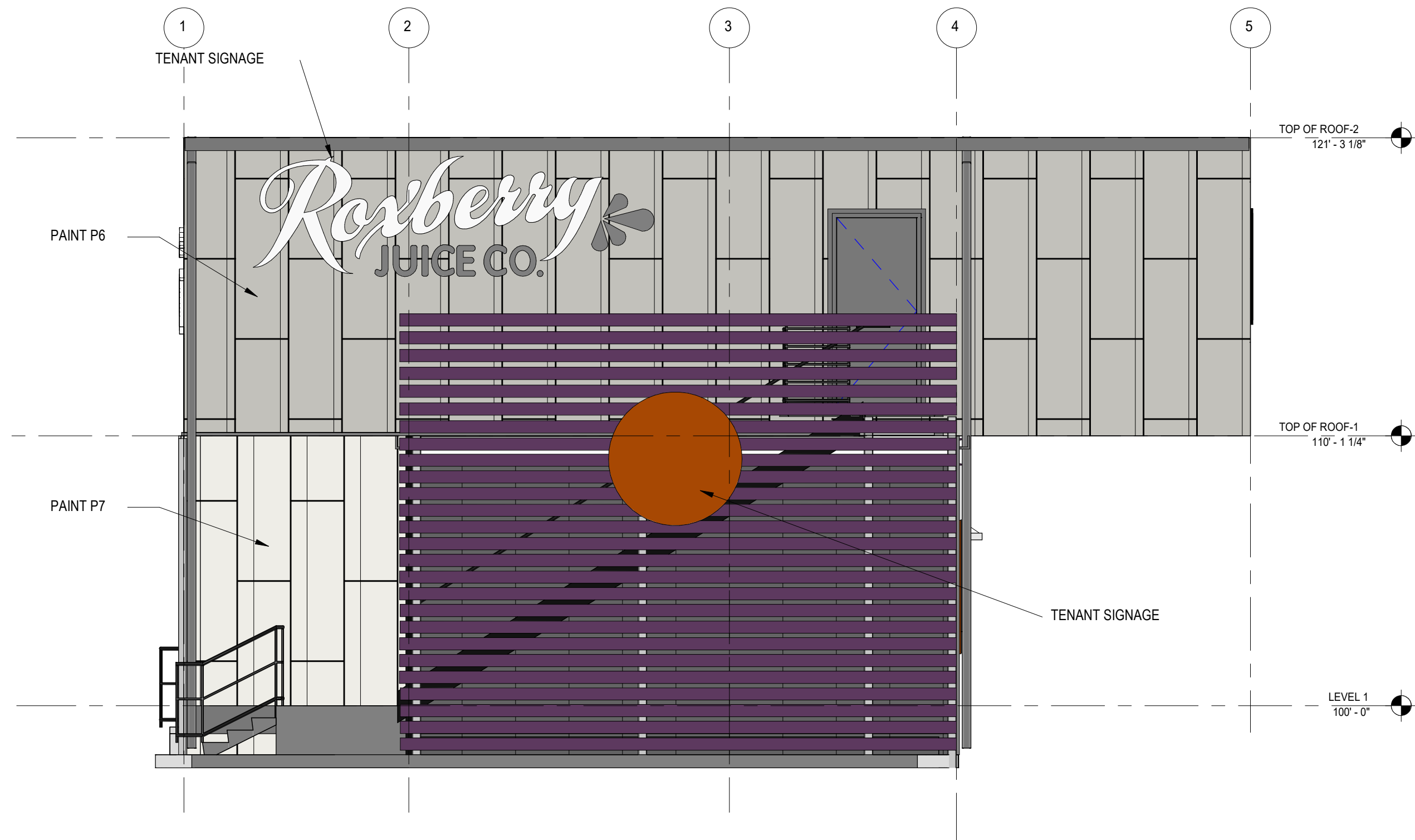
P8 SW7674
USED ON LOWER
VOLUMES AS SHON
AND EXPOSED METAL
RAILINGS



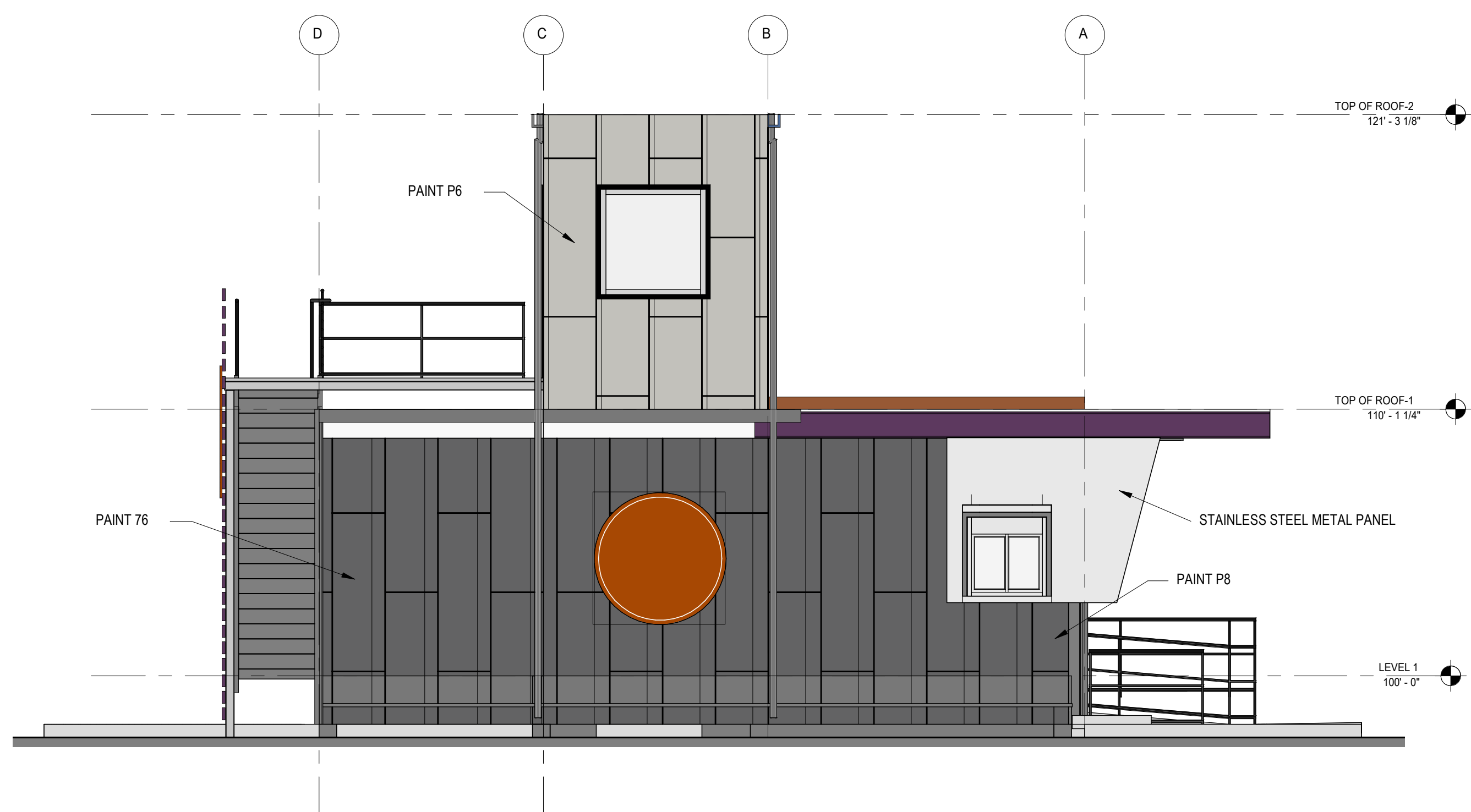
P1 SW6839
TENANT ACCENT
COLOR USED AS
SHOWN

FACADE	AREAS*	WOOD	STUCCO	METAL PANEL
WEST	714 SF	100 SF	614 SF	-
EAST	777 SF	351 SF	426 SF	-
NORTH	390 SF	-	372 SF	34 SF
SOUTH	403 SF	-	390 SF	13 SF

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS



A1 EAST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



C4 NORTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



A4 SOUTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"