



WEST HAVEN CITY PLANNING COMMISSION AGENDA

March 23, 2022 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **MARCH 23, 2022** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM WORK SESSION 6:00 PM REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/89799027603](https://us06web.zoom.us/j/89799027603) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/89687649321](https://us06web.zoom.us/j/89687649321)**

1. INVOCATION-COMMISSION MEMBER ROUNDY
2. PLEDGE OF ALLEGIANCE-COMMISSION MEMBER REYNA
3. ACTION ON MINUTES-MARCH 9, 2022
4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION**-REGARDING A PRELIMINARY SITE PLAN FOR AN OFFICE BUILDING AND SHOP FOR DAB HOLDINGS/DAN BEATTY LOCATED AT APPROX. 1900 S 1550 W (Applicant: Dan Beatty)
6. **DISCUSSION AND ACTION**-REGARDING A YARD CARE BUSINESS AS A SECOND HOME OCCUPATION AT A RESIDENCE LOCATED AT 4088 S 3375 W PARCEL NUMBER 084320019 (Applicant: Cesibell Gavilanes)
7. **DISCUSSION AND ACTION**-REGARDING A REQUEST FOR AN EXTENSION OF TIME FOR GRAND HAVEN ASSISTED LIVING CENTER LOCATED AT APPROX. 3400 S 3500 W (Applicant: Stillwater Construction)
8. ADJOURNMENT

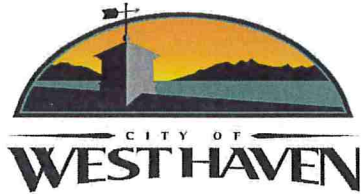
Charis Sully

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: 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 MARCH 23, 2022

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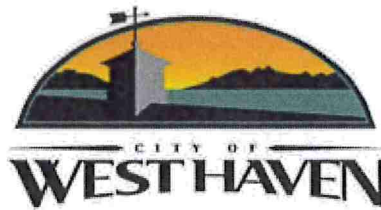
5:00 PM – In City Council Chambers

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- Home Occupation Ordinance
2. Discussion- Conditional Use Ordinance
3. Discussion-Agenda items
4. Discussion-Staff Items



Planning Commission Meeting Minutes
March 9, 2022 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: Emily Green City Recorder
 Amy Hugie Attorney

Absent: Melinda Stimpson Commission Member

5:00 WORK SESSION

Amy Hugie suggested splitting out the section on 54.04 subsection 4.

Planning Commission discussed adding both numerals and written numbers listed in the design review ordinance.

Commission Member Roundy said there is an extra which in section 54.10 subsection 2a.

Planning Commission discussed the conditional use permit on the agenda.

AGENDA

1. INVOCATION
2. PLEDGE OF ALLEGIANCE-COMMISSION MEMBER NALDER
3. ACTION ON MINUTES- FEBRUARY 23, 2022
4. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. PUBLIC HEARING-REGARDING A CONDITIONAL USE APPLICATION TO USE A GARAGE FOR STORAGE AND REPAIR OF OLD/USED MOTORCYCLES, MOTORBIKES, ATV'S ETC. LOCATED AT 3727 S 3650 W PARCEL 084090001 (Tanis Madsen)
6. DISCUSSION AND ACTION ON PUBLIC HEARING-REGARDING A CONDITIONAL USE APPLICATION TO USE A GARAGE FOR STORAGE AND REPAIR OF OLD/USED MOTORCYCLES, MOTORBIKES, ATV'S ETC. LOCATED AT 3727 S 3650 W PARCEL 084090001 (Application: Tanis Madsen)
7. DISCUSSION AND ACTION ON PUBLIC HEARING-A PUBLIC HEARING TO RECEIVE COMMENT CONCERNING AN ORDINANCE UPDATING THE WEST HAVEN SITE PLAN AND DESIGN REVIEW REQUIREMENTS
8. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:01 P.M.

1. INVOCATION was offered by Commission Member Wilson.

2. PLEDGE OF ALLEGIANCE was offered by Commission Member Nalder.

3. ACTION ON MINUTES-FEBRUARY 23, 2022

Commission member Nalder made a motion to approve the minutes with the corrected typos. 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.

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Shari Phippen reported on the actions take by the City Council in the March 2, 2022, meeting.

5. PUBLIC HEARING-REGARDING A CONDITIONAL USE APPLICATION TO USE A GARAGE FOR STORAGE AND REPAIR OF OLD/USED MOTORCYCLES, MOTORBIKES, ATV'S ETC. LOCATED AT 3727 S 3650 W PARCEL 084090001 (Tanis Madsen)

Commission member Roundy made a motion to enter into public hearing. Commission member Nalder 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.

Chairman Deem invited the public up for comment.

Ken Bradshaw is concerned that the Planning Commission does not have the authority to grant this conditional use because the applicant is not the owner of the property, and the zone they are in does not allow it.

Pete Graham is concerned about ATV trailers being parked on the road at night because they are hard to see. He is also concerned that this will increase ATV use in the neighborhood.

Kevin Walton lives close and has seen them working on ATVs and has not had any issues with it.

Mike Gallagher does not think that this kind of business belongs in a residential neighborhood.

Scott Madsen said that his son has tried to do all that is necessary in advance for this permit. He said this is just temporary for the time his son lives with him.

Paul Albert said that he has benefited from their services and has not found them to be a nuisance at all.

Chersti Crawford said that a home business should not take away from the look of a neighborhood and is concerned about the noise from this business, she is also concerned about the banner.

Lisa Gallagher said she works from home and is concerned about the hours of operation and speeding.

Commission member Wilson made a motion to leave the public hearing. 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; the vote was unanimous.

6. DISCUSSION AND ACTION ON PUBLIC HEARING-REGARDING A CONDITIONAL USE APPLICATION TO USE A GARAGE FOR STORAGE AND REPAIR OF OLD/USED MOTORCYCLES, MOTORBIKES, ATV'S ETC. LOCATED AT 3727 S 3650 W PARCEL 084090001 (Application: Tanis Madsen)

Amy Hugie said that the open space/recreation/residential does not allow the home occupation.

Commission member Roundy made a motion to deny the conditional use permit because it is not allowed in the open space/recreation/residential and the noise of engine repair could be detrimental to residents. Commission member Nalder 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.

7. DISCUSSION AND ACTION ON PUBLIC HEARING-A PUBLIC HEARING TO RECEIVE COMMENT CONCERNING AN ORDINANCE UPDATING THE WEST HAVEN SITE PLAN AND DESIGN REVIEW REQUIREMENTS

Commission member Wilson made a motion to recommend that they send site plan and design review requirements ordinance forward to city council with the technical wording changes discussed in the work session. Commission member Nalder 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.

8. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 6:41 P.M. 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.

Emily Green
Emily Green
City Recorder

Date Approved: _____

Planning Commission Staff Review Memo

March 17, 2022

Shari Phippen, Community Development Director



PRELIMINARY SITE PLAN- DAB HOLDINGS

Request:	Grant preliminary site plan approval for an office building/shop
Property Address:	Approx 1900 S 1550 W
Property Zone:	C-2
Property Size:	1.43 Acres
Applicant:	Dan Beatty

Governing: Document(s):	WHZC Chapter 54
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Public Hearing Posting:	No public hearing is required
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Background

We have received an application for site plan approval from Dan Beatty. He is proposing to move his excavation business to property at approximately 1900 South 1550 West. For context, this is the property behind/just to the North of where Gardner Engineering has a building under construction on 2100 South.

While the Council has adopted the revised site plan/design review standards, this project was submitted prior to that adoption, so will be reviewed under the prior ordinance.

Staff Review

Staff's review of the site plan is below. Only those portions of the ordinance that are relevant to this proposal are shown. (Note- the proposed project lies just outside of the 2100 South corridor)

54.08 Consideration In Review Of Applications

1. Considerations relating to traffic safety and traffic congestion:
 1. The effect of the development on traffic conditions on abutting streets.

2. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances exits, drives, and walkways.
3. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
4. The location; arrangement, and dimensions of truck loading and unloading facilities.
5. The circulation patterns within the boundaries of the development.
6. The surfacing and lighting of off-street parking facilities.

The site plan does not provide a detailed plan for site ingress/egress, other than showing the 26' asphalt strip that will be used for access to the office/parking lot. There are no improvements shown to the site around the proposed shop that will presumably hold equipment and trucks.

Applicant should be required to provide more detailed site plan that demonstrates the full anticipated scope of traffic flow in and around the site and to all buildings. They should also be required to provide driveable surface to/from the proposed shop in order to avoid potential soil contamination from equipment.

2. Considerations relating to outdoor advertising:
 1. The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development.

The site plan application does not include proposed signage for the site, so this cannot be evaluated at this time.

3. Considerations relating to landscaping:
 1. The location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
 2. The planting of ground cover or other surfacing to prevent dust and erosion and provide a visual break for the monotony of building materials, concrete and asphalt.
 3. Minimum landscape space approximately ten percent (10%) of the project area shall be provided in every development.
 4. Avoidance of the unnecessary destruction of existing healthy trees.

The site plan application does not include anything that indicates where or with what the required landscaping will be provided, so this cannot be evaluated at this time.

4. Considerations relating to buildings and site layout:

1. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.
2. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements of structures on the parcel.

See comments under "materials list and architectural features"

5. Considerations relating to utility easements, drainage, and other engineering questions:
 1. The provision within the development/or adequacy of storm and surface water drainage and retention facilities and for utilities to and through the property.

The site plan application does not include any provisions for stormwater facilities nor for any utility easements on the property, so this cannot be evaluated.

54.10 Conditions

1. **Other areas that lie outside the boundary of Subsection 1**
 1. Building Materials: New buildings shall be designed and constructed to meet the following criteria:
 1. Building exteriors shall be designed and constructed with primary and secondary building materials from the list of Building Materials in Subsection 3. The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

The shop building is proposed to be constructed of entirely insulated metal panels. The site plan does not indicate the type of metal panel that will be used, so compliance with this requirement cannot be determined at this time.

Not including windows/doors, the office space is proposed to be constructed entirely of fiber cement (hardie). While the prior ordinance considered this a secondary material, the just adopted ordinance allows for this as a secondary material, if used in the craftsman style of building. Without colored elevations, it is more difficult to determine the architectural style.

3. A maximum of six colors for the primary materials may be permitted.

It appears that a single color will be used on each of the buildings, but as the application does not include color elevations, that cannot be certain.

5. A minimum of fifteen percent (15%) of the front elevation, as well as any side or rear elevation which faces the street, shall consist of upgraded architectural features as defined in Subsection 3.

From the elevations provided, there are no architectural features on either the proposed shop or office building, both of which would need to comply with this requirement.

Staff Recommendation

Changes to the ordinance notwithstanding, there are deficiencies with the site plan application which need recommended prior to preliminary site plan being approved.

Accordingly, it is staff's recommendation that the Commission continue the preliminary site plan until the following documents are submitted:

- 1- A site plan which shows the following:
 - a. Landscaping
 - b. Stormwater facilities
 - c. Utility easements
 - d. Site improvements to access the shop
 - e. Ingress/egress that will be suitable for emergency services
- 2- Colored architectural elevations and renderings.



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 01Feb22

Address of Site: approximately 1900 S. 1550^{W.} Property Parcel # 15-069-0082

Applicant's Name: DAB Holdings / Dan Beatty

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

Office Building / Shop and

Site plan design, be approved on 1.61 of
(acreage)

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

Signed: [Signature] Date: _____
(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 10% Anticipated Parking spaces 10

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

Planning Commission preliminary action ☐ Approved ☐ Denied Date _____	Scheduled for Planning Commission Agenda <u>March 23, 2022</u>
City Council preliminary action ☐ Approved ☐ Denied Date _____	Conditions: _____ _____ _____
Planning Commission final action ☐ Approved ☐ Denied Date _____	
City Council final action ☐ Approved ☐ Denied Date _____	

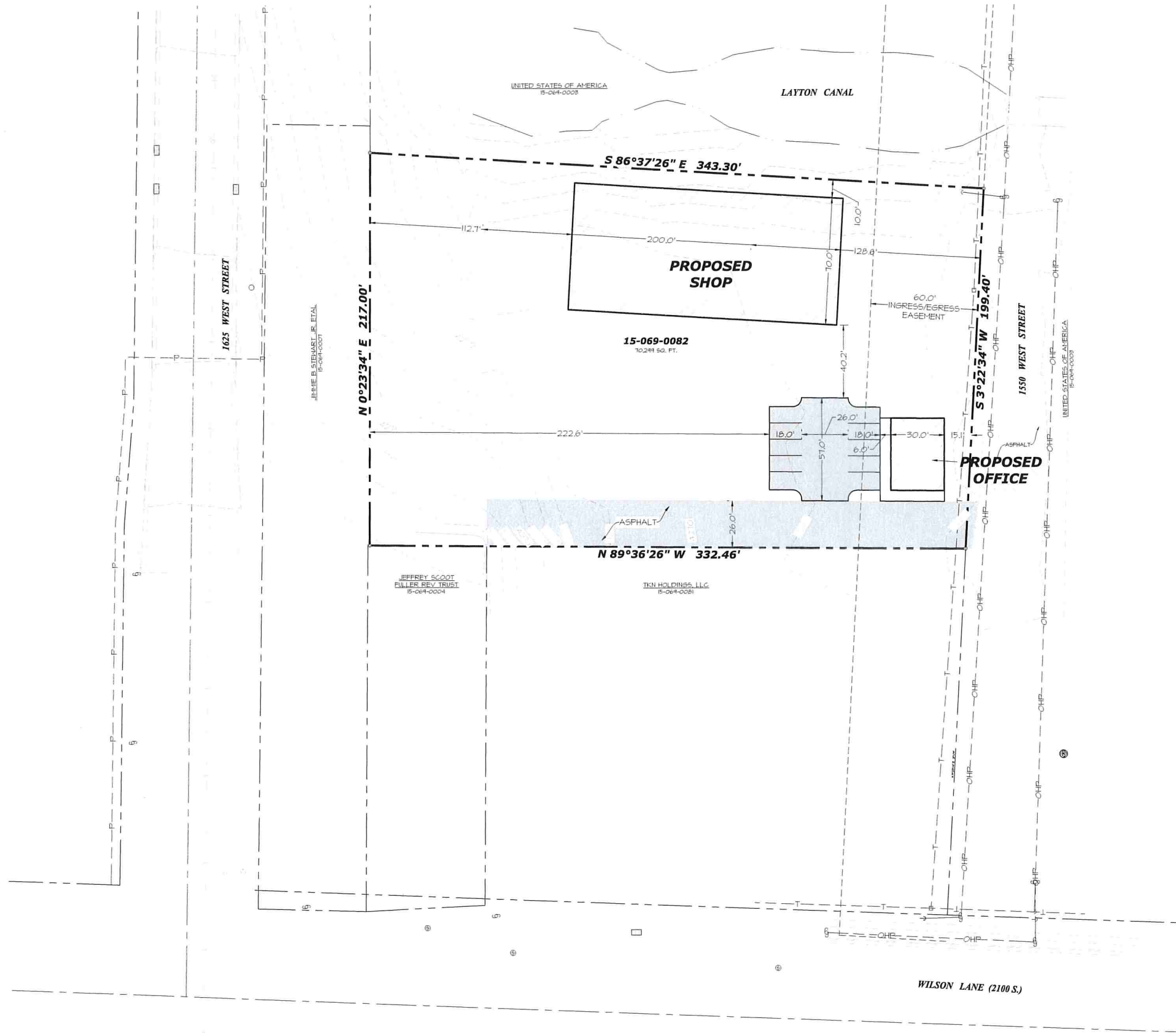
N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
				PRELIMINARY
☐	☒			Affidavit of Understanding and Acceptance of Fees
		☐	☐	Secondary Water Company
		☐	☐	Culinary Water Company
		☐	☐	Fire District
		☐	☐	UDOT Application Letter
		☐	☐	All other items required by City Planner
				_____ _____ _____ _____

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

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	NEW IRRIGATION LINE
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW SECONDARY WATERLINE
---	NEW CULINARY WATERLINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
▲	SECTION CORNER
●	MONUMENT
●	CONTROL POINT
---	EG CONTOUR MINOR
---	EG CONTOUR MAJOR
---	FG CONTOUR MINOR
---	FG CONTOUR MAJOR
---	NEW ASPHALT PER DETAIL 1/C301
---	EXISTING ASPHALT
---	FIRE TURNAROUND & ACCESS
---	EXISTING CURB & GUTTER
---	24" HIGH BACK CURB PER DETAIL 2/C301
---	24" RELEASE GUTTER PER DETAIL 3/C301



CONCEPT SITE PLAN

HORIZONTAL SCALE: 1"=30'

CALL BLUESTAKES
© 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SEAL:

SILVERPEAK ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

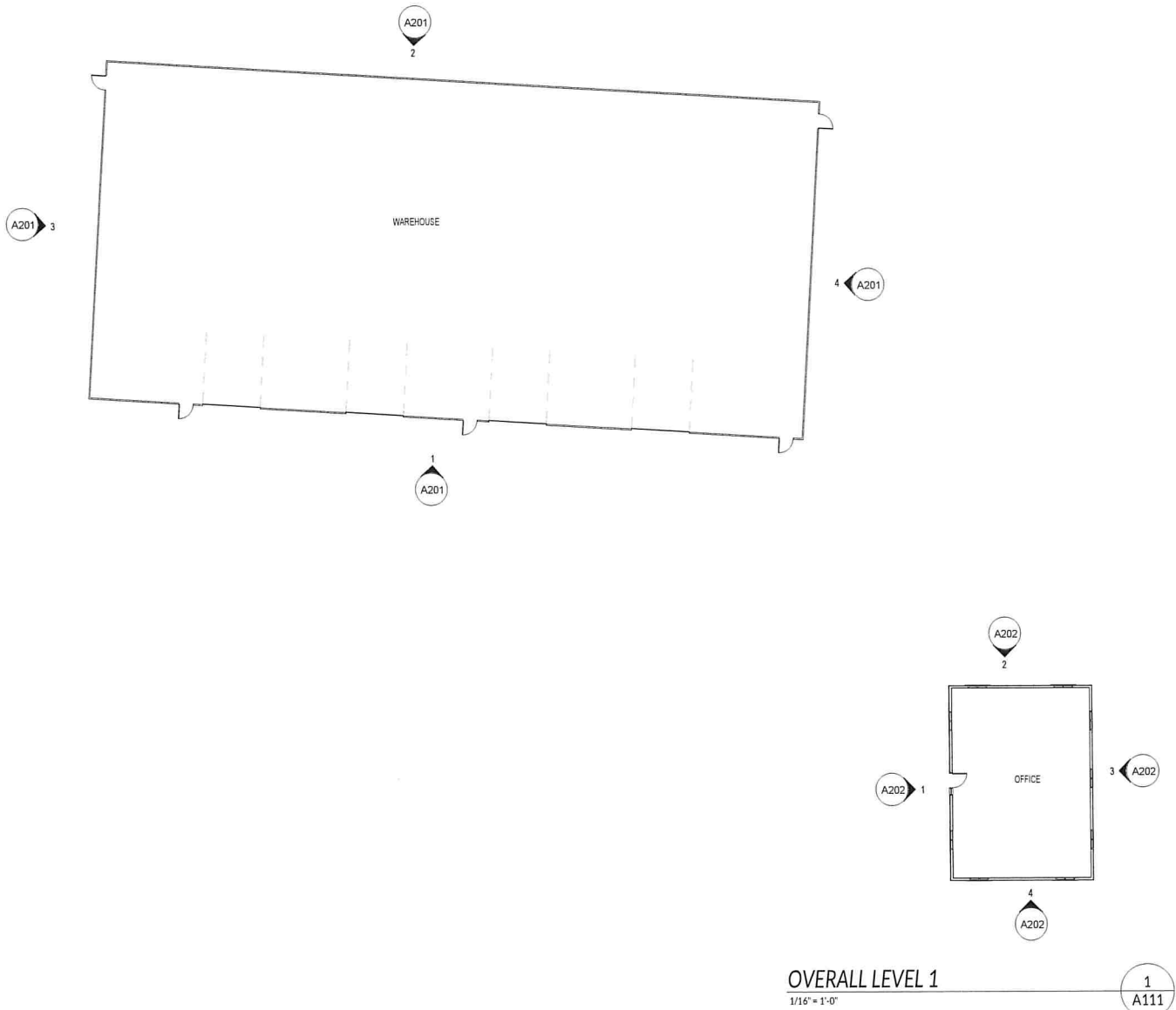
STRUCTURAL CIVIL SURVEY

DAB HOLDINGS LC PROPERTY
3624 SOUTH 3050 WEST
WEST HAVEN, UTAH

DATE: 01/12/2022
PROJECT: 21-073
DRAWN BY: CGR
REVISIONS:

CONCEPT SITE PLAN

SHEET NUMBER:
C200



FLOOR PLAN GENERAL NOTES:

1. SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS
2. WINDOW DIMENSIONS ARE TO THE CL OF WINDOW OPENING UNO
3. CONFIRM EXACT LOCATION OF ALL KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. COORDINATE EXACT SIZE OF OPENING FOR SERVING TABLE WITH KITCHEN SUPPLIER
4. ALL CONDENSER & COMPRESSOR EQUIPMENT FOR WALK-IN REFRIGERATOR UNITS MUST BE ROOF MOUNTED
5. CUBBIES & LOCKER NOTE:
 - ADA ACCESSIBLE CUBBIES AND COAT HOOKS SHALL BE LOCATED IN THE K-3 CLASSROOMS (SEE SHEET A701)
 - A MINIMUM OF 5% OF LOCKERS PROVIDED IN AN ACCESSIBLE SPACE SHALL BE ACCESSIBLE PER 2015 (IBC 1109.9)
6. THROUGH-PENETRATION FIRESTOP SYSTEMS:
 - A FIRE RESISTIVE WALL OR FLOOR MUST BE SEALED BACK TO ITS ORIGINAL FIRE INTEGRITY WHEN PENETRATED. CONTRACTOR TO USE THE UL DESIGN NUMBERS BELOW TO MAINTAIN FIRE RESISTIVE INTEGRITY:
 - STUD WALLS: W-L-1002
 - CMU WALLS: W-J-1009
 - CONCRETE FLOOR ASSEMBLY: F-A-1008
 - FIRE RESISTIVE ROOMS:
 - FIRE RISER ROOM
 - ELEVATOR SHAFT
 - ELEVATOR EQUIPMENT ROOM
 - STORAGE UNDER STAIRS
7. IN KITCHEN, PROVIDE HAND SINK, 4-COMP SINK & HOOD. ALL OTHER KITCHEN EQUIPMENT PROVIDED BY OWNER
8. PROVIDE 11 7/8" RIM WOOD BLOCKING FOR ALL RESTROOM PARTITIONS. ADA GRAB BARS, HANDRAILS, ETC. SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATIONS OF BLOCKING
9. PROVIDE METAL STRAPPING BLOCKING FOR WHITEBOARDS (SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATION OF BLOCKING)

LOCKER COUNT

MAIN: xx LOCKERS
UPPER: xx LOCKERS
TOTAL: xx LOCKERS

DAN BEATTY BUILDING
3624 SOUTH 3050 WEST
WEST HAVEN, UTAH

SEAL:

NOT FOR
CONSTRUCTION

DATE:
PROJECT: 21-073
DRAWN BY: Author

REVISIONS
DATE DESCRIPTION

OVERALL
FLOORPLAN

SHEET NUMBER:
A111

SILVERPEAK
ENGINEERING

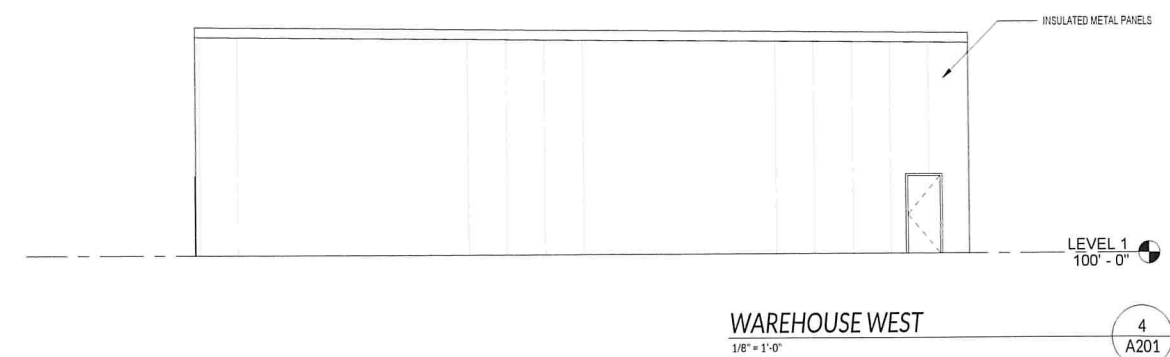
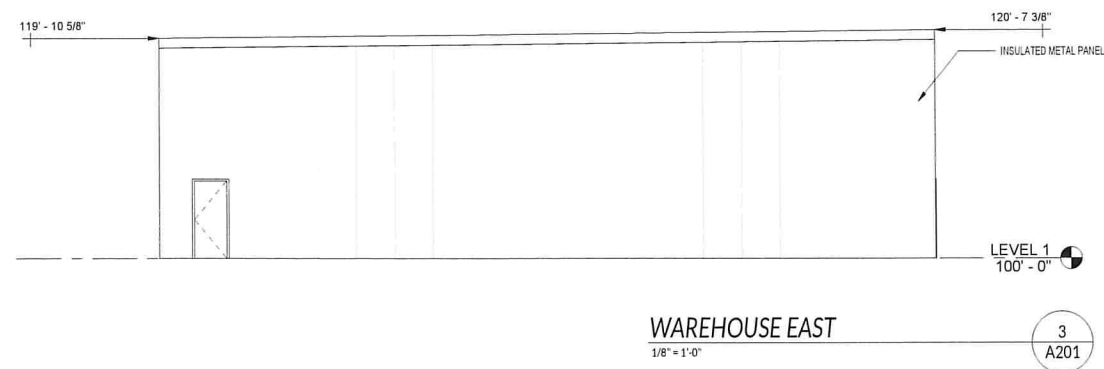
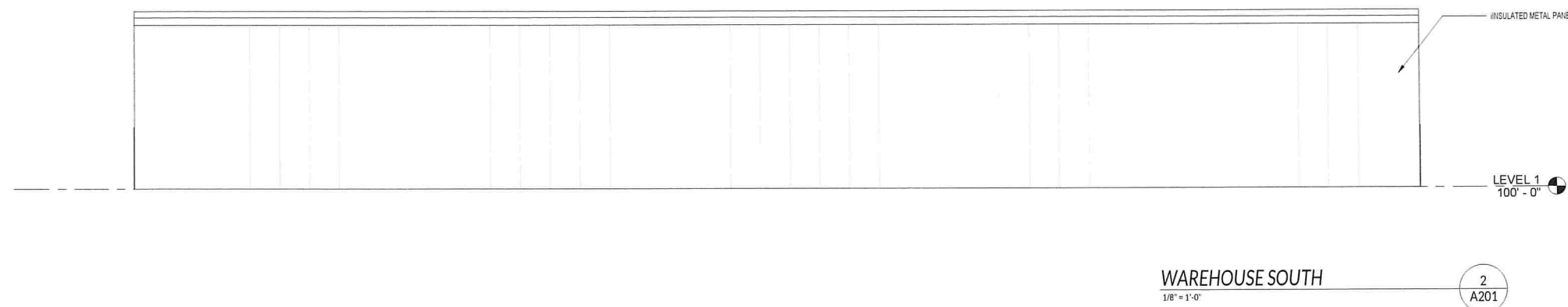
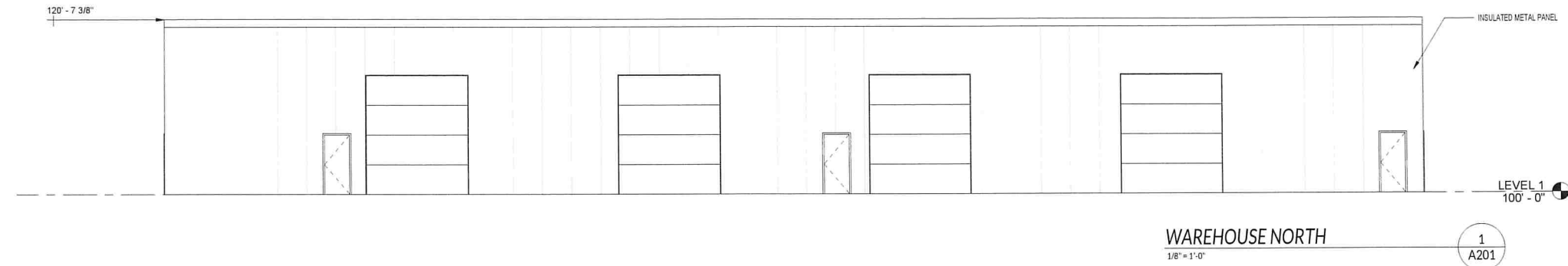
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

EXTERIOR FINISH LEGEND

- INSULATED METAL PANELS
FIBER CEMENT (HARDIE)
ASPHALT SHINGLES



DAN BEATTY BUILDING
3624 SOUTH 3050 WEST
WEST HAVEN, UTAH

SEAL:
NOT FOR
CONSTRUCTION

DATE:
PROJECT: 21-073
DRAWN BY: Author

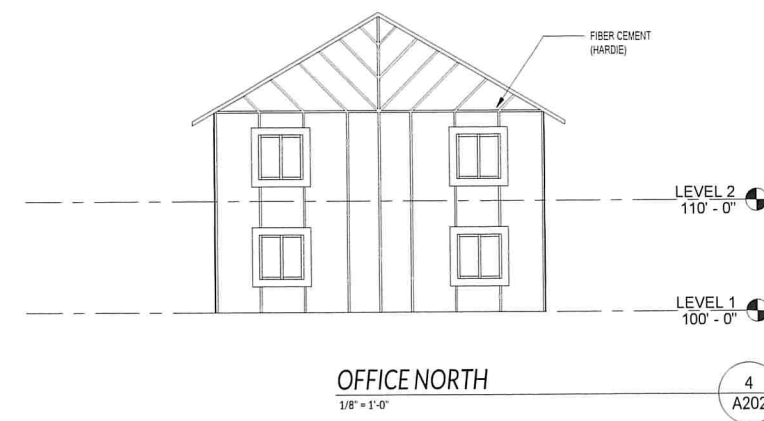
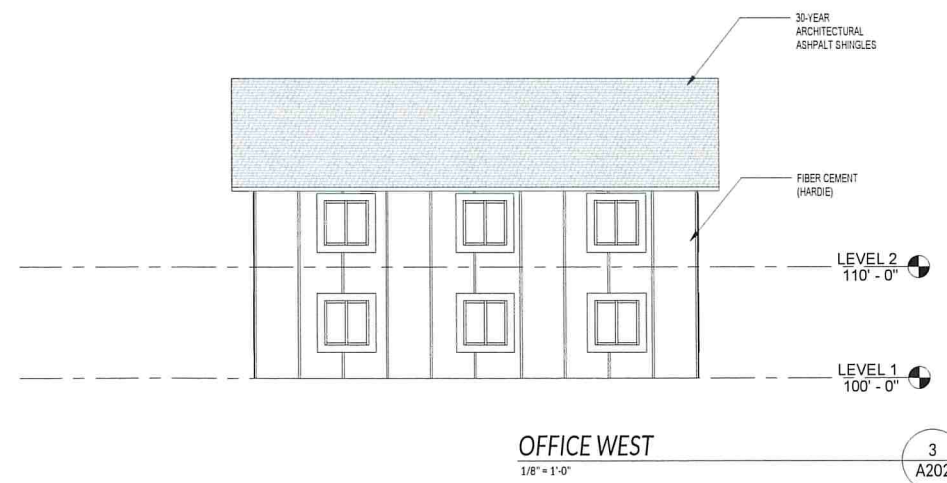
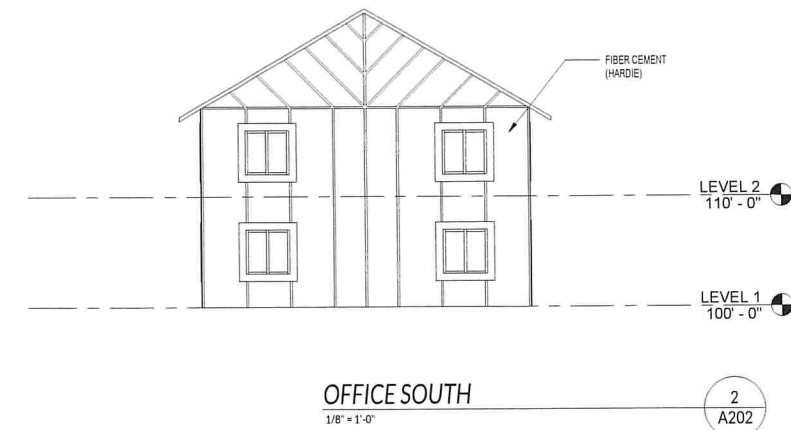
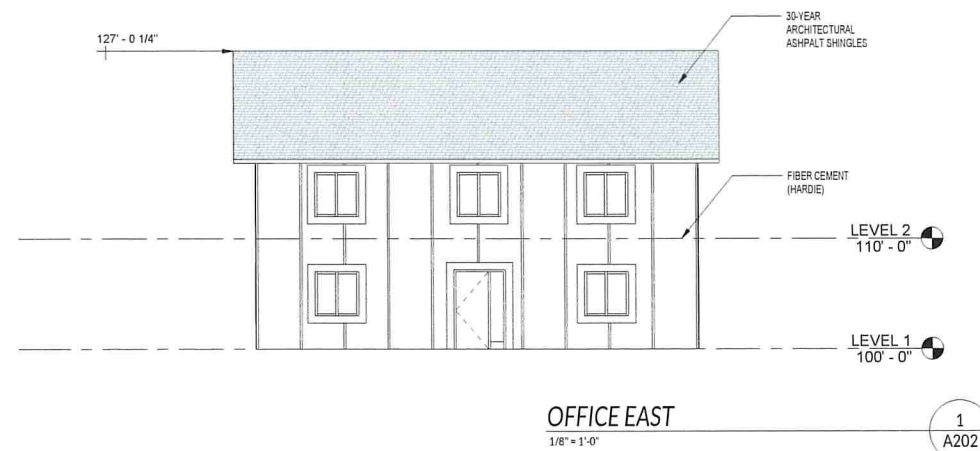
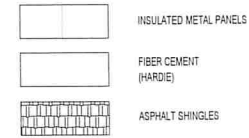
REVISIONS
DATE DESCRIPTION

EXTERIOR
ELEVATIONS

SHEET NUMBER:
A201

SILVERPEAK
ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY
WWW.SILVERPEAKENG.COM

EXTERIOR FINISH LEGEND



DAN BEATTY BUILDING
3624 SOUTH 3050 WEST
WEST HAVEN, UTAH

SEAL:
NOT FOR
CONSTRUCTION

DATE:
PROJECT: 21-073
DRAWN BY: Author

REVISIONS
DATE DESCRIPTION

EXTERIOR
ELEVATIONS

SHEET NUMBER:
A202

SILVERPEAK
ENGINEERING
177 E ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY
WWW.SILVERPEAKENG.COM

Planning Commission Staff Review Memo

March 17, 2022

Dan Tanner, Code Enforcement



Project Name

Request: Additional Home Occupation license

Property Address: 4088 S 3375 W

Property Zone: Mixed Use

Property Size: .24 acres

Applicant: Cesibell Gavilanes

Governing Document(s): Home Occupation

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

The property owner, Cesibell Gavilanes seeks planning commission approval for an additional home occupation business license.

Ms. Gavilanes currently operates and is the sole employee of, a cleaning business, **Bilovan Cleaning LLC**, that cleans offices and homes 3-4 days a week, mostly in the evenings. She is applying to also operate a lawn care business, **Magic C&M Lawn Care LLC**. that she will run with the help of her son, that will operate mostly on weekends.

All equipment and supplies for the cleaning business are transported in her vehicle or, are on site. The lawn care business will have a trailer for the equipment and be towed by a truck. All vehicles, including the trailer will be stored on her property.

Staff Review

Staff does not see any issues with the application, and recommends approval of the additional license.



BUSINESS LICENSE APPLICATION

4150 South 3900 West ~ West Haven, UT 84401

Phone: (801) 731-4519 Fax: (801) 731-1002

Business Status: ☐ New Business ☐ Renewal ☐ Location Change ☐ Ownership Change

Date your business is opening: _____

Federal EIN# _____

(If you have employees)

State sales tax# _____

State License# _____

(If you are a retail business-Please attach copy of your certificate)

Registered Business Name: Magic CRM Lawn Care LLC

DBA: _____

BUSINESS LOCATION: Physical Address: 4088 S 3375 W Wc

Mailing Address: _____

City, State, and Zip: West Haven UT 84401

CONTACT INFO:

Business Phone: 801-920-5251 Alternate Phone: _____

Business email: _____

Manager's Name: Cesibell Gavilanes

Owner's Name: Cesibell Gavilanes Phone# _____

Owner's Address _____

Is this building or property leased or rented? Yes _____ No ☒

If yes, Owners Name Cesibell Gavilanes

Phone# _____

Address _____

TYPE OF BUSINESS: ☒ Home Occupation ☐ Home Daycare (Level 1) ☐ Home Daycare (Level 2) ☐ Daycare (non-residential) ☐ Preschool
☐ Preschool (non-residential) ☐ Regular/Minor ☐ Major ☐ Big Box/Plaza's/Market ☐ Temporary (1-30 days)

Describe your Business in detail: Lawn Care yards.

IF HOME OCCUPATION PLEASE ANSWER THE FOLLOWING:

Do you have employees ☒ Yes ☒ No If yes how many 1

Does your occupation require alterations to your building ☐ Yes ☒ No Explain _____

Will your occupation use any structures other than the dwelling ☐ Yes ☒ No If yes describe _____

Will you use more than 10% of your home for your business ☐ Yes ☒ No

Will there be more than one business at this address ☒ Yes ☐ No

How many customers at one time _____

Will your business have "home parties", if yes how many per month ☐ Yes ☒ No

Will your occupation attract customers or clients ☐ Yes ☒ No

Will there be off premises or street parking of tractor trailers, semi-trucks or other heavy equipment ☐ Yes ☒ No Specify _____

Will there be signage ☐ Yes ☒ No If yes attach photo _____

Will there be more than 4 clients at one time ☐ Yes ☒ No If yes how many _____

Will your business be producing electrical interference, smoke, dust, odors, or heat ☐ Yes ☒ No

Will your business produce excessive noise, light or vibrations ☐ Yes ☒ No

Will your business produce foot and/or vehicular traffic ☐ Yes ☒ No

Will you have retail sales of good produced off premises ☐ Yes ☒ No

APPLICANT'S AGREEMENT

This form is an application for a Business License. The actual license will be issued only when the business is found to be in compliance with all local, state, and federal building codes and zoning ordinances and all inspections are completed and approved by the necessary City departments.

I, the undersigned, hereby agree to conduct said business strictly in accordance with all West Haven City codes governing such business, and swear under penalty of law that the information contained herein is complete, truthful and accurate to the best of my knowledge and current belief. I also acknowledge the responsibility to renew the business license before January 1st. If the renewal fee is not paid before February 1st, a penalty fee of 50% of the total amount shall be due.

Applicant Signature: Cesibell Gavilanes

Date: 3-14-22

OFFICE USE ONLY

☐ APPROVED ☐ DENIED ☐ CONDITIONAL USE REQUIRED

Licensing Officer: _____ Date: _____

License #: _____

Account #: _____

Date: 3/14/22

Amount Paid: 50.00



BUSINESS LICENSE APPLICATION

4150 South 3900 West ~ West Haven, UT 84401

Phone: (801) 731-4519 Fax: (801) 731-1002

Business Status: ☐ New Business ☐ Renewal ☐ Location Change ☐ Ownership Change

Date your business is opening: _____

Federal EIN# _____

(if you have employees)

State sales tax# _____

State License# _____

(If you are a retail business-Please attach copy of your certificate)

Registered Business Name: Bilovan Cleaning LLC

DBA: _____

BUSINESS LOCATION: Physical Address: 4088 S 3375W

Mailing Address: _____

City, State, and Zip: West Haven UT 84401

CONTACT INFO:

Business Phone: 801-920-5257 Alternate Phone: _____

Business email: _____

Manager's Name: Cesibel Gavilanes

Owner's Name: Cesibel Gavilanes Phone# _____

Owner's Address: _____

Is this building or property leased or rented? Yes _____ No ☒

If yes, Owners Name _____

Phone# _____

Address _____

TYPE OF BUSINESS: ☒ Home Occupation ☐ Home Daycare (Level 1) ☐ Home Daycare (Level 2) ☐ Daycare (non-residential) ☐ Preschool
☐ Preschool (non-residential) ☐ Regular/Minor ☐ Major ☐ Big Box/Plaza's/Market ☐ Temporary (1-30 days)

Describe your Business in detail: clean offices and houses.

IF HOME OCCUPATION PLEASE ANSWER THE FOLLOWING:

Do you have employees ☐ Yes ☒ No If yes how many _____

Does your occupation require alterations to your building ☐ Yes ☒ No Explain _____

Will your occupation use any structures other than the dwelling ☐ Yes ☒ No If yes describe _____

Will you use more than 10% of your home for your business ☐ Yes ☒ No

Will there be more than one business at this address ☐ Yes ☒ No

How many customers at one time 3

Will your business have "home parties", if yes how many per month ☐ Yes ☒ No _____

Will your occupation attract customers or clients ☒ Yes ☐ No

Will there be off premises or street parking of tractor trailers, semi-trucks or other heavy equipment ☐ Yes ☒ No Specify _____

Will there be signage ☐ Yes ☒ No If yes attach photo _____

Will there be more than 4 clients at one time ☐ Yes ☒ No If yes how many _____

Will your business be producing electrical interference, smoke, dust, odors, or heat ☐ Yes ☒ No

Will your business produce excessive noise, light or vibrations ☐ Yes ☒ No

Will your business produce foot and/or vehicular traffic ☐ Yes ☒ No

Will you have retail sales of good produced off premises ☐ Yes ☒ No

APPLICANT'S AGREEMENT

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I, the undersigned, hereby agree to conduct said business strictly in accordance with all West Haven City codes governing such business, and swear under penalty of law that the information contained herein is complete, truthful and accurate to the best of my knowledge and current belief. I also acknowledge the responsibility to renew the business license before January 1st. If the renewal fee is not paid before February 1st, a penalty fee of 50% of the total amount shall be due.

Applicant Signature: Cesibel Gavilanes

Date: 12-22-21

OFFICE USE ONLY

☒ APPROVED ☐ DENIED ☐ CONDITIONAL USE REQUIRED

Licensing Officer: C. Sully

Date: 12/28/21

License #: 249

Account #: B22-22

Date: 12/22/21

Amount Paid: 50.00

Planning Commission Staff Review Memo

March 17, 2022

Shari Phippen, Community Development Director



FINAL SITE PLAN- GRAND HAVEN

Request:	Grant an extension of time for beginning site improvements at Grand Haven Assisted Living
Property Address:	3400 South 3500 West
Property Zone:	R-2.5
Property Size:	6.6 Acres
Applicant:	Justin Neilsen/Stillwater Construction

Governing Document(s):	WHZC 54.16- Time Limitation on Approval
Decision Type:	Administrative
Staff Recommendation:	Recommend granting 12-month extension of time

Public Hearing Posting:	No public hearing is required
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Background

At the November 20, 2019 City Council meeting, Stillwater Construction Group received final site plan approval for an assisted living center located at approximately 3400 South 3500 West. Commission had granted final approval on October 29, 2019.

Within a few months after the site plan was granted approval, the Covid-19 pandemic broke out and plans for this project were shelved. They have come to the City and requested an extension of time to begin construction on the project, based on the previously approved site plan.

No changes to the site, buildings, or other improvements have been requested.

Staff Recommendation

Because construction was delayed by circumstances beyond their control and because they are not requesting any changes to the site, staff recommends granting Stillwater Construction an extension of time, not to exceed 12 month, in which they are to begin site improvements for the previously approved Grand Haven Assisted Living site.



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

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

Date 2/20/19

Address of Site: 3400 S 3500 W

Applicant's Name: JUSTIN NIELSEN / STILLWATER

Address: 2637 W 1800 S WEST HAVEN Phone: 801-668-8778

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

RESIDENTIAL - ASSISTED LIVING and

Site plan design, be approved on 6.5 ACRES of
(sq.ft. or acreage)

Property in the R2.5 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: [Signature] Date: 2/20/19
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

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

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

[Signature]



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

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

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

Staff Present:	Charis Sully	Deputy Recorder
	Steve Anderson	City Planner
	Amy Hugie	Attorney
	RaeAnn Lindholm	Code Enforcement

5:00 WORK SESSION

Planning discussed agenda items.

AGENDA

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

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

1. INVOCATION was offered by Commission Member Wilson

2. ACTION ON MINUTES- October 29, 2019

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

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

No one was present for this item.

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

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

Kelly Nielson was present for this item.

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

Mr. Nielson stated that they were.

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

Mr. Nielson stated that they would not be.

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

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

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

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

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

Mr. Nielson stated that it is approximately 40 feet.

Chairman Deem asked if the parking lot will be asphalted.

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

Chairman Deem asked if they have Fire Marshal approval.

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

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

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

Brandon Smith was present for this item.

Chairman Deem asked if anything has changes since preliminary.

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

Steve asked if it has timber on the front.

Mr. Smith stated that it does.

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

Steve stated that they should.

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

Commission member Archuleta suggested adding trees to the side.

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

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

Mr. Smith stated that it will be

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

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

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

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

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

Mr. Smith stated that they can add that.

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

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

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

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

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

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

Justin Nielsen was present for this item.

Chairman Deem asked if anything has changed since preliminary.

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

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

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

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

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

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

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

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

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

Commission member Archuleta asked what the main center will include.

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

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

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

Commission member Becky asked where the sign will be located.

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

Chairman Deem asked if the detention was grass.

Mr. Nielsen stated that it was.

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

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

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

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

Brad Frost was present for this item.

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

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

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

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

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

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

Chairman Deem asked if there will be an HOA.

Mr. Frost stated that there will be.

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

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

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

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

Mr. Frost stated that they will be public roads.

Chairman Deem asked how wide the roads will be.

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

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

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

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

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

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

Letter F number 7 change Planning Commission to Code Enforcement Officer

Instead of Conditional use permit it will be an exemption.

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

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

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

10. OTHER BUSINESS

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

11. ADJOURNMENT

Commission member Reyna made a motion to adjourn at 7:25 P.M. Commission member Epperson seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Archuleta, aye; the vote was unanimous.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: 11/26/2019



WEST HAVEN CITY COUNCIL MEETING MINUTES

November 20, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	Sharon A. Bolos	Mayor
	Stephanie Carlson	Councilmember
	Lacy Richards	Councilmember
	Rob Vanderwood	Councilmember
	Randy Hunter	Councilmember
	Dawnell Musselman	Councilmember

Staff Present:	Emily Green	City Recorder
	Steve Anderson	City Planner

5:30 Council Workshop

Mayor Bolos brought the meeting to order.

Fred Philpot and Ryan Christensen gave a presentation with the data changes for a level of service C for the impact fee study.

1. **MEETING BROUGHT TO ORDER:**

The Council met at their regularly scheduled meeting held in the City Council Chambers.
Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. **OPENING CEREMONIES**

- A. Lead by Knight Stevens Troop 166
- B. Lead by Councilmember Vanderwood

3. **PUBLIC PRESENTATION**

George Lamar stated that he would like to clarify our zoning ordinances to allow a better transition between high density and low density and that he doesn't like 9,000 square foot lots.

4. **PRESENTATION-PREVEDEL PARK-G. BROWN**

Councilmember Richards made a motion to table. Councilmember Musselman seconded the motion. Councilmember Richards withdrew her motion.

Ryan Christensen presented the plan for Prevedel Park. He stated that the plan is to integrate existing campsites in conjunction with the addition of the open space the City acquired. He said that the north east corner is in Marriott-Slaterville and we have been working with them to complete this.

Mayor Bolos stated that the portion in Marriott-Slaterville is a day use area that does not have vehicle accessibility. Marriott-Slaterville will contribute to it as well as offers from the Weber Fire District. The City would like to apply for a RAMP Grant to complete this park and the contributions from other agencies can help towards this grant. Also, after discussing this with the Recreation Director he suggested abandoning the Country Haven trail and using the \$300,000 that must be used this year towards the matching funds for the RAMP Grant and to do the arena lights in the park.

5. **ACTION ON RESOLUTION 18-2019-HB163-PERSONAL USE OF PUBLIC PROPERTY**

Councilmember Hunter stated that he would like more time to review this resolution.

Councilmember Richards stated that she would like to see a policy in place before passing this resolution.

Councilmember Richards made a motion to table with the addition of a policy. **Councilmember Musselman seconded** the motion. Councilmember Richards, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

6. **ACTION ON RESOLUTION 18-2019-VIPS**

Councilmember Carlson made a motion to adopt resolution 18-2019. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Richards, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

7. **AWARD CONTRACT-ECONOMIC DEVELOPMENT**

Councilmember Richards moved to award the contract to Zion Public Finance. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Richards, aye; **Vote was unanimous.**

8. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. ACTION ON ORDINANCE 38-2019-R-3 ZONE

Councilmember Hunter and Councilmember Vanderwood expressed concern about the 60-foot height requirement.

Councilmember Vanderwood stated he would like to see more detail in the R-3 zone. He feels there is an opportunity for businesses that fit in neighborhoods.

Councilmember Carlson stated that this is a residential zone and that if there are commercial requirements, she would like to see the change in the general plan map.

Councilmember Hunter stated that after looking at how close the Claradon apartments are to the property line, he believes they are an appropriate setback for all apartment complexes.

Steve Anderson measured and it is about 25 feet from the property line.

Councilmember Richards suggested changing section 4 site development standards on the bottom row first column under building type there is a note that says apartments are the only housing to be allowed over 35 feet. Also to cross out the minimum front setback, cross out the minimum side setback, cross out the minimum rear setback, under additional setback requirements there is a note that says no less than 25 feet off of the property line where a building is against a public road, and the maximum height now says that 60 feet only for the areas designated as 24 units per acre designated as the nine in the table, otherwise it is 35 feet for areas less than the designated 24 units per acre.

Councilmember Hunter suggested that in section 3 conditional uses item 7 taking out minimum ½ acre lot, maximum 32 rooms and just letting it say assisted living.

Councilmember Carlson made a motion to adopt ordinance 38-2019 with the changes as discussed. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Vanderwood, nay; Councilmember Musselman, aye; **Motion Carries 4:1.**

B. ACTION ON ORDINANCE 37-2019-AMEND THE GENERAL PLAN-GENERAL PLAN MAP APPENDIX "A"

Mayor Bolos suggested changing the C-2 on the road that connected 2100 S. to 1800 S. to R-4 because of the context of the new road on 2100 S. and to put C-2 on the southern portion of the property and R-4 on the northern portion of the property below the canal.

Councilmember Richards suggested Omitting the 2 at approx. 3800 S. Midland Drive, omitting the 1 on approx. 1800 S. 2425 W., changing all of the areas that say C-2 and are red to pink so that the color is correct, the area at approx. 3825 S. Midland Drive to change from C-1 to C-2, and at approx. 2200 S. 2050 W. splitting the property and putting C-1 on the eastern side.

Darin Deem suggested adding R-4 to the western side of the property at approx. 2200 S. 2050 W.

Councilmember Hunter suggested changing the property at 3500 W. 4000 S. to C-2.

Steve Anderson suggested adding to words R-4 on all of the purple portions on the map that could fit the lettering to reflect the color underneath.

Councilmember Richards made a motion to adopt ordinance 37-2019 with the changes noted. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, nay; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; **Motion passes 4:1.**

C. ACTION ON ORDINANCE 39-2019-ANIMAL ORDINANCE

Councilmember Richards suggested changing on section F item C to say A permit shall not be issued, even under a conditional use permit, in zones where animal keeping is not allowed. In zones or on parcels where by lot size animal keeping is not allowed. She stated it might be a good idea to add on page 3 item A no structure except for chicken coop or rabbit hutch that is designated for animal housing and/or shelter shall be constructed closer than the minimum setback standards for the zone in which the structure is located. She also suggested adding in a chart to the ordinance to reflect the wording in section E item 1 Animal Keeping Limitations and adding juvenile animals in the chart. She suggested adding height requirements, breaking pheasants out as pheasant hen and pheasant rooster, changing bison to be worth 8 instead of 6, adding miniature horses and ponies to the chart with height requirements, and noting an asterisk or two based off lots less than an acre and lots less than a half-acre.

Darin Deem suggested changing section E to F and F to G to reflect the correct order.

Councilmember Hunter asked why peafowl wasn't included.

Councilmember Richards stated it was because they are a louder animal.

Councilmember Vanderwood expressed concern about mini donkeys not being included. He also expressed concern about peafowl.

Councilmember Carlson expressed concern about allowing large animals and not allowing smaller animals such as chickens or rabbits with it. She also expressed concern about unusual animals being kept as pets as well as service pets not being allowed.

Councilmember Hunter made a motion to table. **Councilmember Carlson seconded** the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; **Vote was unanimous.**

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

Councilmember Hunter asked what the storage units will be used for.

Kelly Nielsen said it will be used for vehicles.

Councilmember Hunter stated that the landscaping is only 8.3% and that is less than required for our ordinance.

Steve Anderson stated that when this was originally built that landscaping was designed under the allowed amount.

Councilmember Vanderwood asked if they are going to add road base on the slope.

Mr. Nielsen confirmed they will.

Councilmember Richards moved to give preliminary site plan approval. **Councilmember Carlson seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

E. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK-APPROX. 1750 S. 1900 W.

Councilmember Richards asked if they are going to use a drip system with the zero scape and plantings throughout.

Brandon Smith confirmed they will and they will add some trees.

Councilmember Hunter asked what kind of businesses they will have and if they will have storage units in the back.

Mr. Smith said they anticipate something like cabinetry making, offices, or retail in that area and that those could change when 1900 W. matures more. He said the back storage area is just for each individual business and that each suite will have a roll up door.

Councilmember Vanderwood asked about lighting.

Mr. Smith said they will have lighting on the building.

Councilmember Richards made a motion to give final site plan approval. **Councilmember Vanderwood seconded** the motion. Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; Councilmember Richards, aye; **Vote was unanimous.**

F. FINAL SITE PLAN-GRAND HAVEN ASSISTED LIVING-3400 S. 3500 W.-JUSTIN NIELSEN

Councilmember Richards asked if they are doing all of the access road, parking, and then all on the east half of the lot but not the 4-8 unit facilities.

Justin Nielsen confirmed that was the plan.

Councilmember Carlson suggested adding a handicap accessible commercial playground.

Councilmember Carlson moved to give final site plan approval. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; **Vote was unanimous.**

G. ACTION ON ORDINANCE 29-2019-3710 S. 2700 W.-CODY RHEES

Cody Rhees explained that they weren't sure where to go from this point on the concept plan because there didn't seem to be a consensus from council. He stated that they changed the commercial so that it was larger on 2700 W.

Councilmember Richards asked if it's a two car garage or a one car garage.

Mr. Rhees said that it will be a two car garage.

Councilmember Hunter stated that he would like to see them have commercial on Midland Drive and the density is 8.7 units per acre and it should be 5 units per acre and he doesn't see anything to allow for a bonus density.

Mr. Rhees said that in exchange for bonus density they are providing more parking.

Councilmember Vanderwood asked what percentage the commercial is.

Mr. Rhees said its about 30%.

Councilmember Carlson stated she would like to see more than just grass for the landscaping.

Mr. Rhees said that landscaping will have grass shrub, trees, etc.

Councilmember Hunter moved to deny. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, nay; Councilmember Vanderwood, aye; Councilmember Musselman, nay; **Motion carries 3:2.**

H. ACTION ON ORDINANCE 33-2019-TEMPORARY SIGNS

Councilmember Carlson expressed concerns about signs not being placed closer than 6 feet to the edge of the pavement.

Councilmember Vanderwood stated that he would like more detail added to this ordinance.

Councilmember Richards moved to adopt ordinance 33-2019. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Musselman, aye; **Motion carries 4:1.**

I. PRELIMINARY SUBDIVISION APPROVAL-SHUPE SUBDIVISION-3222 S. 3500 W.-CAPITAL REEF MANAGEMENT

Brad Frost explained that they are doing smaller lots for young families who would like a different option than a townhouse and single family homes. They planned on doing a tree farm in the open space instead of soccer field or donating the space to the city.

Steve Anderson stated that planning commission recommended continuing the trail through this development.

Councilmember Carlson asked what the side and back materials for the homes will be.

Mr. Frost said it will be brick, rock, stucco, and hardie board.

Councilmember Hunter stated he would like larger lots.

Councilmember Richards suggested adding senior products on the middle portion.

Councilmember Richards moved to give preliminary subdivision approval with varied lot sizes, concept plan 2, and the addition of property for the trail. **Councilmember Musselman seconded** the motion. Councilmember Hunter, nay; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Carlson, aye; **Motion carries 4:1.**

9. ACTION ON ORDINANCE 40-2019- EMERGENCY OPERATIONS PLAN

Councilmember Richards made motion to adopt ordinance 40-2019. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Richards, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

10. ACTION ON RESOLUTION 15-2019-PERSONNEL POLICY-COMPENSATORY TIME AND VACATION TIME

Councilmember Richards made motion to table. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; **Vote was unanimous.**

11. RATIFY RESOLUTION 14-2019-MODERATE INCOME HOUSING

Councilmember Richards made motion to ratify resolution 14-2019. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember member Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; **Motion passes 4:1.**

12. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	November 6, 2019
B. AMERICAN PAVEMENT MARKING, LLC	\$25,839.04	Inv.#124916

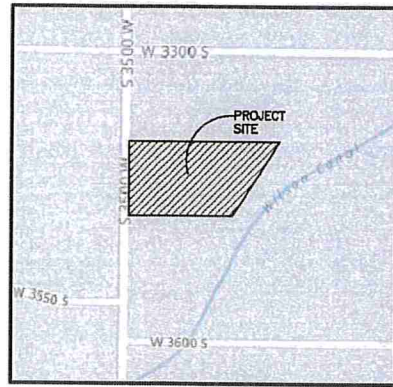
Councilmember Carlson moved to approve the Consent Agenda with a change on the minutes correcting the spelling of Laughter. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

13. ADJOURNMENT

Councilmember Richards moved to adjourn at 10:23 P.M. **Councilmember Musselman seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

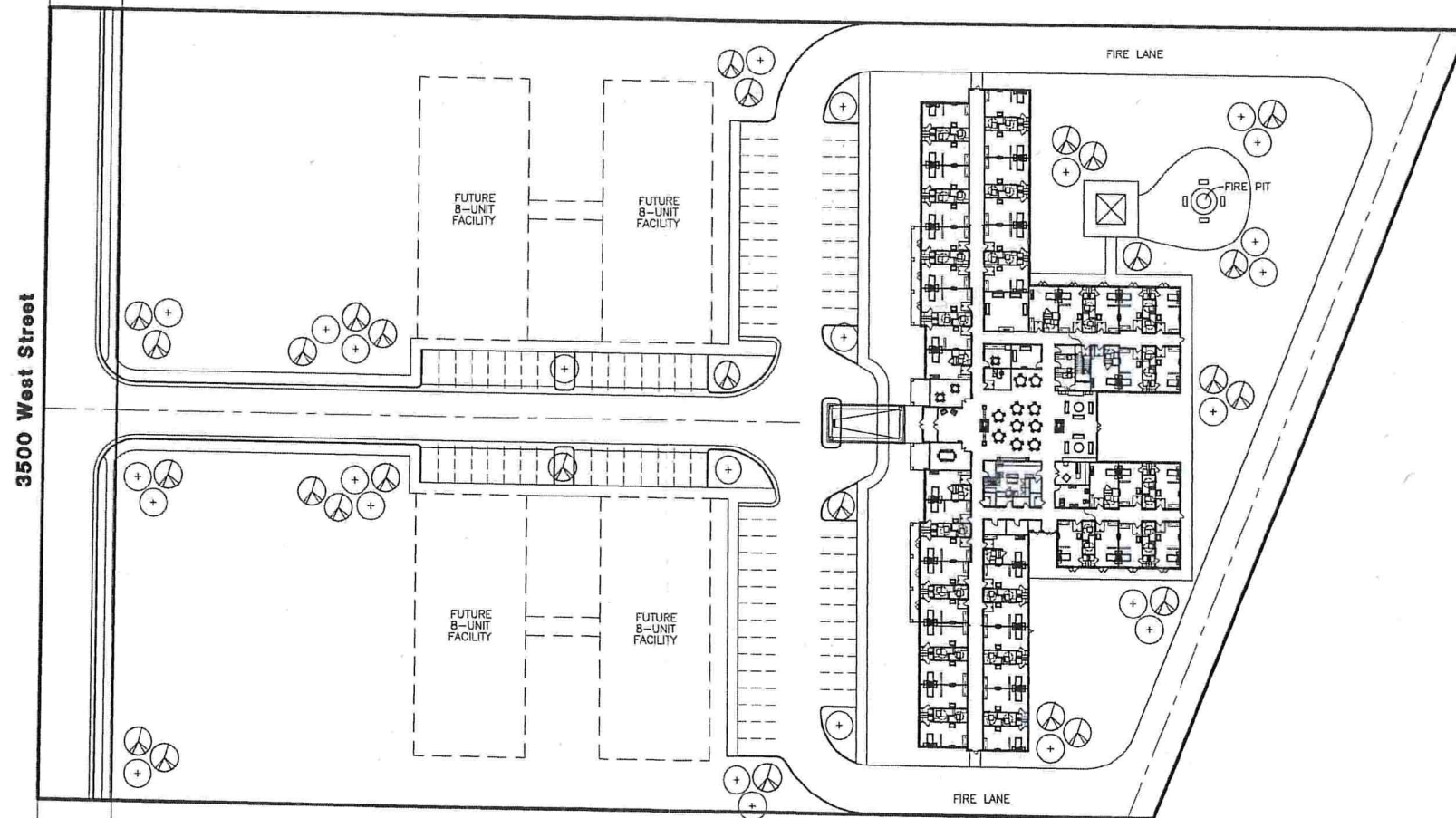
Emily Green
City Recorder

Date Approved: 12/4/19



Vicinity Map

SCALE:
1"=40'



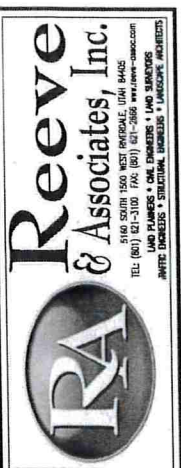
3500 West Street

Dembitz Property

West Haven City, Weber County, Utah

Developer:

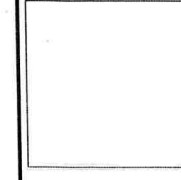
Stillwater Development
Justin Nielsen
2741 W 1950 S
West Haven City, UT. 84401
(801) 668-8778



REVISIONS	DESCRIPTION
DATE	

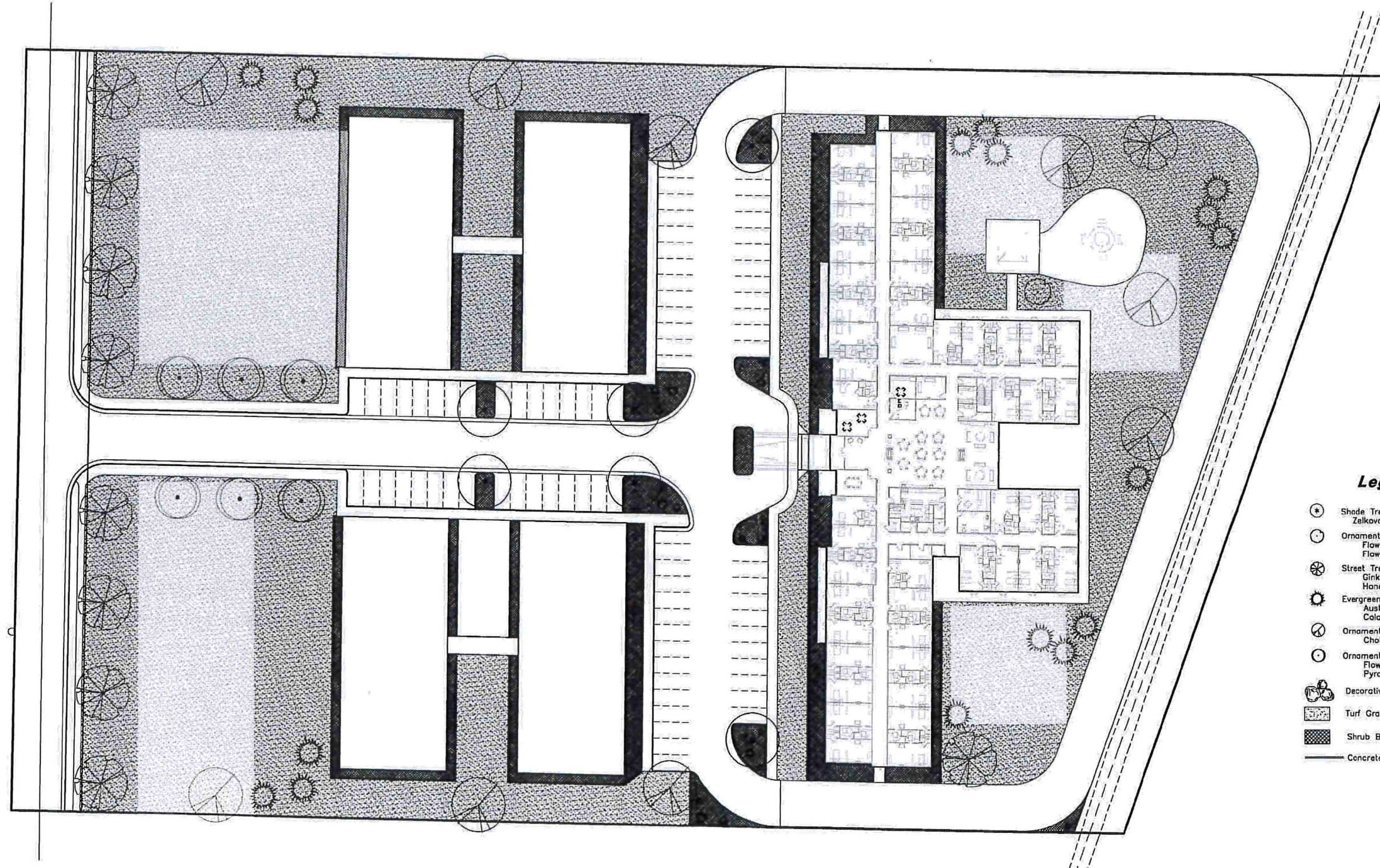
Dembitz Property
PART OF THE NW 1/4 OF SECTION 3, T.5N., R.2W., S.1.B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

Sketch Plan



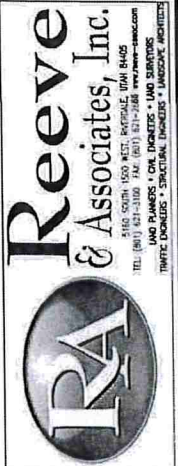
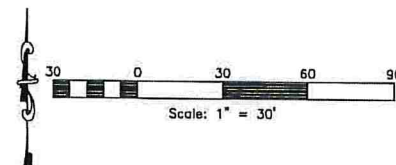
Project Info.	
Engineer:	N. Reeve
Designer:	C. Cove
Begin Date:	Nov. 20, 2018
Name:	DEMBITZ PROPERTY
Number:	7039-01

Sheet	1
1	Sheets



Legend

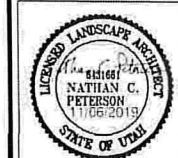
- ⊛ Shade Tree
Zelkova
- ⊙ Ornamental Tree
Flowering Crabapple
Flowering Cherry
- ⊗ Street Tree
Ginkgo
Honeylocust
- ⊙ Evergreen Tree
Austrian Pine
Colorado Spruce
- ⊗ Ornamental Tree
Chokecherry
- ⊙ Ornamental Tree
Flowering Pear
Pyramidal Hornbeam
- ⊙ Decorative Boulders
- ⊙ Turf Grass - Sod
- ⊙ Shrub Bed - Shrubs Flowers with Mulch
- Concrete Mowstrip



REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Conceptual Landscape Plan



Project Info.
Landscape Architect:
N. Peterson
Drafter:
N. Peterson
Begin Date:
NOVEMBER 2019
Name:
GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet	-
1	Sheets



