



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

MEETING TO BE HELD

JULY 13, 2022 6:00 PM

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **July 13, 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 ON ZOOM [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549) OR WATCH US LIVE ON YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCeeQnQBTFzJWtGopHMCNCBA](https://www.youtube.com/channel/UCeeQnQBTFzJWtGopHMCNCBA)

1. **INVOCATION**-COMMISSION MEMBER EPPERSON
2. **PLEDGE OF ALLEGIANCE**-COMMISSION MEMBER STIMPSON
3. **ACTION ON MINUTES**- JUNE 22, 2022
4. **ACTION ON AMENDED MINUTES**-MARCH 25, 2022
5. **REPORT**- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
6. **DISCUSSION AND ACTION**-REGARDING APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 2213 W 2550 S PARCEL NUMBER 150940036 (Applicant: Martin and Brittany Ford)
7. **DISCUSSION AND ACTION**- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)
8. DISCUSSION REGARDING FEEDBACK FROM OPEN SPACE ZONE OPEN HOUSES.
9. **ADJOURNMENT**

Charis Sully

Charis Sully, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to each West Haven City Planning Commission 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 July 13, 2022

@

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

June 22, 2022 6:00 PM

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

Present: Darin Deem
Becky Roundy
Kirt Nalder
Natalie Wilson
Scott Epperson
Andrew Reyna
Melinda Stimpson

Chairman (Via Zoom)
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Charis Sully
Shari Phippen
Amy Hugie

City Recorder
Community Development Director
Attorney

5:00 WORK SESSION

Commission member Reyna and Chairman Deem attended the work session via zoom.

Shari gave the Planning Commission an update on the Open Space zone and informed the Commission that there are 2 open houses scheduled. One on June 29th and one on June 30th.

Planning Commission discussed agenda items.

AGENDA

1. **INVOCATION-COMMISSION MEMBER REYNA**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER ROUNDY**
3. **ACTION ON MINUTES- MAY 25, 2022**
4. **ACTION ON SPECIAL JOINT MEETING MINUTES- MAY 26, 2022**
5. **ACTION ON MINUTES- JUNE 8, 2022**
6. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
7. **DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR SETBACKS FROM 15 FEET TO 5 FEET IN THE REAR ON AN ACCESSORY DWELLING UNIT LOCATED AT 4936 W 3625 S (Applicant: Michael Haines)**
8. **DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)**
9. **DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR SUNSET FARMS SUBDIVISION LOCATED AT 3417 S 2700 W (Applicant: Tyler Peterson)**
10. **DISCUSSION AND ACTION-REGARDING PRELIMINARY PARCEL PLAN APPROVAL FOR THE VILLAGE AT GREEN FARM LOCATED AT APPROXIMATELY 3700 S 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 080370120, 080370072 (Applicant: Nilson Homes)**
11. **DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE**
12. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office. Vice Chair Roundy called the meeting to order at 6:01 PM

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

2. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Epperson.

3. **ACTION ON MINUTES-MAY 25, 2022**

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

4. ACTION ON MINUTES-MAY 26, 2022

Commission member Epperson stated that he was not present at the meeting and his name should be removed from the vote and the attendance record.

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

5. ACTION ON MINUTES-JUNE 8, 2022

Commission member Epperson stated that neither him or Commission member Stimpson were present at the meeting and their votes should be removed from the vote and the attendance record.

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

6. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Shari reported on the previous City Council Meeting

7. DISCUSSION AND ACTION-REGARDING APPROVAL OF A CONDITIONAL USE FOR SETBACKS FROM 15 FEET TO 5 FEET IN THE REAR ON AN ACCESSORY DWELLING UNIT LOCATED AT 4936 W 3625 S (Applicant: Michael Haines)

Mike Haines was present for this item.

Mr. Haines stated that he wanted to build an ADU above the garage that is about 400 sq ft.

The commission discussed the placement of windows in the ADU and privacy of the neighboring homes.

Commission member Reyna made a motion to recommend approval of a Conditional Use for setbacks from 15 feet to 5 feet in the rear on an accessory dwelling unit located at 4936 W 3625 S. Commission member Nalder Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

8. DISCUSSION AND ACTION- REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)

Mike Wood was present for this item.

Mr. Wood stated that they would like to use this property for storage of the equipment.

Vice Chair Roundy stated for the record that Mr. Wood turned in a notarized letter from the property owner.

Commission member Wilson asked what the lot will be improved with.

Mr. Wood said it would be road base

Commission member Wilson stated that the hammerhead does not meet fire code and needs to be increased from 50 feet to 75 feet.

Commission member Epperson asked what they will be doing with the existing building.

Mr. Wood said that they will be taking the wings off and they will be storing parts in there.

Commission member Epperson asked if UDOT is okay with the ingress and egress.

Shari stated that there was a meeting with UDOT and they asked that they increase the access from 20 feet to 24 feet.

Vice Chair stated that they will need to have an inspection on the building before occupying it.

Commission member Wilson made a motion to grant preliminary site plan approval for Allwoods Tree Service, Inc. located at 1625 W 2100 S with the notation that they identify where the road base will be before final, extend the hammerhead from 50' to 75' and have radius of 28' according to fire requirements, make sure ingress/egress is increased from 20' to 24' as required by UDOT clarify whether the building needs to be inspected and also if at any time the building is used for another purpose they will need to follow all requirements. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION-REGARDING PRELIMINARY PLAT APPROVAL FOR SUNSET FARMS SUBDIVISION LOCATED AT 3417 S 2700 W (Applicant: Tyler Peterson)
Tyler Peterson was present for this item

Mr. Peterson stated that they would like to provide an opportunity for family to build close to them.

Vice Chair Roundy asked if lot one will remain.

Mr. Petersons stated that I will.

Shari stated that the radius and turnaround all meet fire code, engineering has looked at the plans and it is fully compliant with all the zoning.

Commission member Wilson asked if there was going to be an HOA to maintain the road.

Mr. Peterson stated that they are still working on it but there will be a mutual agreement between all the lots on how the road will be maintained.

Commission member Nalder asked if they are only planning on doing curb and gutter on the North side.

Mr. Peterson said yes.

Commission member Reyna made a motion to recommend preliminary plat approval for Sunset Farms Subdivision located at 3417 S 2700 W. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous

10. DISCUSSION AND ACTION-REGARDING PRELIMINARY PARCEL PLAN APPROVAL FOR THE VILLAGE AT GREEN FARM LOCATED AT APPROXIMATELY 3700 S 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 080370120, 080370072 (Applicant: Nilson Homes)
Jake Jones was present for this item.

Mr. Jones said they are ready to move on to the next phase in the Green Farm Community.

Vice Chair Roundy asked if these were townhomes.

Commission member Wilson asked if these will be rented.

Mr. Jones said he is not sure what or if anything has been decided but they were leaning toward rentals.

Shair asked if Nilson Homes was going to maintain ownership of the loop roads that go up and down off 3675

Mr. Jones said yes.

Vice Chair Roundy asked how many units there will be.

Mr. Jones said 94 units.

Commission member Wilson said that they need to have a complete set of civil drawing for final.

Shari said they need to have the roads labeled as private for council

Commission member Epperson made a recommendation to approve preliminary parcel plan for the Village at Green Farm located at approximately 3700 S 4450 W. Commission member Wilson seconded the motion.

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

11. DISCUSSION AND ACTION ON PUBLIC HEARING-CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

Commission member Wilson pointed out some formatting problems.

The commission discussed possibly requiring Smart Timers for all new builds.

Commission member Epperson made a recommendation to adopt a Landscaping Standards and Requirements Ordinance with the changes discussed with formatting being fixed and adding verbiage about strongly encouraging smart timers. Commission member Wilson seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye the vote was unanimous.*

12. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 7:03 PM Commission member Reyna seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: _____



Planning Commission Meeting Minutes
May 25, 2022 6:00 PM

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*
 Melinda Stimpson *Commission Member*

Staff Present: *Charis Sully* *City Recorder*
 Amy Hugie *Attorney*
 Ed Mignone *City Engineer*

5:00 WORK SESSION

Commission member Reyna was absent for the work session.
Planning Commission discussed agenda items.

AGENDA

- 1. INVOCATION-COMMISSION MEMBER NALDER**
- 2. PLEDGE OF ALLEGIANCE-COMMISSION MEMBER WILSON**
- 3. ACTION ON MINUTES-MAY 11, 2022**
- 4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
- 5. DISCUSSION AND ACTION- REGARDING A FINAL PLAT FOR SALT POINT COMMERCIAL LOCATED AT APPROXIMATELY 2975 W 4000 S (APPLICANT: CW LAND)**
- 6. DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING A REZONE REQUEST FOR PROPERTY LOCATED ON THE NORTH-EAST CORNER OF 1900 W AND WILSON LANE PARCEL NUMBERS 150700028, 150700029, 150700041, 150700042, 150700043, 150690039, 150690040, 150690041, 150690042 FROM C-3 TO M-1 (Applicant: Miller Funding Group)**
- 7. PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE**
- 8. DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE**
- 9. DISCUSSION AND ACTION- ROAD DEDICATION PLAT FOR 3675 S-4700 W TO GREEN FARM WAY (Applicant: Nilson Homes)**
- 10. DISCUSSION AND ACTION-FINAL SITE PLAN APPROVAL FOR HOLIDAY OIL LOCATED ON THE SOUTHWEST CORNER OF 4000 S 3500 W (Applicant: Holiday Oil)**
- 11. ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:00 PM

1. INVOCATION was offered by Commission Member Nalder

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

3. ACTION ON MINUTES-May 11, 2022

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

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS *Amy Hugie reported on the previous City Council Meeting*

5. DISCUSSION AND ACTION- REGARDING A FINAL PLAT FOR SALT POINT COMMERCIAL LOCATED AT APPROXIMATELY 2975 W 4000 S (APPLICANT: CW LAND) *Todd Meyers was present for this item.*

Mr. Meyers stated that nothing has changed other than adding a few more utility easements.

Commission member Roundy made a motion to recommend approval of the Final plat for Salt Point Commercial located at approximately 2975 W 4000 S. Commission member Nalder Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

6. DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING A REZONE REQUEST FOR PROPERTY LOCATED ON THE NORTH-EAST CORNER OF 1900 W AND WILSON LANE PARCEL NUMBERS 150700028, 150700029, 150700041, 150700042, 150700043, 150690039, 150690040, 150690041, 150690042 FROM C-3 TO M-1 (Applicant: Miller Funding Group) Brook Morris was present for this item.

Chairman Deem stated that staff has come up with some conditions that would go along with the rezone of this property.

Mr. Morris stated that they have seen them, and they are okay with them.

There was a conversation about the bar/restaurant that is currently vacant and next to the subject property.

Commission member Roundy stated that she agrees with the conditions and thinks this will add to the area.

Commission member Nalder made a motion to recommend the rezone request for the property located on the northeast corner of 1900 W and Wilson lane from C-3 to M-1 with the conditions that are listed in the packet. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

7. PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

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

No one spoke on this item.

***Commission member Reyna entered the meeting via Zoom at 6:09 PM**

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

8. DISCUSSION AND ACTION ON PUBLIC HEARING- CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

Commission member Nalder made a motion to table adopting the landscaping standards and requirements ordinance. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

9. DISCUSSION AND ACTION- ROAD DEDICATION PLAT FOR 3675 S-4700 W TO GREEN FARM WAY (Applicant: Nilson Homes)

Jake Jones was present for this item.

Amy Hugie stated that there are no concerns from the Community Development Director.

Commission member Roundy made a motion to Recommend approval of the road dedication plat for 3675 S 4700 W Green Farm Way. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Stimpson, aye; the vote was unanimous.

10. DISCUSSION AND ACTION-FINAL SITE PLAN APPROVAL FOR HOLIDAY OIL LOCATED ON THE SOUTHWEST CORNER OF 4000 S 3500 W (Applicant: Holiday Oil)

Brent Neel was present for this item.

***Andrew arrived at the meeting**

Commission member Stimpson stated that she liked the landscaping plan.

Ed Mignone stated that there have been a few reviews from staff, and everything looks good.

Commission member Roundy made a motion to grant final site plan approval for Holiday Oil located on the southwest corner of 4000 S 3500 W. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Stimpson, aye; the vote was unanimous.

11. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 6:17 PM Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 06/22/2022

DRAFT

Planning Commission Staff Review Memo

July 11, 2022

Shari Phippen, Community Development Director



ACCESSORY DWELLING UNIT IN EXCESS OF 1,200 SQUARE FEET

Request:	Consideration of a CUP for an accessory dwelling unit that exceeds the 1,200 sq ft maximum
Property Address:	2802 W 3600 S
Property Zone:	A-2
Property Size:	1.13 Acres
Applicant:	Conner White
Governing Document(s):	WHZC Chapter 33 (online version)
Decision Type:	
Staff Recommendation:	See comments under "Staff Review"

Background

Martin & Brittany Ford own a home at 2213 West 2550 South. The property has a metal building on it that was, at one point, used as a shop/barn by a previous owner. The Fords have applied to convert a portion of the shop into a 1,750 sq ft ADU.

With the gravel drive they are proposing to put on the West side of the home, they will have the width and distance necessary to have all portions of the ADU within 150' of fire equipment, should the need arise.

Staff Review/Recommendation

WZHC 33.40 allows the Planning Commission to grant a conditional use for an ADU in excess of 1,200 square feet. The text of 33.40, with staff review comments of each provision, are as follows:

The Planning Commission may issue a conditional use permit for ADU's which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.

- 1. In approving a conditional use permit the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically, the Planning Commission may require:*

- a. *For ADU's that exceed the maximum size of 1,200 sq. ft.: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking.*

SR: this is an existing building with fencing and setbacks already in place.

There is ample parking in front of, next to and behind the shop. The ADU is not immediately adjacent to a residence and is set back from any adjacent residential structure by at least 20'.

- b. *For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles.*

SR: N/A

- c. *For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.*

SR: This building sits right on the property line. There is an existing residence immediately west of this. A condition should be put in place regarding windows which ensures maximum privacy for adjoining properties while still meeting the requirements of the building code. Coordination can be handled with the Building Official during the plan review period.

As this is an existing building and Conner has made all reasonable changes to reduce the size of the ADU, **staff recommends that the Commission grant the CUP for a 1,750 sq ft ADU at this location, with the following conditions:**

- 1- A fire inspection shall be required both before the remodel begins and prior to occupancy being issued.**
- 2- All permits, inspections and conditions of the Building Department shall be strictly adhered to.**



LAND USE PERMIT APPLICATION

West Haven City
4150 South 3900 West
West Haven, UT 84401

APPLICATION TYPE

☒ ACCESSORY DWELLING UNIT (ADU)☐ SHORT TERM RENTAL (STR)

PROPERTY OWNER INFORMATION

NAME: MARTIN RAY FORD
ADDRESS: 2213 W. 2550 SOUTH
PHONE: 801-510-1108
EMAIL: BRITM2@GMAIL.COM

CONTRACTOR INFORMATION, IF OTHER THAN OWNER

CONTRACTOR NAME
BUSINESS NAME
ADDRESS
PHONE
EMAIL
LICENSE #

PROPERTY INFORMATION

ADDRESS: 2213 W. 2550 SOUTH
PARCEL #: 15-094-0036 LOT SIZE: .85 ACRES LOT#: NA SUBDIVISION: NA
PRIMARY DWELLING SQ. FT. 1,230 ACCESSORY DWELLING SQ. FT. 1,720 NUMBER OF PARKING SPACES 6-8+


APPLICANT'S SIGNATURE

5/25/2022
DATE

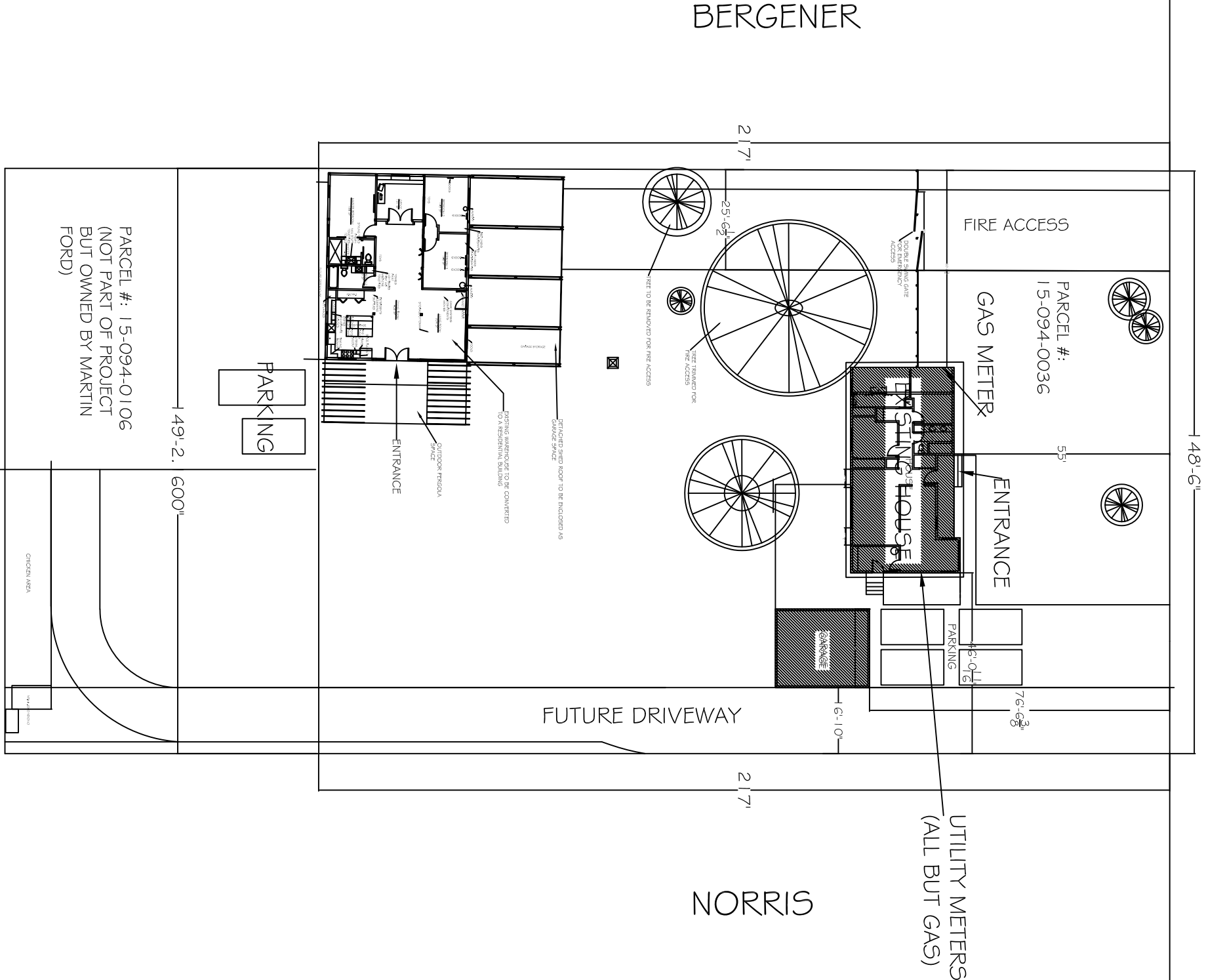
OWNER'S SIGNATURE

5/25/2022
DATE

FOR OFFICE USE

DATE RECEIVED: 6/3/22 ISSUED DATE: PERMIT NUMBER:
STAFF APPROVAL DATE
CONDITIONAL USE REQUIRED ☒ YES ☐ NO

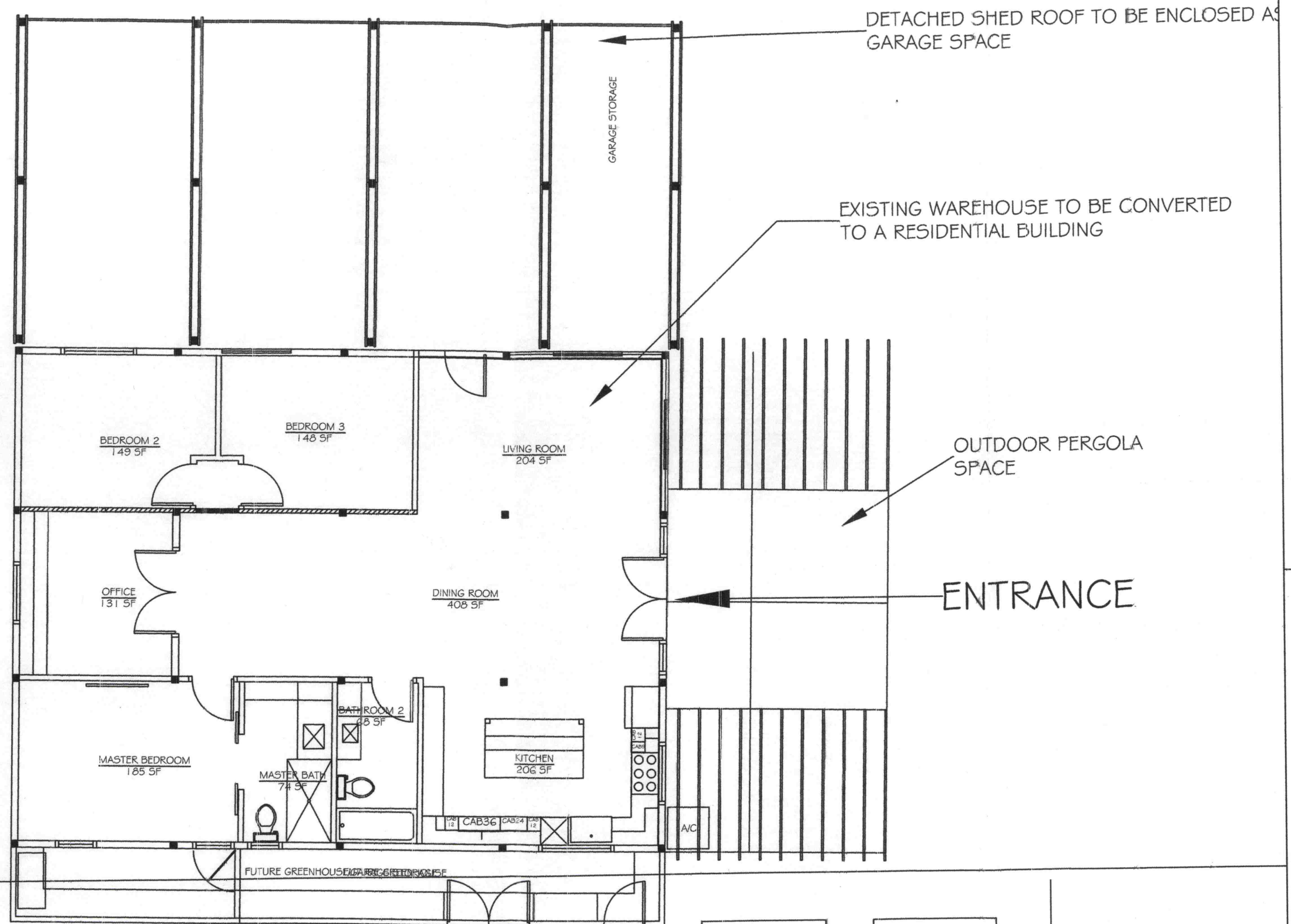
2550 SOUTH STREET



SUBDIVISION

PLOT PLAN FOR PROPOSED REMODEL OF EXISTING
POLE BARN WAREHOUSE ON PARCEL # 15-094-0036

FLOORPLAN FOR PROPOSED REMODEL OF EXISTING
POLE BARN WAREHOUSE ON PARCEL # 15-094-0036



PARKING

REMODEL PLAN FOR SECONDARY RESIDENCE AT
2213 W 2550 SOUTH
WEST HAVEN, UT 84401

FLOORPLAN

A-2

Planning Commission Staff Review Memo

July 11, 2022

Shari Phippen, Community Development Director



FINAL SITE PLAN- ALLWOOD TREE SERVICE, INC

Request:	Grant preliminary site plan approval to Allwood Tree Service, Inc
Property Address:	1625 W 2100 S
Property Zone:	C-2
Property Size:	.8 acres
Applicant:	Mike & Krystal Wood

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

Background

Applicants are in the process of purchasing the property to use for storing their business vehicles and for employee parking. All of the actual work of the business is done off-site. There is not an onsite office, but they have indicated that the building on the property will be used for storage.

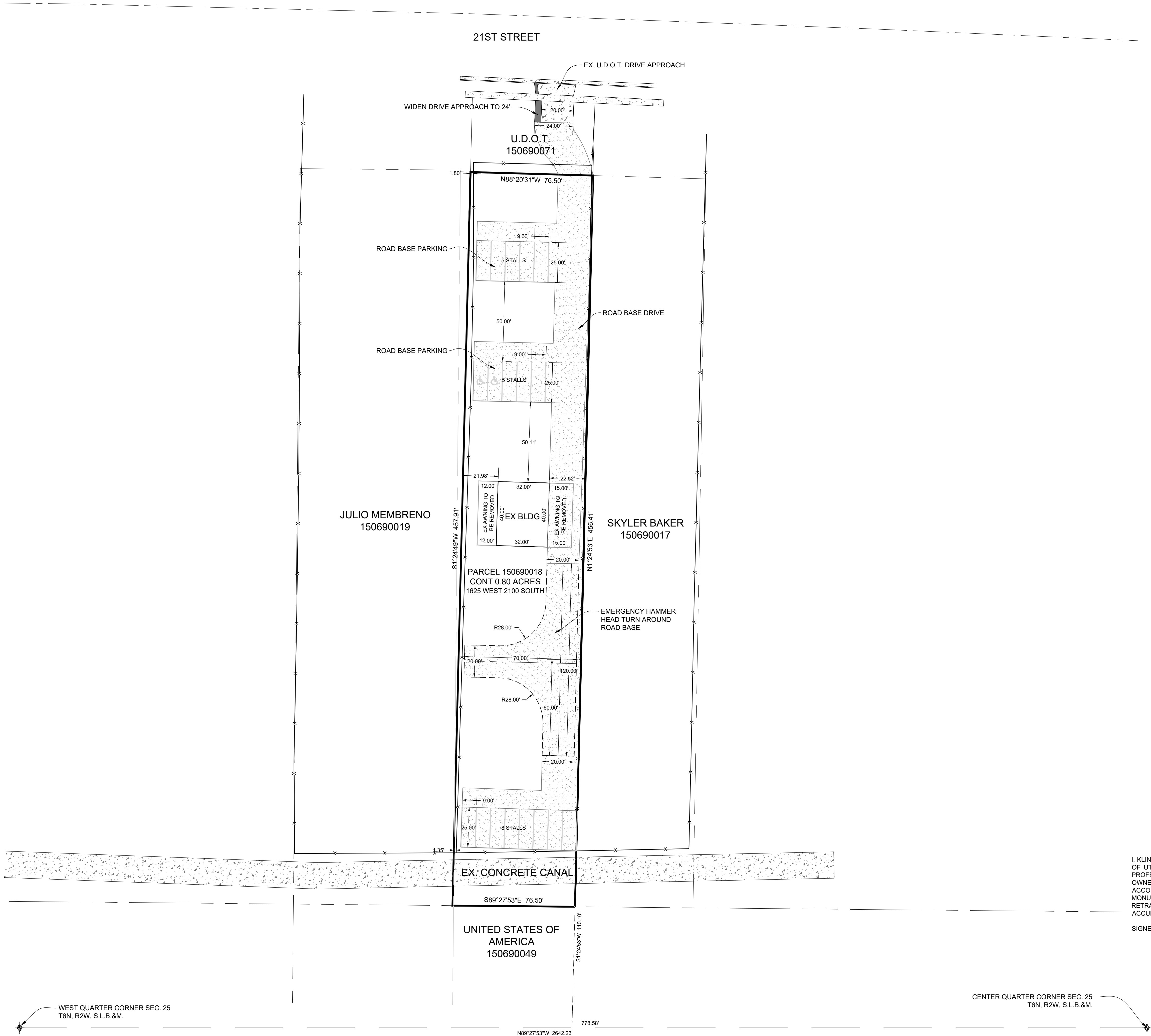
Staff Review/Recommendation

They have made the corrections required by the Commission at preliminary site plan approval. The City Engineer has some additional changes to the site plan that will need to be done, but those are notes that will need added and do not substantially affect the site plan. Those changes are outlined as conditions in the recommendation below.

The building is already existing, so there is no review of materials or design that the Commission needs to do on that. However, prior to using the building even for storage, they will be required to pass an inspection. This is required any time a building transfers ownership or use.

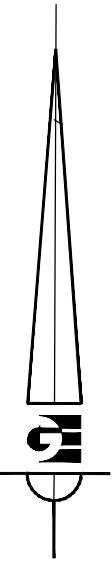
Accordingly, it is staff's recommendation that they be granted final site plan approval, subject to the following conditions:

- 1- Prior to commencing any work or moving any equipment on site, all on site improvements must be completed.
- 2- Prior to commencing any work or moving any equipment on site, the applicant shall be required to have a site plan bearing the approval of the West Haven City Engineer.
- 3- The site plan shall include the following notes:
 - a. All site grading must direct water towards the interior of the property.
 - b. Accommodations must be made to hold or disperse runoff from road-based areas – that can be using drainage infiltration swales, gravel trenches, etc. – the underlying soil obviously must be permeable enough to absorb the water.
 - c. There can absolutely no runoff from the parking area in the rear of the property that can directly or indirectly impact the canal. Confirm with Canal Owner if any set back requirement applies.
 - d. Any increase of runoff onto 2100 S requires review and approval by UDOT.
 - e. No road base shall be installed without first having an on-site inspection by the City.
- 4- Prior to using the existing building for anything, including storage of materials and equipment, the applicant shall be required to pass a building inspection with the West Haven City Building Official.



BOUNDARY DESCRIPTION

TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AT A POINT 235.684 METER (773.24 FEET) WEST AND 33.528 METER (110.00 FEET) NORTH FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE NORTH 139.117 METER (456.42 FEET) ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT TO A POINT ON CURVE WITH A 4980 METER RADIUS CURVE TO THE LEFT, THENCE WESTERLY 23.322 METER (76.52 FEET) ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH THE CENTER LINE OF SAID PROJECT TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE: CHORD TO SAID CURVE BEARS NORTH88D52'38" WEST FOR A DISTANCE OF 23.322 METER); THENCE SOUTH 139.574 METER (457.92 FEET) ALONG SAID WESTERLY BOUNDARY LINE, THENCE EAST 23.317 METER (76.50 FEET) TO SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.



Scale in Feet
1" = 30'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES:

1. ALL SITE GRADING MUST DIRECT WATER TOWARDS THE INTERIOR OF THE PROPERTY.

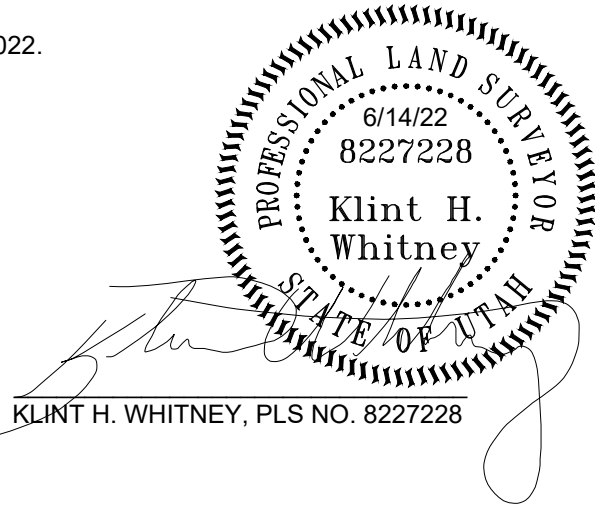
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MIKE WOOD. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE MERIDIAN WHICH BEARS NORTH 89°27'53" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2839823, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 7181, AND THE U.D.O.T. REGION 1 RIGHT OF WAY DRAWINGS WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 14TH DAY OF JUNE, 2022.



REVISIONS		SCALE: 1:30 XREF
DATE	DESCRIPTION	DATE: 6/13/22
		DESIGN: KHW
		DRAWN: KHW
		CHECKED: KHW
		DWG.: R2001 - MISC SURVEY 02123 - MIKE WOOD SURVEYING/MIKE WOOD.DWG

PROPERTY SURVEY FOR MIKE WOOD

1625 WEST 2100 SOUTH, WEST HAVEN, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,

TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

S1

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