



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

MEETING TO BE HELD

AUGUST 10, 2022 6:00 PM

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **August 10, 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 WILSON
2. **PLEDGE OF ALLEGIANCE**-COMMISSION MEMBER ROUNDY
3. **ACTION ON MINUTES**- JULY 27, 2022
4. **REPORT**- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION**- REGARDING A SUBDIVISION PLAT AMENDMENT FOR HOLLEY'S PLACE LOCATED AT APPROXIMATELY 1900 W AND 1800 S (Applicant: Sandee Marchant)
6. **DISCUSSION**-OPEN SPACE PUBLIC HEARING SCHEDULE
7. **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 August 10, 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-Conditional Use Ordinance
2. Discussion-Agenda items
3. Discussion-Staff Items



Planning Commission Meeting Minutes July 27, 2022 6:00 PM

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

Present:	Darin Deem Kirt Nalder Natalie Wilson Scott Epperson Andrew Reyna Melinda Stimpson	Chairman (Attended via Zoom) Commission Member Commission Member Commission Member Commission Member Commission Member
Staff Present:	Charis Sully Shari Phippen Amy Hugie	City Recorder Community Development Director Attorney
Absent:	Becky Roundy	Vice Chair (Absent- Attending a concert)

5:00 WORK SESSION

Shari gave an update presentation on the Open Space zoning and proposed changes.
The Commission discussed agenda items.

AGENDA

1. **INVOCATION-COMMISSION MEMBER STIMPSON**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER NALDER**
3. **ACTION ON MINUTES- JULY 13, 2022**
4. **ACTION ON AMENDED MINUTES-MAY 25, 2022**
5. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
6. **DISCUSSION AND ACTION- REGARDING A FINAL SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)**
7. **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)**
8. **PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING A REZONE REQUEST FROM R-2.5 TO MIXED USE LOCATED A 2457 W 3300 S PARCEL NUMBER 080280082 (APPLICANT: BRODIE CALDER)**
9. **DISCUSSION AND ACTION ON PUBLIC HEARING- TO RECEIVE COMMENT CONCERNING A REZONE REQUEST FROM R-2.5 TO MIXED USE LOCATED AT 2457 W 3300 S PARCEL NUMBER 080280082 (APPLICANT: BRODIE CALDER)**
10. **PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING AMENDING THE HOME OCCUPATION ORDINANCE**
11. **DISCUSSION AND ACTION ON PUBLIC HEARING- TO RECEIVE COMMENT CONCERNING AMENDING THE HOME OCCUPATION ORDINANCE**
12. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office. Commission member Reyna called the meeting to order at 6:00 PM

1. **INVOCATION** was offered by Commission Member Stimpson
2. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Nalder
3. **ACTION ON MINUTES-JULY 13, 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 Stimpson, aye; Commission member Wilson, aye; Commission member Reyna, aye. The vote was unanimous.

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

Commission member Epperson made a motion to approve the minutes with the change of approval date to 7/27/2022 the minutes. 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. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Shari stated that there is nothing to report.

6. DISCUSSION AND ACTION- REGARDING A FINAL SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)
Mike Wood was present for this item.

Commission member Reyna asked if there have been any changes.

Mr. Wood stated that there has not been.

Shari explained that there are still items that need to be done before starting work.

Commission member Wilson asked if they were given a copy of the conditions.

Shari said they are aware of everything that needs to be done.

Commission member Wilson made a motion to grant final site plan approval for Allwood Tree Service Inc located at 1625 W 2100 S with the notation that the recommended items from staff must be completed. Commission member Nalder Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, Commission member Reyna, aye. The vote was unanimous.

7. 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)
No one present for this item.

Shari told the Commission that the Ford's decided to go the rout of obtaining a variance instead.

Commission member Nalder made a motion to table a conditional use for an accessory dwelling unit that is larger than 1,200 sq ft. located at 2213 W 2550 S. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

8. PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING A REZONE REQUEST FROM R-2.5 TO MIXED USE LOCATED A 2457 W 3300 S PARCEL NUMBER 080280082 (APPLICANT: BRODIE CALDER)
Brodie Calder and Steve Turner were present for this item.

Mr. Calder explained why they think the mixed use works for this area.

Shari said that the General Plan has the property remaining at R-2.5 and the request being proposed, from the staff's view, does not have a compelling enough reason to deviate from the General Plan to Mixed Use. The plan presented does not meet the requirements for Mixed Use.

Mr. Calder stated that a precedence was set in 2019 with Knudson Corner

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

Scott Ward agrees with the city that this is not consistent with the general plan and increased and is also concerned about the increased traffic flow with adding 16 units.

Paul Foreman agrees with Mr. Ward and is concerned about the increase in traffic with 16 units having access to 3300.

Mike Rawlings does not support this to be rezoned to Mixed Use and believes that this is spot zoning. He is concerned about the safety of the road and traffic.

Kevin Toon stated that he attended a meeting back in 2020 that the Council stated there would be no new mixed use West of 1900.

Niki Martinez is opposed to the townhomes on this property.

Cameron Gould recommended that the commission deny this rezone.

Jerry Berndt stated that he is concerned about increased traffic and does not want added townhomes.

Sean Reber agrees with the staff recommendation and concerned about traffic flow.

Emily Stone stated her concern for the increased traffic and the bus stops.

Kristine Cragun is concerned about the amount of homes proposed on this property and had the understanding that only 3 homes would be allowed based off of the size.

Colton Stokes stated that he agrees with the City's recommendation. He also stated that this is more like greed than it is affordable housing options

Armand Lobato is concerned about privacy.

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

9. DISCUSSION AND ACTION ON PUBLIC HEARING- TO RECEIVE COMMENT CONCERNING A REZONE REQUEST FROM R-2.5 TO MIXED USE LOCATED AT 2457 W 3300 S PARCEL NUMBER 080280082 (APPLICANT: BRODIE CALDER)

Commission member Reyna stated that what is required is not met and does not conform to the general plan and there is nothing compelling enough to deviate from what the general plan says.

Commission member Wilson stated that this does not have a buffer.

There was a discussion about tabling or recommending to council.

Commission member Epperson made a motion to recommend denial to City Council of the rezone request located at 2457 W 3300 S Parcel number 080280002. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

10. PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING AMENDING THE HOME OCCUPATION ORDINANCE

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

No one spoke on this item.

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

11. DISCUSSION AND ACTION ON PUBLIC HEARING- TO RECEIVE COMMENT CONCERNING AMENDING THE HOME OCCUPATION ORDINANCE

Chairman Deem stated that section 64.04 number 2-a-ii needs to have something about danger added to accessing their property.

Commission member Wilson stated that they could put increased vehicular traffic such that it becomes a nuisance or hazard.

Chairman Deem stated that on page 2 under required conditions it talks about signs, but homes and residential properties need to coincide with the sign ordinance.

Commission member Wilson said that on number 7, review needs to be changed to renew.

Chairman Deem suggested that the word sale be removed from 3-b and 4.

Shari stated that number 5 needs to be amended to say regardless of whether or not such requires a dealers license is defined by the Utah State Tax Commission.

Commission member Nalder made a motion to recommend approval of the Home Occupation Ordinance to City Council with the changes discussed. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

12. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:00 PM Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, 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: _____

Planning Commission
Staff Review Memo

August 10, 2022



Alika Murphy, Planner I

Preliminary Plat- Holley's Place Subdivision

Request: Grant approval of a 4-lot subdivision amendment known as Holley's Place Subdivision

Property Address: 1900 West 1800 South

Property Zone: C-2

Property Size: 5 acres

Applicant: Sandee Marchant

Governing Document(s): WHC Zoning Map; WHZC 22-04 (online version)

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Background

Holley's Place Subdivision was recorded in March of 2009 as a two-lot subdivision. The property is zoned C-2 which in the WHZC is defined as *"Community Commercial" zone is to provide a range of commercial uses greater than that of the C-1, but at a lower intensity than the C-3- Regional Commercial zone. The basic market for this zoning district is vehicular-oriented. This type of zoning district is best located at the intersection of arterial streets.* The request now is to amend Lot 1 and Lot 2 and to extend the boundary of the subdivision by including Parcel# 15-069-0075 and Parcel# 15-069-0088, thereby adding two more lots and adjusting the boundary of all four lots. This amended plat is before you for consideration and recommendation to the Council.

Staff Review

- 1) **Max Lot Coverage.** Buildings or accessory units may not take up more than 60% of lot area.
 - a) ***They meet this requirement.***
- 2) **Lot Area.** No minimum lot size.
- 3) **Lot Width.** No minimum for lot width.
- 4) **Buffer.** No buffer requirements.

As the amended plat meets all of the standards of the underlying zone, it is staff's position that the Commission should recommend approval of the preliminary plat.

Amendment SUBDIVISION APPLICATION



SUDIVISION NAME Holleys Place Subdivision

LOCATION 1900 W 1900 S PARCEL # _____

NO. OF LOTS 4 ZONE C2

APPLICANTS NAME Jandee Marchant

PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS _____
PHASE 5	NO. OF LOTS _____

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

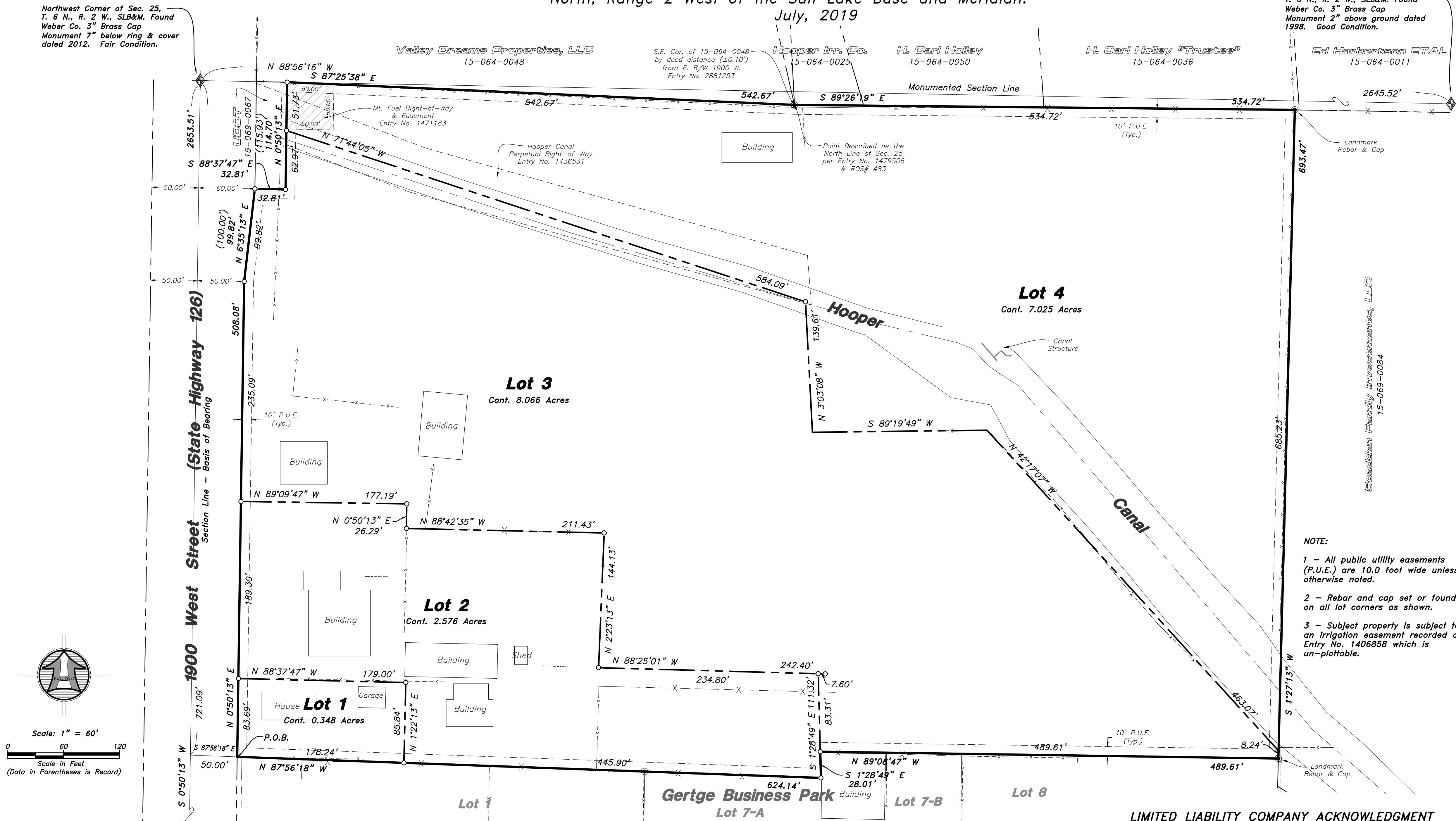
<u>Planning Commission preliminary action</u> ☐ Approved ☐ Denied Date _____	Scheduled for Planning Commission Agenda _____
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	Conditions: _____ _____ _____ _____
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____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

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

Holleys Place Subdivision First Amendment

Amending Lot 1 & Lot 2, Holleys Place Subdivision and
Extending the Boundary of said Subdivision.
West Haven City, Weber County, Utah
A Part of the Northwest Quarter of Section 25, Township 6
North, Range 2 West of the Salt Lake Base and Meridian.

July, 2019



SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into four (4) Lots, known hereafter as Holleys Place Subdivision First Amendment in West Haven City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground.

Signed this _____ day of _____, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF GERTGE BUSINESS PARK, RECORDED AS ENTRY NO. 1734426 IN THE WEBER COUNTY RECORDERS OFFICE, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET (STATE HIGHWAY 126) LOCATED 721.09 FEET SOUTH 00°50'13" WEST AND 50.00 FEET SOUTH 87°56'18" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25;

RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°50'13" EAST 508.08 FEET; AND NORTH 06°35'13" EAST 99.82 FEET (100.00 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID UDOT PROPERTY, TAX ID NO. 15-069-0067; THENCE ALONG THE BOUNDARY OF SAID UDOT PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°37'47" EAST 32.81 FEET; AND (2) NORTH 00°50'13" EAST 114.70 FEET (115.93 FEET BY RECORD) TO THE SOUTH LINE OF VALLEY DREAMS PROPERTIES, LLC PROPERTY, TAX ID NO. 15-064-0048 BEING NEAR AN EXISTING FENCE LINE; THENCE SOUTH 87°25'38" EAST 542.67 FEET ALONG OR NEAR SAID EXISTING FENCE LINE TO A POINT IN AN EXISTING FENCE LINE DESCRIBED IN ROS# 483 AS THE NORTH LINE OF SAID SECTION 25, SAID POINT ALSO BEING THE COMMON PROPERTY CORNER TO HOOPER IRRIGATION COMPANY PROPERTIES, TAX ID NO. 15-064-0015 & 15-064-0025; THENCE SOUTH 89°26'19" EAST 534.72 FEET ALONG AN EXISTING FENCE LINE BEING THE SOUTH LINES OF SAID HOOPER IRRIGATION COMPANY PROPERTY TAX ID NO. 15-064-0025 THEN H. CARL HOLLEY PROPERTIES, TAX ID NO. 15-064-0050 & 15-064-0036 TO A LANDMARK REBAR & CAP BEING THE NORTHWEST CORNER OF SCADDEN FAMILY INVESTMENTS, LLC PROPERTY, TAX ID NO. 15-069-0084; THENCE SOUTH 01°27'13" WEST 693.47 FEET ALONG THE WEST LINE OF SAID SCADDEN FAMILY INVESTMENTS, LLC PROPERTY BEING NEAR OR ALONG AN EXISTING FENCE LINE TO THE NORTHEAST CORNER OF SAID GERTGE BUSINESS PARK; THENCE ALONG THE BOUNDARY OF SAID GERTGE BUSINESS PARK THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°08'47" WEST 489.61 FEET; (2) SOUTH 01°28'49" EAST 28.01 FEET; AND (3) NORTH 87°56'18" WEST 624.14 FEET TO THE POINT OF BEGINNING. CONTAINING 18.015 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be Subdivided into Buildings and Units as shown and described hereon and name said tract Hawk Haven Townhome Subdivision Phase 1 and hereby dedicate all areas outside of the building footprints as a Public Utility Easement for the installation, maintenance and operation of public and private utility lines as deemed necessary by West Haven City and/or the current property owner of Lot 1 - such also includes provision for drainage and irrigation purposes as deemed necessary. The public utility easement area can be inherently decreased without written action upon any approved building modifications or expansions. No building or yard areas are to be fenced without approval of the current property owner of Lot 1. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have here unto set our signature this _____ day of _____, 2019.

H. Carl Holley, "Trustee" of
The Family Trust of H. Carl Holley and Sherry K. Holley dated March 22nd, 1996

Sherry K. Holley, "Trustee" of
The Family Trust of H. Carl Holley and Sherry K. Holley dated March 22nd, 1996

Brad J. Holley

Brad K. Marchant, "Manager" of BS Marchant, LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, Brad J. Holley, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signer of the attached Owners Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

RECORDED _____
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

LEGEND:

- Subdivision Boundary
- Interior Lot Line
- Adjoining Property Line
- Public Utility Easement
- Fence Line
- Top of Bank
- Centerline Hooper Canal
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

NARRATIVE

The purpose of this survey was to Amend and Extend, Holleys Place Subdivision as shown and described hereon. The survey was ordered by Brad Holley. The control used to establish the property corners was Holleys Place Subdivision, recorded as Entry No. 2398975 in the Weber County Recorders Office, Gertge Business Park, recorded as Entry No. 1734426, Wilson Lane Business Park, recorded as Entry No. 2166923, ROS#s 483, 5271, 3224 & 5297 along with the existing Weber County Survey Monumentation surrounding Section 25, T6N, R2W, SLB&M. The monumented North Line of the Northwest Quarter of Section 25 does not match existing fence lines and deed descriptions in the area. The existing fence lines fall in harmony with the deed descriptions in the area. Therefore, it appears that the North Line of said Northwest Quarter was originally along the existing fence lines. Instead of where the Section Line is currently monumented. The basis of bearing is the west line of the Northwest Quarter of said Section which bears South 00°50'13" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, H. Carl Holley and Sherry K. Holley, Trustees for The Family Trust of H. Carl Holley and Sherry K. Holley dated March 22nd, 1996, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary Public

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this _____ day of _____, 2019.

Signature

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____, 2019.

City Attorney

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this _____ day of _____, 2019.

Mayor

Attest

Notary Public

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____ day of _____, 2019.

Chairman, West Haven Planning Commission



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating 60 Years of Business

**Planning Commission
Staff Review Memo
August 4, 2022**

Shari Phippen, Community Development Director



Public Hearing Schedule

Over the next few meetings, the Commission will be holding several public hearings. In order to keep everyone on the same page, I wanted to present the schedule of the public hearings for the next three Commission meetings. There may be additions to this schedule, as applications come in which require a public hearing, but this is what is anticipated as of today (Thursday, August 4th).

All the ordinances will be available 10 days prior to the public hearings, as well as in the Planning Commission packets, which are available online the Thursday prior to the Commission meeting. As these are legislative actions, once the Commission makes a recommendation on each of these, they will proceed to the Council for review and action.

Note: this does NOT preclude any of the required property owner notifications. Those will be sent out a minimum of 10 days prior to each of the public hearings. This is just a schedule.

August 24th

- Recodification of City ordinances
- Updates to the animal land use (to make allowed animals strictly based on lot size)
- Updates to the allowed height of accessory buildings (to scale allowed height based on lot size)
- Rezone of the following subdivisions: (each will have a separate ordinance/public hearing)
 - o Country Haven
 - o Holmes Estates
- Boren property rezone

September 14th

- Amendment to the Green Farm MDA
- Rezone of the following subdivisions: (each will have a separate ordinance/public hearing)
 - o Stonefield
 - o Secrist Acres
 - o Haven Estates

September 28th

- Rezone of the following subdivisions: (each will have a separate ordinance/public hearing)
 - o Fair Grove Estates
 - o Windsor Farms
 - o Joni Acres
 - o Seclusion Meadows