



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

**MEETING TO BE HELD
November 9 6:00 PM**

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

NOTICE IS HEREBY GIVEN THAT ON **NOVEMBER 9, 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 Wilson
3. **ACTION ON MINUTES-** October 26, 2022
4. **REPORT-** Actions taken by City Council on Planning Commission recommendations
5. **DISCUSSION AND ACTION-** Regarding a preliminary site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S – Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Genneva Blanchard)
6. **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 (801) 731-4519 or by email: emilvg@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 NOVEMBER 9, 2022**

**@
5:00 pm – In City Council Chambers**

**NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING
AGENDA ITEMS DISCUSSED DURING WORK SESSION**

DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

- 1- Discussion- 2022 Priorities
- 2- Discussion- General Plan & Zoning Code Updates
- 3- Discussion-Agenda items
- 4- Discussion-Staff Items



Planning Commission Meeting Minutes
October 26, 2022 6:00 PM

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

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

Chairman
Vice-Chairman
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Charis Sully
Amy Hugie
Aliko Murphy
Shari Phippen

Deputy Recorder
City Attorney
City Planner
Community Development Director

5:00 WORK SESSION

Planning Commission discussed the patio home ordinance and decided they would like to leave it the way it is. They also discussed agenda items and whether or not they should cancel the December 28th meeting.

AGENDA

1. **INVOCATION-** Commission Member Reyna
2. **PLEDGE OF ALLEGIANCE-** Commission Member Stimpson
3. **ACTION ON MINUTES-** October 12, 2022
4. **REPORT-** Actions taken by City Council on Planning Commission recommendations
5. **PUBLIC HEARING-** a public hearing to receive comment concerning a request to rezone 1.90 acres of property located at 3613 S Midland Dr from Agricultural A-1 to Commercial C-2 – Parcel 080220004 (Applicant: Coldwater Capital)
6. **DISCUSSION AND ACTION ON PUBLIC HEARING-** Regarding a request to rezone 1.90 acres of property located at 3613 S Midland Dr from Agricultural A-1 to Commercial C-2 – Parcel 080220004 (Applicant: Coldwater Capital)
7. **DISCUSSION AND ACTION-** Regarding a preliminary and final plat for the Sodenkamp Lot 1 Subdivision Amendment, located at 4671 S Midland Drive - Parcel 085500002 (Applicant: Basin Development)
8. **DISCUSSION AND ACTION-** Regarding a preliminary site plan for a light industrial/warehouse project located at approximately 2000 S 1900 W – Parcels 150690039, 150690040, 150690041, 150690042, 150700028, 150700029, 150700041, 150700042 (Applicant: Prism Realty Corp/Brook Morris)
9. **DISCUSSION AND ACTION-** Regarding a conditional use permit for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S – Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Geneva Blanchard)
10. **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 Reyna
2. **PLEDGE OF ALLEGIANCE** was offered by Commission Stimpson
3. **ACTION ON MINUTES-**October 12, 2022

Commission member Roundy a motion to approve the minutes. Commission member Eppersom seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Stimpson, 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 gave an update on the previous Council meeting.

5. PUBLIC HEARING- a public hearing to receive comment concerning a request to rezone 1.90 acres of property located at 3613 S Midland Dr from Agricultural A-1 to Commercial C-2 – Parcel 080220004 (Applicant: Coldwater Capital)

Mitch Morris was present for this item.

Mr. Morris stated that they would be requesting a rezone from Agricultural to C-2 which is consistent with the general plan.

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

No one was present for this item.

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

6. DISCUSSION AND ACTION ON PUBLIC HEARING- Regarding a request to rezone 1.90 acres of property located at 3613 S Midland Dr from Agricultural A-1 to Commercial C-2 – Parcel 080220004 (Applicant: Coldwater Capital)

Chairman Deem asked if staff has any issues with this.

Alika stated that there are no issues.

Vice Chairman Roundy stated that this is consistent with the general plan.

Commission member Epperson asked what kind of retail they have planned.

Mr. Morris said that they do not have an exact answer for that right now.

There was a discussion about Ingress and egress being allowed on Midland from UDOT.

Commission member Wilson made a motion to recommend approval to city council for a request to rezone 1.90 acres at 3613 S Midland Dr from A-1 to C-2. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Wilson, aye; Commission member Reyna, aye. The motion passes.

7. DISCUSSION AND ACTION- Regarding a preliminary and final plat for the Sodenkamp Lot 1 Subdivision Amendment, located at 4671 S Midland Drive - Parcel 085500002 (Applicant: Basin Development)

Tiffany Opheikens was present for this item.

Ms. Opheikens stated that they would like to divide the lot into 2 separate lots so they can sell one

Shari stated that they will need to add one additional cross access easement, but they can do that after the approval.

Commission member Epperson made a motion to recommend preliminary and final plat approval for Sodenkamp Lot 1 Amendment located at 4671 S Midland Drive parcel number 085500002. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Wilson, aye; Commission member Reyna, aye. The vote was unanimous.

8. DISCUSSION AND ACTION- Regarding a preliminary site plan for a light industrial/warehouse project located at

approximately 2000 S 1900 W – Parcels 150690039, 150690040, 150690041, 150690042, 150700028, 150700029, 150700041, 150700042 (Applicant: Prism Realty Corp/Brook Morris)

Brook Morris was present for this item.

Mr. Morris stated that this meets all of the requirements.

Chairman Deem asked if staff has any issues.

Shari stated that everything is compliant.

Commission member Wilson made a motion to recommend preliminary site plan approval for a light industrial/warehouse project located at approximately 2000 S 1900 W with the parcel numbers listed on the agenda. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Wilson, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION- Regarding a conditional use permit for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S Parcel 157880003 (Applicant: HBH 1900 West, LLC- Geneva Blanchard)

Geneva Blanchard and Tim Stokes were present for this item.

Ms. Blanchard stated that they are requesting a conditional use for a business that already exists in the city but would like to relocate to another location.

Ms. Blanchard stated that this is a 5.2 acre parcel that includes the property behind Commercial Tire.

Chairman Deem asked what they gravel parking lot would be used for.

Mr. Stokes stated that they would store equipment on it and there would not be a lot of traffic back and forth on it.

Vice Chairman Roundy asked if they had plans to access the property from 2200.

Mr. Stokes stated that they will probably add a crash gate on that side for emergencies.

There was a discussion about having trees along 2200 to act as a barrier.

Commission member Roundy made a motion to approve a conditional use permit for Honnen Equipment located at 1971 W 2100 S Parcel number 157880003. With the following conditions: have a plan for mitigating sound and visual impacts along 2200 S and a plan for mitigating potential issues with the gravel yard, specifically related to dust, groundwater protection, and pollutants. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Wilson, aye. The vote was unanimous.

10. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 6:43PM. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye. The vote was unanimous.

Charis Sully

Charis Sully
District Recorder

Date Approved: _____

Planning Commission Staff Review Memo

November 7, 2022

Shari Phippen, Community Development Director



PRELIMINARY SITE PLAN APPROVAL

Request: Grant preliminary site plan for Honnen Equipment, a heavy equipment sales and service business
Property Address: 1971 W 2100 S
Parcel(s): 15-788-0003
Property Zone: Commercial C-2
Property Size: 5.26
Applicant: HBH 1900 West, LLC (Agent: Geneva Blanchard)

Governing Docs: WHZC 157.730-737
Decision Type: Administrative Recommendation
Recommendation: See comments under "Staff Review/Recommendation"

Background

Honnen Equipment is currently located at 3400 S Midland Dr. Their business has expanded to the point where they need to relocate and have selected a site in West Haven on Wilson Lane, directly across from the Weber School District bus depot.

WHZC 157.294.B states that heavy equipment sales and service is a conditional use in the C-2 zone, so they are required to obtain both site plan approval and a conditional use permit, which can be wrapped into a single review process.

At the 10/26 meeting, the Planning Commission gave preliminary approval to a Conditional Use Permit to operate the business. Typically, the CUP and site plan are reviewed as part of a single process. However, they requested that we look at the operation of the business prior to submitting a preliminary site plan so that any business-related issues could be factored into the site design.

The applicant met with staff on 10/27 to review technical issues related to the site. Weber Fire was presented and has stated that they accept the current planned access. There was some discussion about a crash gate along 2200 South, but fire has verbally stated that they do not need that access in order to deal with fire issues which may arise.

Site Design Review

§ 157.733 STANDARDS OF REVIEW.

The Planning Commission shall consider the following matters, and others when applicable, in its review of applications and where the plan is found deficient the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

(A) *Traffic safety and circulation.*

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation?

- ***At the 10/27 DRC meeting, applicant was provided with comments regarding vehicle and access turning movements. Those comments will be factored into the site civil drawings and will be approved as part of engineering review.***

(2) A traffic study may be required, if in the opinion of the Planning Commission, with input from the City Engineer, such would be necessary.

- ***As 2100 South was designed to accommodate commercial traffic loads for business similar to Honnen, no traffic study is necessary.***

(B) *Parking.* Does the site plan comply with city ordinances regarding design, location and number of parking stalls required?

- ***The City does not have an exact standard for this type of use. Typical commercial uses are based on either customer or employee load. As this business will do some sales, but is not intense when it comes to customer loads, they should not be required to provide the same amount of parking as traditional retail uses.***
- ***I am satisfied at this point that the 34 parking spaces shown on their site plan is sufficient, particularly where none of that parking will be used for vehicles which are actively having work performed.***

(C) *Signage.* Does the proposed signage meet the requirements of the city sign ordinance?

- ***Staff has been made aware, through this and a couple of other projects, that our sign ordinance has not made provisions for pole signs, which are common in commercial and manufacturing zones.***
- ***At this point, the sign that they have presented would not be permitted, as a freestanding pole sign is not permitted if the property is less than 10 acres. We will work with Honnen and their representatives to ensure that signs are presented which are compliant with City code. This will be part of the final site plan review and approval.***

(D) *Landscaping.*

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) *Front yard.* Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.

- ***The site plan complies with this requirement. At its narrowest point, the landscaping along 2100 South is 16' deep.***

- (b) *Side/rear yards.* There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

- ***The applicant and their agent have expressed concerns with this requirement and will come to the Commission meeting prepared to discuss those concerns and to propose alternatives to this requirements.***

- (c) *Parking area landscaping.* Landscaping within all parking and driveway areas shall comprise a minimum 5% of the total square footage of those areas and shall be placed within those parking areas to break up the mass of asphalt.

- ***As all of their parking is in the front of the building and is fully surrounded by landscaping on the east, west and north sides of the parking, this requirement has been satisfied.***

- (4) Landscape plans shall include a minimum of three items from the following list:

- (a) Trees;
- (b) Decorative rock and boulders (gravel and pea gravel are not permitted);
- (c) Shrubs;
- (d) Groundcover; and
- (e) Grass (artificial or other).

- ***Developer's landscape plans include decorative rock, shrubs, groundcover and trees, satisfying this requirement.***

(E) *Building/site layout.*

- (1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections.

- ***As you can see from the enclosed renderings, the buildings will be broken up by windows, changes in the patterns on the building and some breaks in the façade.***

- (2) All mechanical equipment shall be screened so as to not be seen from any public right-of-way adjacent to the project.

- ***All mechanical equipment will be located either on the roof of or behind the building so that none of it can be seen from 2100 South***

(F) *Engineering standards.* Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements?

- ***On a preliminary level, yes. As the applicant prepares the site civils, they will coordinate with engineering staff to ensure full compliance with such standards and specifications.***

§ 157.734 DESIGN REQUIREMENTS.

(A) *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 division (C) below.

(2) 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.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors

(B) *Major corridor requirements.* Projects which are adjacent to, or located within 400 feet of the centerline of 2100 South/Wilson Lane, 1800 South, 1900 West, Midland Drive, 3500 West, 4000 South, Hinckley Drive and 2550 South shall be subject to the following additional requirements. Any building face which can be seen from the above-referenced roads shall be constructed of a minimum of 60% primary materials.

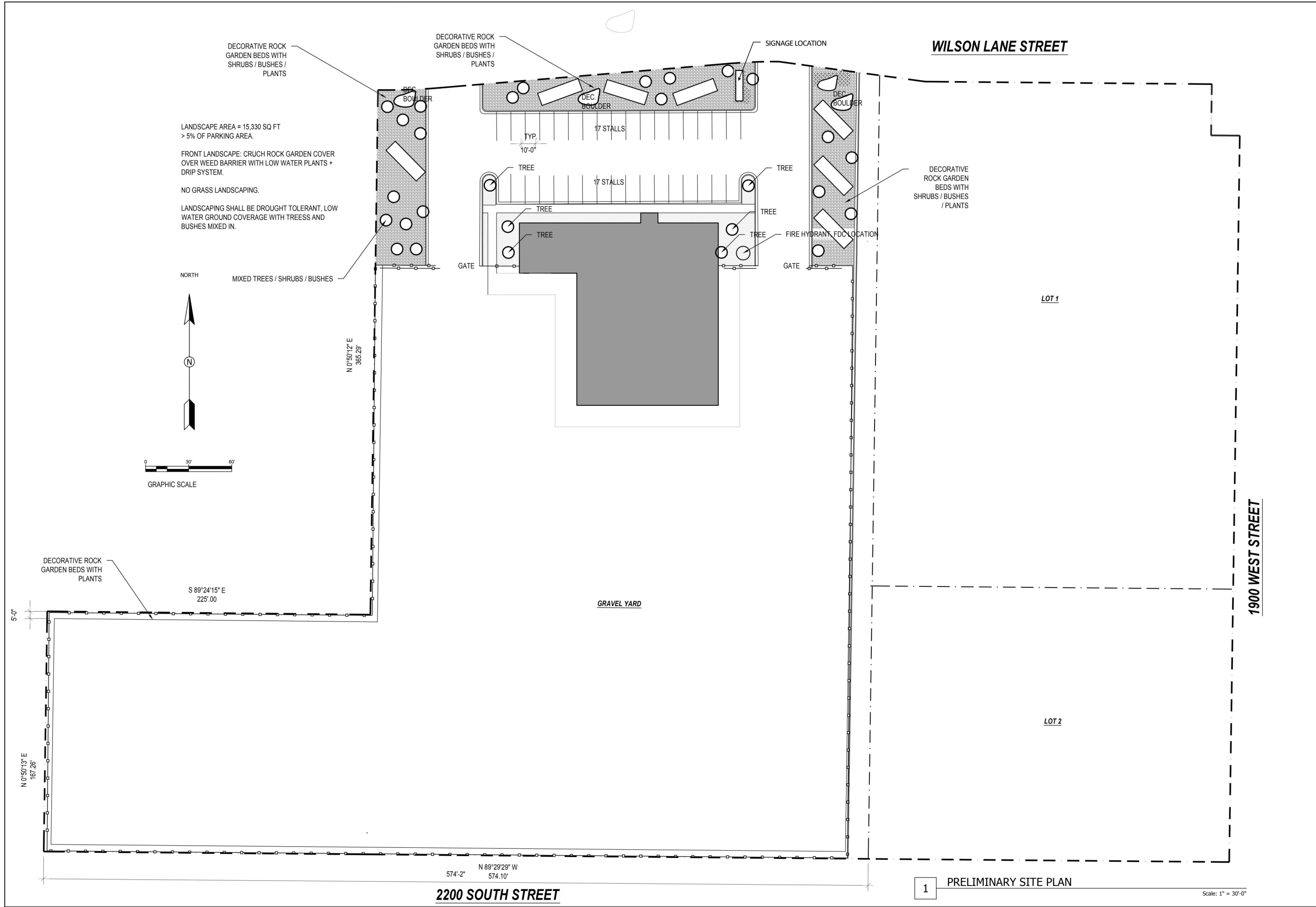
- ***The building will be constructed of 90% primary materials (insulated architectural panels) and 10% secondary materials (black metal siding), satisfying the requirement of primary/secondary materials***
- ***As to item 6 above (upgraded architectural features), I have asked the applicant to provide calculations on the features. My initial estimation is that they are compliant, but I have asked them to provide calculations on the dimensions of the cornice/popup and the canopy so that the measurements can be accurately reviewed.***

Staff Review/Recommendation

In all material respects, the project is compliant with the standards necessary to receive preliminary site plan approval. Accordingly, it is Staff's position that the Commission grant preliminary site plan approval, with the following conditions:

- 1- Prior to receiving final site plan approval, applicant shall have substantially approved site civil drawings
- 2- Prior to receiving final site plan approval, applicant shall provide staff with calculations on the upgraded architectural features on the building
- 3- Prior to final site plan approval, applicant shall present the City with a sign that complies with City regulations

Additionally, I would recommend the Commission discuss the 5' landscape buffer with the applicant and make that part of the motion, should the Commission grant preliminary approval.



STATE OF UTAH

CHAD BAILEY

NO:10896820

LICENSED ARCHITECT

1144 E 2800 N,

OGDEN, UT 84414

contact:

p: 801.644.4926

e: info@developarchitects.com

web: www.developarchitects.com

DEVELOP ARCHITECTS, LLC

PROJECT TITLE

HBH DEVELOPMENT V6

APPROX 1900 WEST & WILSON LANE

WEST HAVEN CITY, UTAH

HBH

DOCUMENT DATE

November 4, 2022

PROJECT PHASE

SCHEMATIC

REVISIONS

#	DESCRIPTION	DATE
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DRAWING DESCRIPTION

PRELIM SITE PLAN

SITE

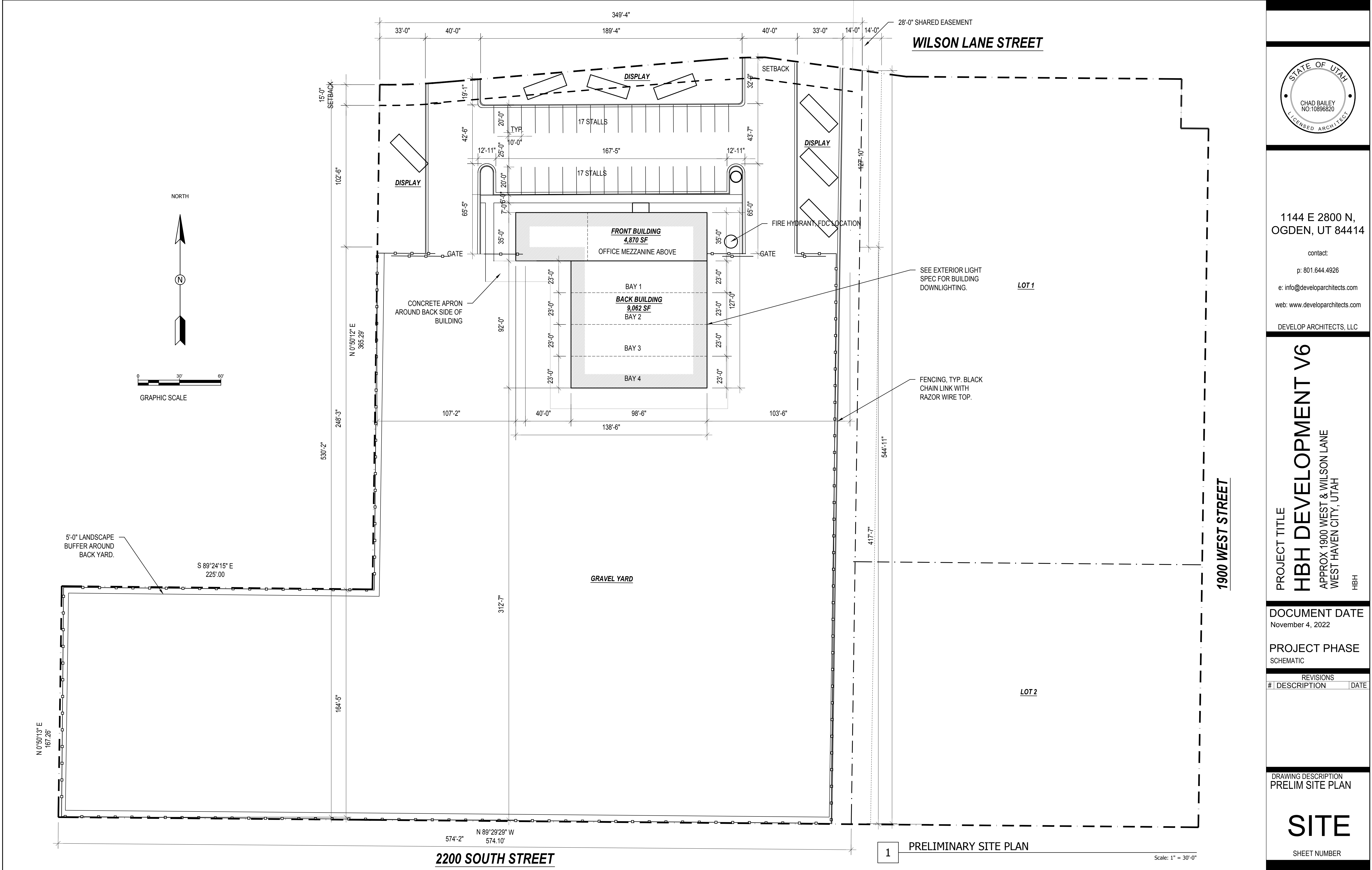
SHEET NUMBER

1

PRELIMINARY SITE PLAN

Scale: 1" = 30'-0"





STATE OF UTAH
CHAD BAILEY
NO:10896820
LICENSED ARCHITECT

1144 E 2800 N,
OGDEN, UT 84414

contact:
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DEVELOP ARCHITECTS, LLC

PROJECT TITLE
HBH DEVELOPMENT V6
APPROX 1900 WEST & WILSON LANE
WEST HAVEN CITY, UTAH
HBH

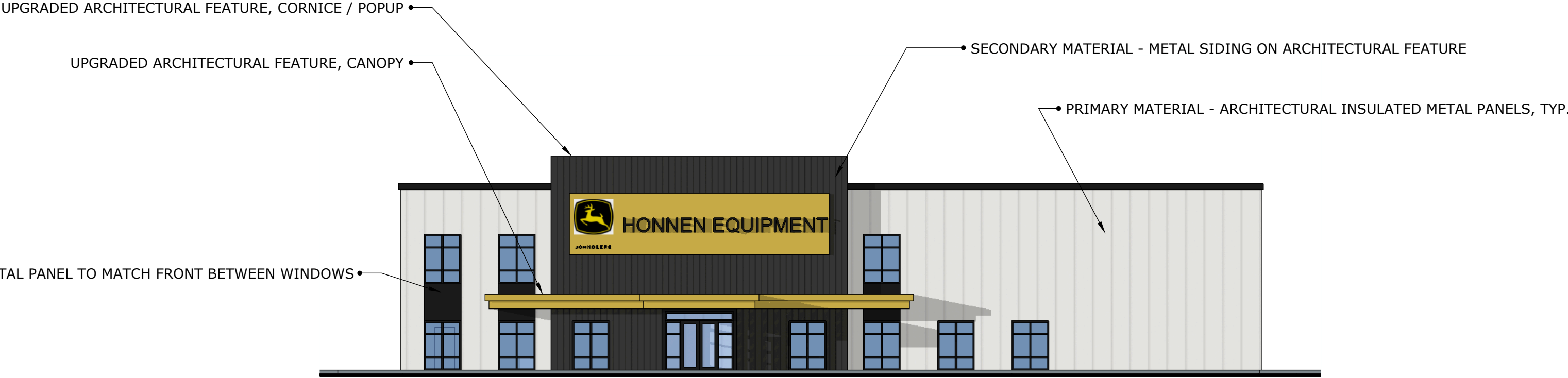
DOCUMENT DATE
November 4, 2022

PROJECT PHASE
SCHEMATIC

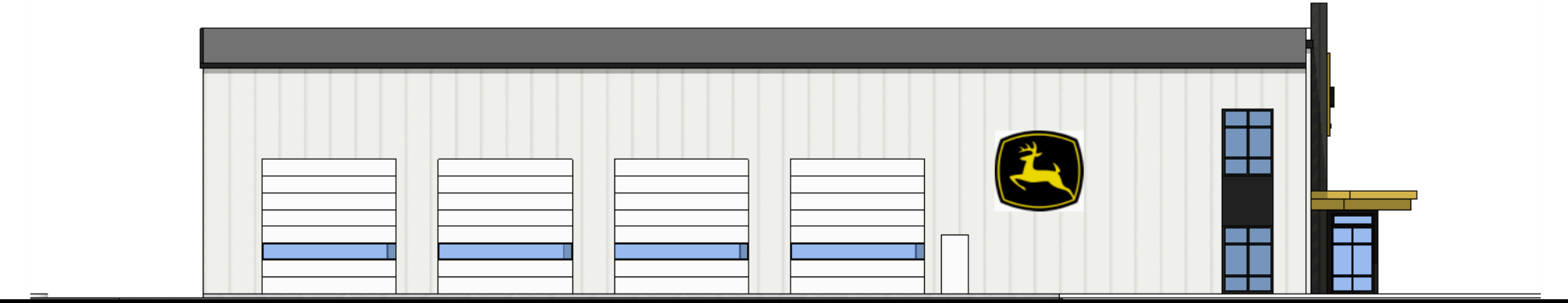
REVISIONS
DESCRIPTION DATE

DRAWING DESCRIPTION
PRELIM SITE PLAN

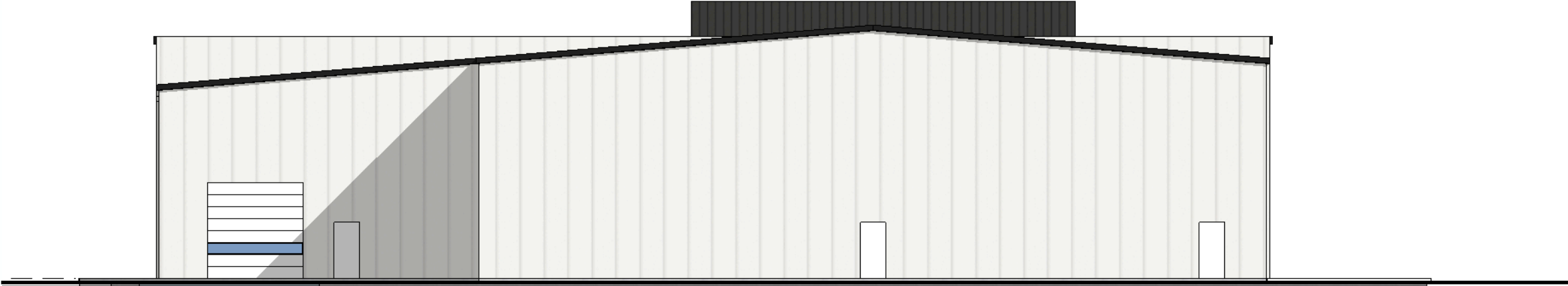
SITE
SHEET NUMBER



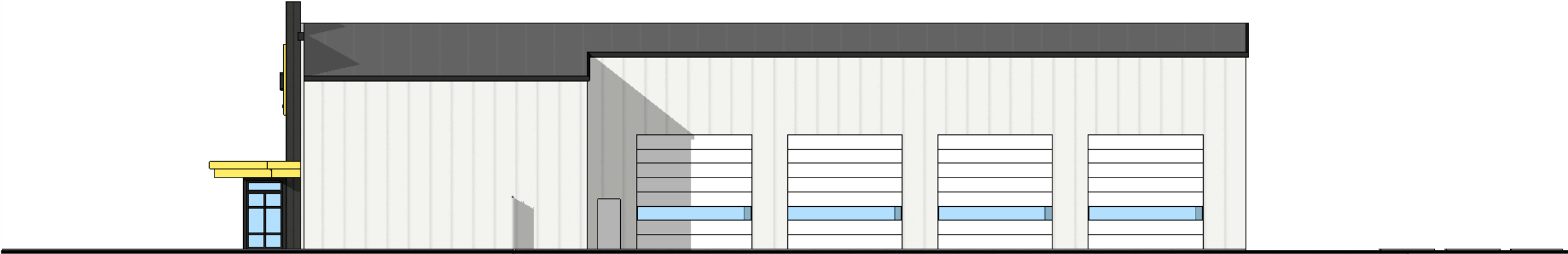
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

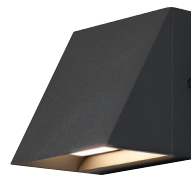
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

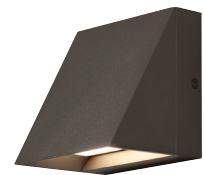
SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

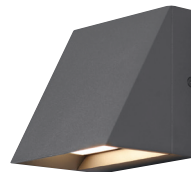
* Visit techlighting.com for specific warranty limitations and details.



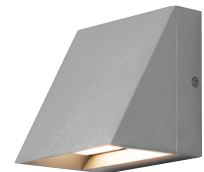
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal

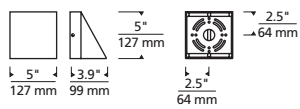


PITCH SINGLE
shown in silver

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
	S SINGLE	B BLACK	-LED827 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V

PITCH SINGLE WALL SCONCE



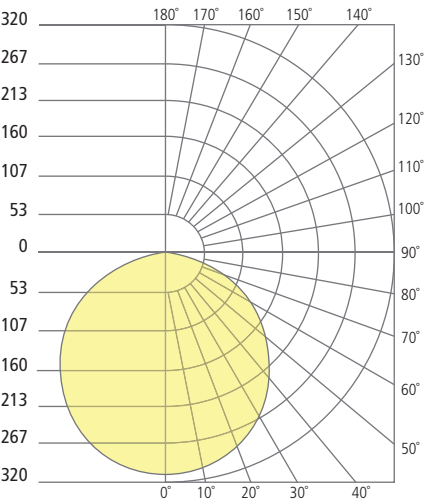
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output: 823
Total Power: 26.2
Luminaire Efficacy: 31.4
Color Temp: 3000K
CRI: 80+
BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



GENERATION BRANDS
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500



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JOHN DEERE

Dealership



JOHN DEERE

Dealership



JOHN DEERE

Honnen Equipment

