



WEST HAVEN CITY PLANNING COMMISSION AGENDA

November 13, 2024
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **NOVEMBER 13, 2024** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **6:00 PM**: REGULAR PLANNING COMMISSION MEETING.
JOIN US DIGITALLY FOR THE WORK SESSION AND COMMISSION MEETING:
VIA ZOOM AT [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549).
WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](https://www.youtube.com/@CITYOFWESTHAVENUTAH4030).

6:00 PM REGULAR PLANNING COMMISSION MEETING

- 1. CALL TO ORDER BY CHAIRMAN ROUNDY**
- 2. OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON
 - b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER LAMAR
- 3. ACTION ON MINUTES**
 - a. APPROVE MINUTES FOR THE MEETING OF 10/23/2024.
- 4. REPORT**
 - a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
- 5. DISCUSSION AND ACTION ON A FINAL SITE PLAN FOR AN AUTO BODY SHOP AND EDUCATIONAL INSTITUTION**
 - a. A FINAL SITE PLAN APPROVAL FOR BLAINE WILLARDSSEN LOCATED AT APPROXIMATELY 3747 MIDLAND DRIVE (PARCEL #080220017 AND PARCEL #080220042 APPLICANT BLAINE WILLARDSSEN)
- 6. DISCUSSION AND ACTION FOR PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES**
 - a. PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES LOCATED AT APPROXIMATELY 2231 W 1800 S PARCEL #150710001 & 150710030. (APPLICANT LWE/AGENT CHAD BAILEY)
- 7. DISCUSSION AND ACTION ON PRELIMINARY & FINAL SITE PLAN APPROVAL FOR COMMERCIAL RESTAURANT WITH DRIVE THROUGH**
 - a. A PRELIMINARY & FINAL SITE PLAN APPROVAL FOR A FREESTANDING COMMERCIAL RESTAURANT WITH DRIVE THROUGH LOCATED AT APPROXIMATELY 3000 W 4000 S PARCEL #08-029-0090. (APPLICANT CFT NV DEVELOPMENTS/AGENT HENRY C.KLOVER)
- 8. ADJOURNMENT**

Robyn VanCampen

Robyn VanCampen, 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.



Planning Commission Meeting Minutes
October 23, 2024 6:00 PM

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

Planning Commission Attendees:

Chairman Roundy	Vice-Chairman Reyna
Commission member Stimpson	Commission member Reed
Commission member Galt	Commission member Hepworth
Commission member LaMar (attended via Zoom)	

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

Called to order at 6:00 pm

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE-VICE CHAIRMAN REYNA
- b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER GALT

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 10/09/2024.

**Commission member Galt stated that on agenda item 3a it needs to be changed from him voting "Nay" to Absent/Excused, as he didn't log on to Zoom until 6:06 pm, and on the same agenda item the "Aye" vote needs to be change from Voting Member LaMar to Commission member LaMar. On item 3b he needs to be listed as Absent/Excused as he was not mentioned at all in the vote, and on the item 5 for the voting he reflects he voted "Aye" and he voted "Nay"*

Commission member Galt made a motion to approve. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS:

ABSENT:

4. REPORT

- a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

**Robyn VanCampen/Deputy Recorder advised the Commission members that the Planning Commission Policies and Procedures were approved by City Council.*

5. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION BUSINESS

- a. FOR A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION LOCATED AT 4111 S 4550 W PARCEL # 084110006 (APPLICANT TONYA & JASON HODGES/MOUNTAINVENT, LLC & TAC OPS SHOP)

**No one was present to represent the applicant. However, Garth Day stated it was pretty straight forward they currently have a home occupation and they are trying to get approval for a second home occupation (which requires a Conditional Use Permit). The primary home occupation is for Tac Ops (online arm sales/firearm retailer). The second home occupation will be a HVAC business which will not have clients at the home nor equipment that will be stored. The only issue being raised typically is if they fall in conflict with a nuisance violation ordinance the condition is that the business license/conditional use permit or any other conditions that the commission sees fit.*

Commission member Reed made a motion to approve the conditional use permit for a second home occupation located 4111 S 4550 W Parcel # 084110006 Applicant Tonya & Jason Hodges/Mountain Vent LLC & Tac Ops Shop with the following conditions that any violation of the West Haven City Nuisance Ordinance will result in revocation of the business license and conditional use permit. No storage of any HVAC equipment on the property at any time. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar.

NAYS:

ABSENT:

6. DISCUSSION REGARDING PLANNING COMMISSION POLICIES AND PROCEDURES

**Garth Day advised the commission that he would be happy to offer input on any changes that could be done. It was brought up that maybe some of the items in the policy and procedures can be moved to a training section, and possibly putting referencing documents with a links and/or QR codes that would provide a link to the information.*

**At the beginning of the year having training's for newcomers/refreshers for existing commission members, possibly bi-monthly work session.*

**Commission member Galt stated that in the current policies and procedures it states addressing the panel as commission member or commissioner and it needs to be decided one or the other to avoid conflict.*

**All commissioners advised that there is some information that could be clarified more.*

**Commissioner members will reconvene in a future work session to continue discussion for possible changes to the Planning Commission Policies and Procedures.*

7. ADJOURNMENT

Commission member Stimpson made a motion to adjourn. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar.

NAYS:

ABSENT:

Robyn Van Campen

Deputy City Recorder

Date Approve: [enter meeting date]

Planning Commission Staff Review Memo

November 7, 2024



FINAL SITE PLAN APPROVAL

Request: Final site plan approval for an auto body shop and educational institution
Property Address: Parcel# 080220017 and 080220042
Property Zone: Commercial C-2
Property Size: 2.63 acres
Applicant: Blaine Willardsen

Governing Document(s): WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type: Administrative
Staff Recommendation: See comments under “Staff Review”

Background

We have received an application for an auto body shop with a small portion being for an educational institution for Phase 1 and then Phase 2 being future flex space for the front proposed building on 2700 West, which encompasses Parcel # 080220017 and 080220042. This property was rezoned from C-1 to C-2 on November 15, 2023. Under the commercial ordinance “auto mobile repair, including paint, body and fender, brake, muffler, upholstery or transmission work; provided that it is conducted within a completely-enclosed building” is conditional, an educational institution is permitted, and flex space is permitted. The applicant is proposing to develop this site in two phases.

Staff Review

Staff’s review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	23’-4”	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	35%	Y

Minimum lot area	None	2.63 acres	Y
Min lot width	None	300'	Y
Min yard setbacks			
Front	15 ft.	Building is more than 15' from the front property line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line	Y
Side	10 ft. when adjacent to residential	25'-3"	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use for Phase 1 falls under “Auto repair shop” which requires 1 space per service bay, plus 1 space per 250 square feet GFA; and “Education, college, university, vocational” which requires 1 space each per faculty member and full-time employee, plus 1 space per 3 students at maximum enrollment.

The site plan for Phase 1 proposes to have one 20,000 square foot building. The building in phase 1 will be used for the auto repair shop and the educational institution. The requirement for the repair shop would require the site to have 83 parking spaces and 5 spaces for the classroom given that there is a max enrollment of 5 students and three employees. The required amount of 88 stalls is too many for the site and also the proposed uses. Under the parking code, there is a section that says that the planning commission may adjust the number of required spaces. The applicant's existing business has about 15 parking spaces and is more than enough for the business, not including the area to park the cars that are being worked on/ready to pick up. However, the current site plan is showing 19 spaces in an enclosed fenced area to the side of the building to keep the cars that are ready and 13 spaces in front and on the north property line along with 2 handicap stalls. The total number of spaces shown is 34 spaces. If the Planning Commission chooses to adjust the parking requirement, it should be based on the finding that there are special circumstances attached to the property that do not generally apply to other similar properties or uses, specifically what those special circumstances are, and that the exception will not substantially affect the General Plan, and that the spirit of the land use ordinance is observed.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of Section 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 157.733 Standards Of Review

(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? **Engineering has reviewed site (see below comments).**

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? **See previous comments regarding parking. The proposed parking stalls comply with the 180 square foot requirement.**

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? **The site is showing a wall sign that is not in compliance with the size requirement for a wall sign. Currently, the size requirement for a wall sign is up to a maximum 60 square feet and the current proposed sign is 16 feet by 4 feet which is 64 square feet. The Petitioner needs to adjust the size of his proposed sign. All signs must get a building permit approved before proceeding with displaying any sign.**

(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 landscaping has been increased to 15' to satisfy this requirement.**

(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. **This requirement is fulfilled.**

(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).

The plan is only showing decorative rock. It is not compliant with the landscape requirement of having a minimum of three items. However, the Petitioner is asking the Planning Commission to adjust the landscaping requirement to allow for using just decorative rock and boulders and plants or trees, because they do not have access to secondary water. The Petitioner has provided correspondence from Carl Mackley from Weber Basin that states

as follows, "...I can say that there is not an existing secondary water line along 2700 W at this location, and that if they were required to connect to our system, we would likely desire the installation of a 12-inch water line between 3600 S and 3775 S (1200 feet), which seems very burdensome for one small development to have to shoulder the cost for."

(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. *The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.*

(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? *Prior to building permits being issued, the applicant will be required to receive engineering staff's formal approval (done through signature/stamp on plans) of the engineering design.*

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(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.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building 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.

The elevations include material table with percentages for primary materials, secondary materials and architectural features.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Other Issue: Cross Access Easements for the Adjacent Properties. The Petitioner currently owns the adjacent properties to this project. However, that may not always be the case. The City is requesting that cross access easements be recorded for the benefit of all adjacent properties, which should be easier at this point since there is one owner for all of the parcels.

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Planning Commission grants final site plan approval for the Elite Customs body shop and instructional facility based on the following conditions:**

- 1. If the Planning Commission chooses to adjust the parking requirement, it shall be based on the finding that there are special circumstances attached to the property that do not generally apply to other similar properties or uses, specifically what those special circumstances are, and that the exception will not substantially affect the General Plan, and that the spirit of the land use ordinance is observed. Otherwise, Petitioner shall adjust the number of parking stalls to comply with the parking requirements in the City Code.***
- 2. The Planning Commission shall adjust the landscaping requirement to allow just one landscaping element, decorative rocks and boulders as shown on the site plan, based on the findings that there is not a Weber Basin secondary water line currently available at this location and the closest secondary water line is approximately 1200 feet away. This exception will not substantially affect the General Plan, water will be conserved, and that the spirit of the land use ordinance is observed.***
- 3. The Petitioner shall adjust the size of his wall sign to comply with the sign ordinance size.***

- 4. No construction or building permits will be approved until a fully approved set of site construction documents have been approved by the City Engineering Department.***
- 5. No construction or building permits will be approved until cross access easements are presented to the City Engineer for review and approval and then recorded.***

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

“The Planning Commission grants final approval of the commercial site plan for Elite Customs, Parcels # 080220017 and # 080220042, in West Haven, subject to the conditions recommended by staff in the staff report.”

**SITE PLAN
AND DESIGN REVIEW**



Address of Site Approx 3747 Midland Rd. Parcel # _____

Applicant Name Blaine Willardson

Agent Name _____

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

_____ and

Site plan design for 22,000 building be approved on 2.68 of
(Square Feet) (acreage)

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

Signed: _____ Date: 3-14-24
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber

On this 14 day of March, in the year 2024, before me, _____

a notary public, personally appeared _____, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

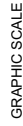
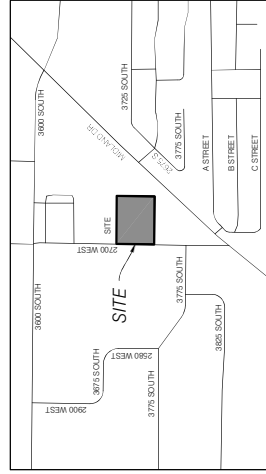
Witness my hand and official seal.

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
				Culinary Water provider (Will Serve)
				Weber Fire District
				Weber-Morgan Health Department (If applicable)
				UDOT Application Letter (If applicable)

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

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

3720 SOUTH 2700 WEST
WEST HAVEN, UTAH



OWNER/DEVELOPER:
RIDGELINE DESIGN ARCHITECTS
JASON BALL
1708 EAST 5550 SOUTH, #20, SUITE 200
UT 84403
801.392.6882
jason@ridgeline-design.com

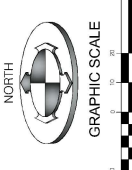
COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CSP.02	OVERALL SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CCP.01	PLAN AND PROFILE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

[illegible]

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

PROJECT NO. 2401007	GEN. NOTES LEGEND & ABBREV.	CGN.01 2 OF 13
---------------------	-----------------------------------	-------------------

[illegible][illegible][illegible]



CONSTRUCTION KEY NOTE REFERENCE			DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	3/07/21	
2	CONCRETE CURB AND GUTTER PER PWA 4025 TYPE A	3/07/21	
3	C CURB WALL PER PWA 4025 TYPE C	3/07/21	
4	SEWAGE FLUSH WITH ASPHALT*	3/07/21	
5	SEWAGE PIPES WEST AVERY CITS STS #2	3/07/21	
6	ADJ RAMP PER WEST AVERY CITS STS #6	3/07/21	
7	ADJ SIDEWALK PER WEST AVERY CITS STS #6	3/07/21	
8	DRIVE APPROACH PER WEST AVERY CITS STS #2 TYPE B	3/07/21	
9	CONCRETE PAVEMENT WITH GRANULAR BASE	3/07/21	
10	CONC. CUMBER PAD & LANDSCAPE PAVEMENT (DESIGNED BY OTHERS)		
11	SAW CUT AND REPAIR PER WEST AVERY CITS #2 (1" MIN. WIDTH)	3/07/21	
12	4" INTERLAYER PER PWA 4025 #21		
13	ADJ VALVE ACCESSIBLE SIDEWALK PER WEST AVERY CITS STS #6	3/07/21	
14	C CURB REPAIR		
15	6" GRANULAR FILL (DESIGNED BY OTHERS)		
16	PUBLIC ASPHALT PAVEMENT	ACGSD 01	

TOTAL AREA TABLE*			
	S.F.	%	
PARTICULARS			
BUILDING	37,000	34.7	
HARDSCAPE	47,224	44.3	
LANDSCAPE	22,366	21.0	
DEDICATION AREA**	8,892		
TOTAL	108,610	100	

[illegible]

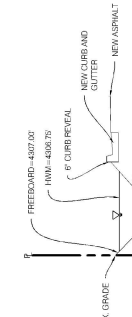
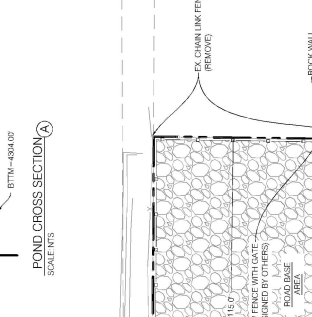
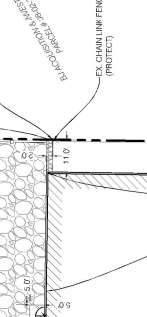
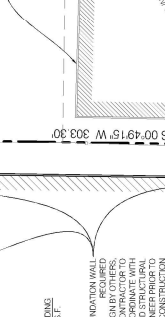
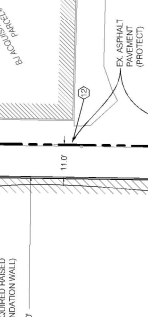
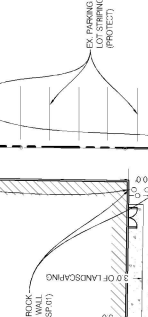
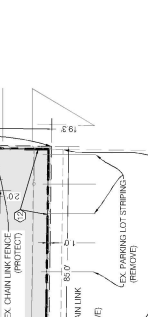
NOTE: DISTANCE, WIDTH, LOCATIONS AND THE IN SITUATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND THE IN SITUATIONS TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL IMPROVEMENT SHALL BE TO EXISTING GRADE PER SLOPE IS 1.5% OR SHORTER. NOTE: 70% OF THE TOTAL 10.75' IS 2.5' 0.00' FOR THE REMAINING 8' 2.75' 0.00'.

NOTE: ALL WORK UNDER PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH WEST VIRGINIA CITY STANDARDS AND SPECIFICATIONS.

Diagram illustrating a cross-section of a road or waterway. The diagram shows a 3 ft 10 in. wide water area, a 2 ft 0 in. wide area, and an embankment. The diagram is labeled "GRADE PER PLAN SHOWN ON C.D. 01".

Diagram illustrating the rock face and its components, with numbered callouts corresponding to the list items:

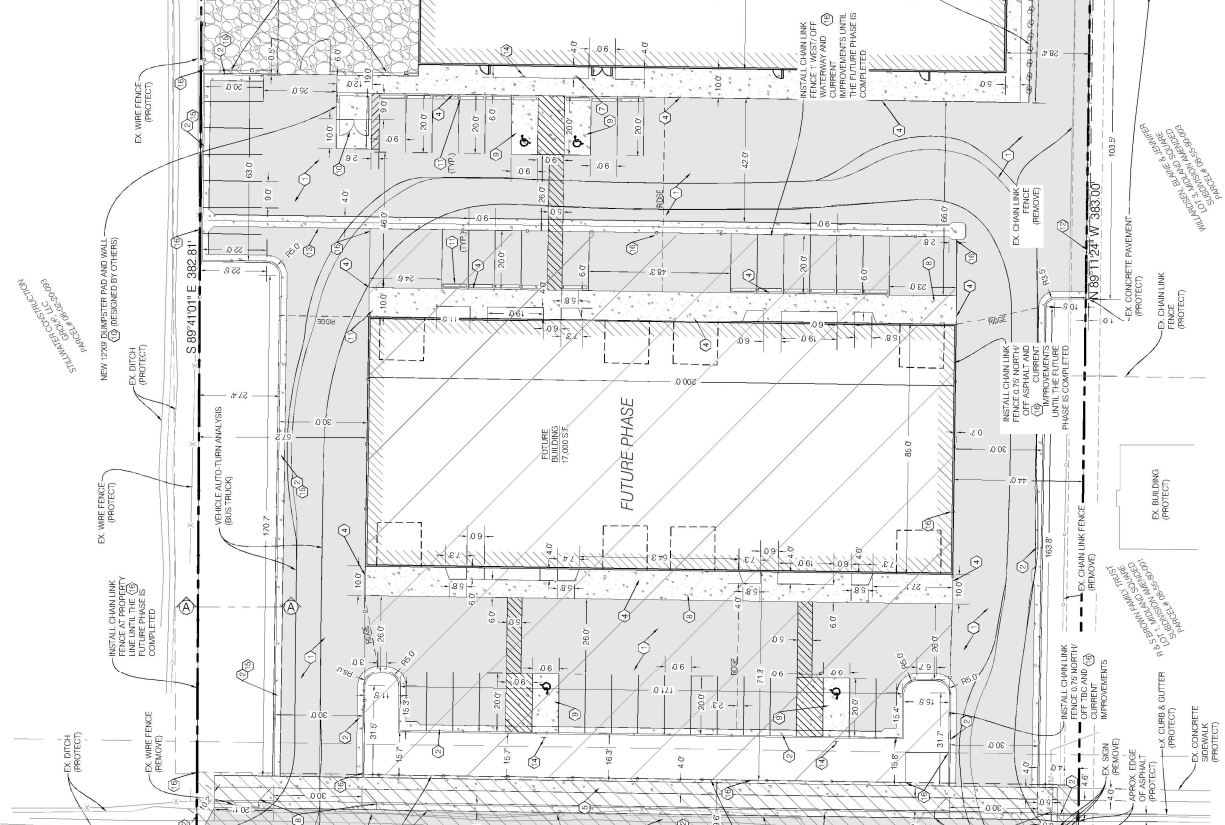
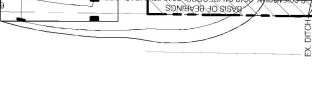
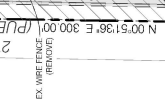
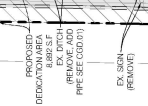
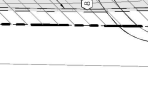
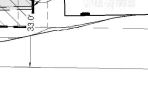
- 1. MINIMUM ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
- 2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE TO PREVENT SOIL FROM ENTERING THE JOINTS TO INTERLOCK WITH ADJACENT ROCKS.
- 3. A MINIMUM SETBACK OF FOUR (4) FEET FROM THE BOTTOM OR STRUCTURES SHALL BE MAINTAINED.
- 4. ABOVE OR BELOW THE ROCK FACED SLOPE, THE ROCK FACED SLOPE SHALL BE PROTECTED BY A ROCK COVER EXCEEDING IN HEIGHT MUST BE DESIGNED AND APPROVED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.
- 5. MIN. EMBEDMENT TO BE 10 FEET TO 15 FEET



AREA TABLE PHASE 2*		
PARTICULARS	S.F.	%
BUILDING	17,000	45.9
HARDSCAPE	16,206	43.7
LANDSCAPE	3,846	10.4
TOTAL	37,052	100

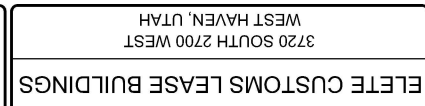
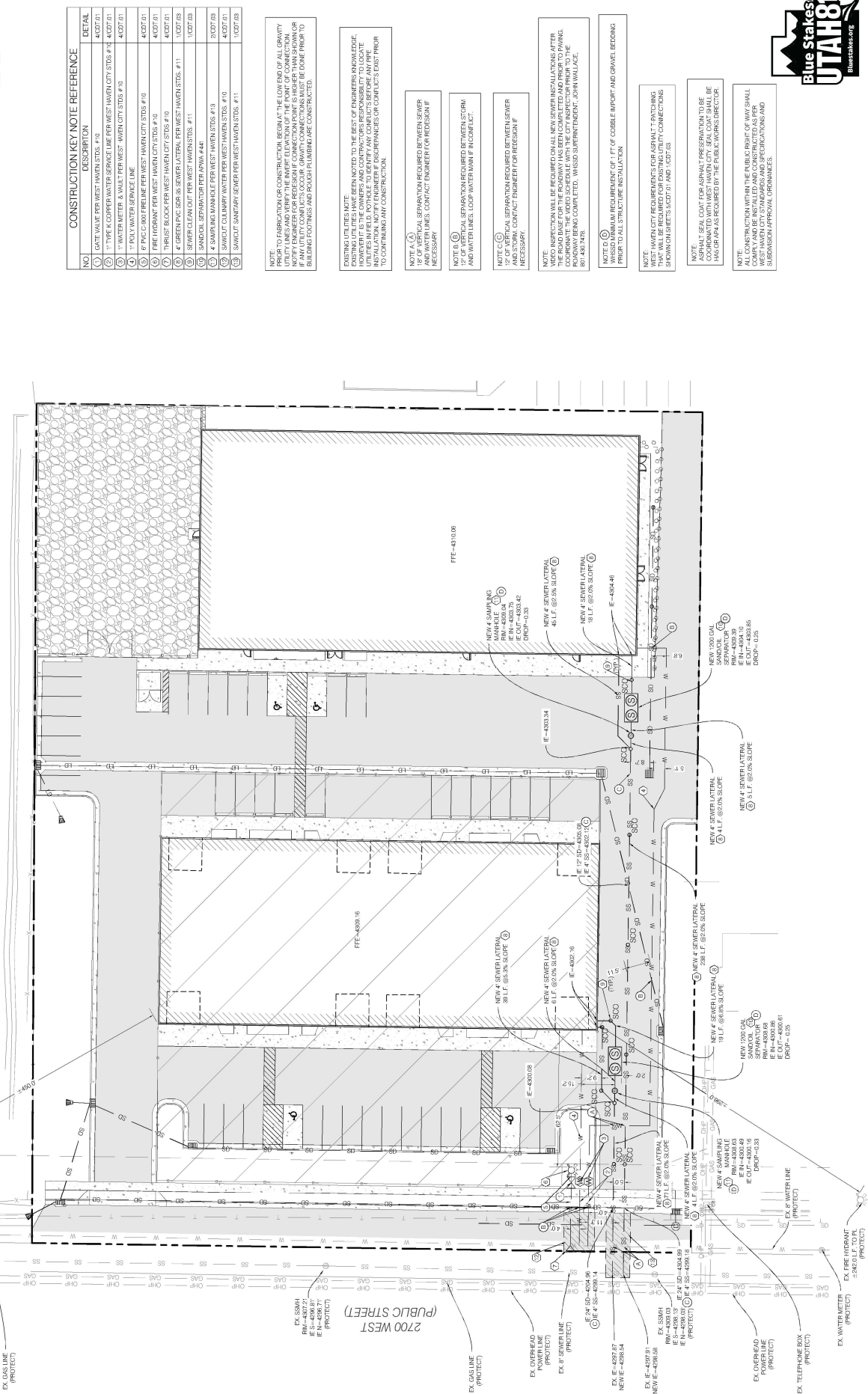
AREA TABLE PHASE 1*		
PARTICULARS	S.F.	%
BUILDING	20,000	28.7
HARDSCAPE	31,019	44.6
LANDSCAPE	13,640	26.7
TOTAL	63,550	100

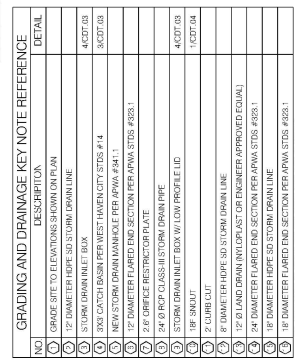
NOTE:
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND SUBDIVISION APPROVAL ORDINANCES.





	PAC	CHECKED BY:	AGA	FIELD CREDIT	KO	DATE	08/23/2024	EMC FILE #	2401007 SITE	0 0.9 0.6	
--	-----	-------------	-----	--------------	----	------	------------	------------	--------------	-----------------	--





STORM DRAINAGE CALCULATIONS

Phase I

Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	CFA
Percent	Area (sq ft)		
Roof =	23,000	0.9	18,000 S.F.
Pavement =	13,600	0.9	20,700 S.F.
Other =	0	0.2	0
Total Catching Area =	66,600 S.F.		49,625 S.F.

SMAA Watershed (100 Year Storm)		Maximum Recurrence Period		30-Yr Recurrence Period
Time Interval (hr)	Intensity (in/hr)	Runoff Discharge (cfs/sq ft)	Runoff Discharge (cfs/sq ft)	Runoff Discharge (cfs/sq ft)
15	4.18	1.045	0.825	0.614
30	3.74	0.940	0.750	0.546
60	3.41	0.860	0.680	0.494
120	3.06	0.750	0.590	0.426
180	2.82	0.670	0.520	0.375
240	2.64	0.610	0.470	0.338
300	2.50	0.560	0.430	0.313
360	2.38	0.520	0.400	0.290
420	2.27	0.480	0.370	0.270
480	2.17	0.450	0.350	0.255
540	2.08	0.420	0.330	0.240
600	2.00	0.400	0.310	0.225

Drainage Calculations		18 in Pipe		24 in Pipe	
Area (sq ft)	Flow (cfs)	Length =	Volume =	Length =	Volume =
23,000	4.12	203 ft	20.3 cu ft	284 ft	28.4 cu ft
13,600	2.27	159 ft	15.9 cu ft		
Total	6.39				

8 in. Recurrence Retention Volume

Intensity Area: 0.31 in/hr x 66,600 sq ft = 20,667 cu ft

Imperviousness: 90% x 20,667 cu ft = 18,600 cu ft

Retention Volume: 18,600 cu ft

Volume to Store Quality: 18,600 cu ft

Required to Store Quality: 18,600 cu ft

Volume to Store Quality: 18,600 cu ft

Provided to Store Quality: 18,600 cu ft

15 in. Pipe

Length = 203 ft

Volume = 15.9 cu ft

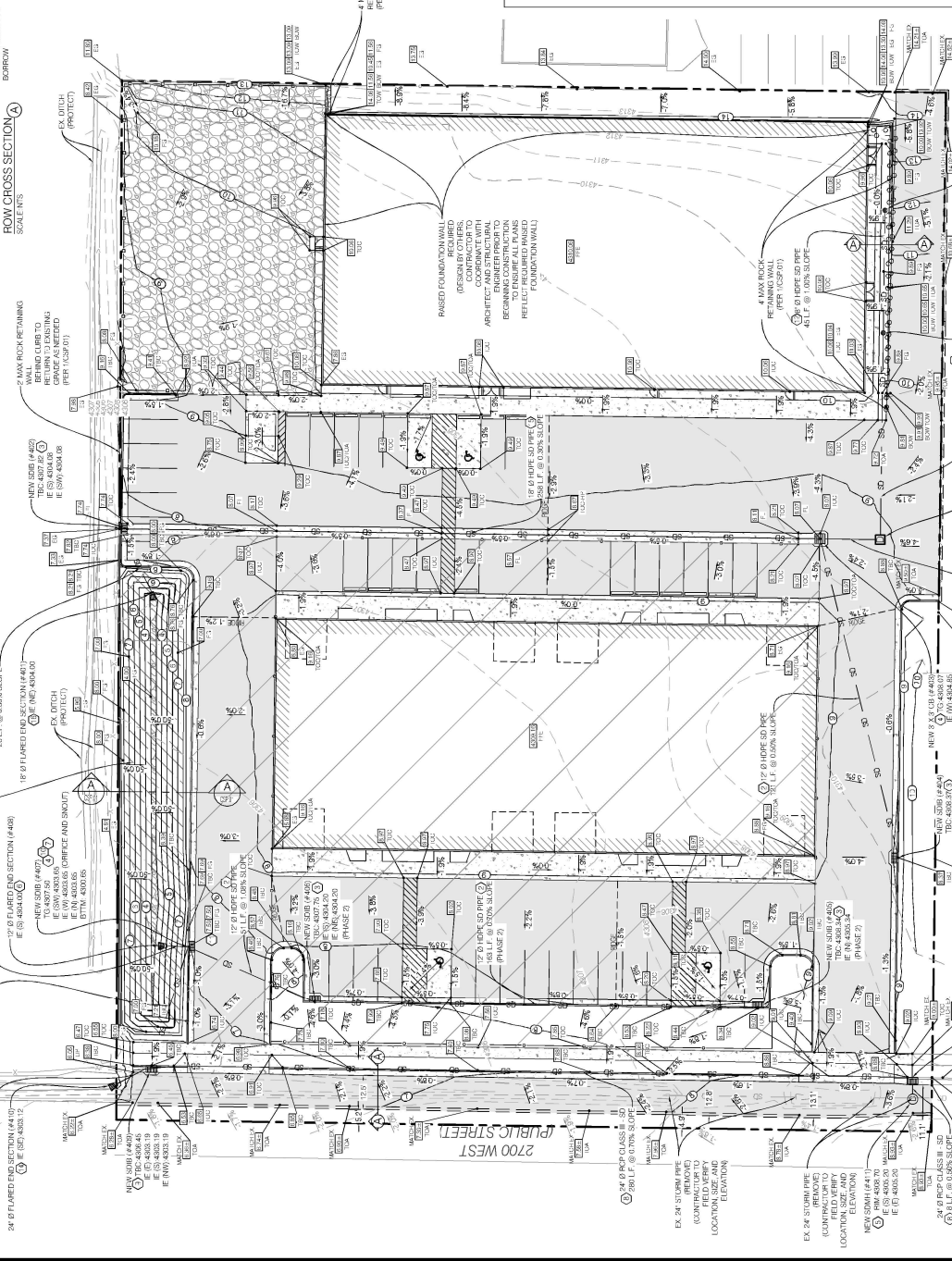
18 in. Pipe

Length = 284 ft

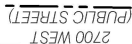
Volume = 28.4 cu ft

Grassroots Method

$R_p (I_p \geq 0.05) = 2.14 + 0.14 \times 0.75$
 $R_p = 2.21$
 $Q = C I A$
 $Q = 0.9 \times 2.21 \times 66,600 = 1,291,000$ gpd



NEW 3 X 3 CB
5361 LD 1/4
HN 4305.07
IE (N) 4305.07
IE (E) 4305.07



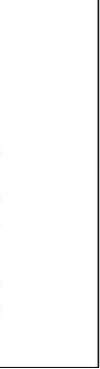
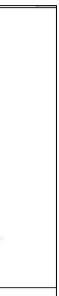
SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN (IF REFERENCED) AND THE DETAILS NOTED) AND AS SHOWN ON THE CONSTRUCTION DRAWINGS		
NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	10CEP-02
2	INFILTRATION PROTECTION WALL	20CEP-02
3	MATERIALS STORAGE	30CEP-02
4	PORTABLE TOILETS	40CEP-02
5	SILT FENCE	50CEP-02
6	TEMPORARY CONSTRUCTION ENTRANCE	60CEP-02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC.) AS REQUIRED BY REGULATORY AGENCIES, AND STRAW BALES SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR EROSION CONTROL ON SITE. STRAW BALES SHOWN ON THESE PLANS SHALL BE PLACED ON SITE. ADDITIONAL STRAW BALES MAY BE REQUESTED BY AGENCY INSPECTORS, SHALL BE REQUIRED, AND SHALL BE PROVIDED AT ALL TIMES. AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST/NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY.

 BENCHMARK CIVIL		 ALLISON G. SMITH No. 11166003 STATE OF UTAH		3720 SOUTH 2700 WEST WEST HAVEN, UTAH	
BENCHMARK LAND SURVEYING & ENGINEERING		9108 SOUTH STATE STREET, SUITE 100 SALT LAKE CITY, UTAH 84119-1752 www.benchmarkcivil.com		ELETE CUSTOMS LEASE BUILDINGS	
FAC MA DATE DESCRIPTION		08/23/2024 KO AGA RECEIVED PER CITY COMMENTS		2401007 EROSION CONTROL PLAN	
SCALE: REBAR/STAINLESS-STEEL FROM 0.001" TO 1/8" SEE SHEETS ADJUSTED ACCORDING TO REBAR/STAINLESS-STEEL SHEETS		2401007 SITE 08/23/2024 KO AGA		8 OF 13 CEP 01	



PROJECT NO. 2401007	EROSION CONTROL DETAILS	CEP.02 9 OF 13
---------------------	-------------------------------	-------------------



SCALE:NTS



SCALE:NTS



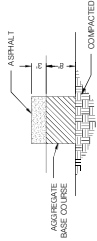
SCALE: NTS



SCALFANTS

SCALE: NTS

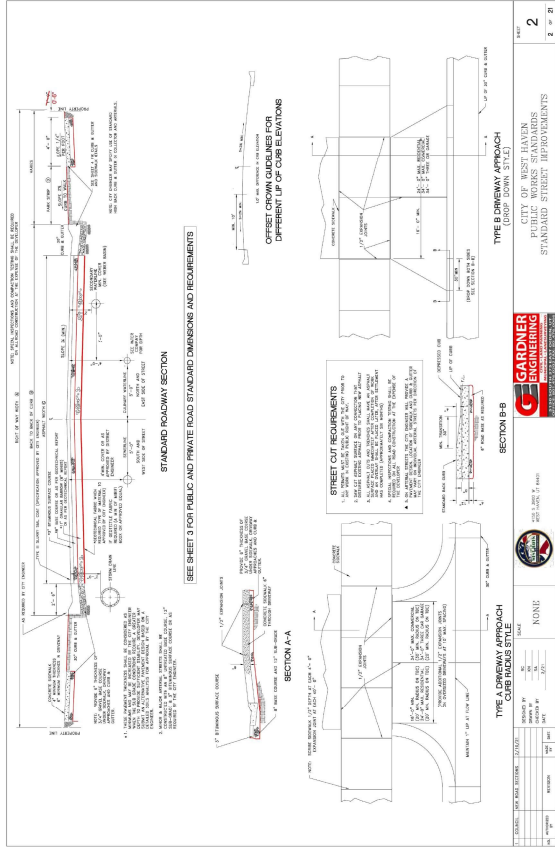
SCALE: NTS



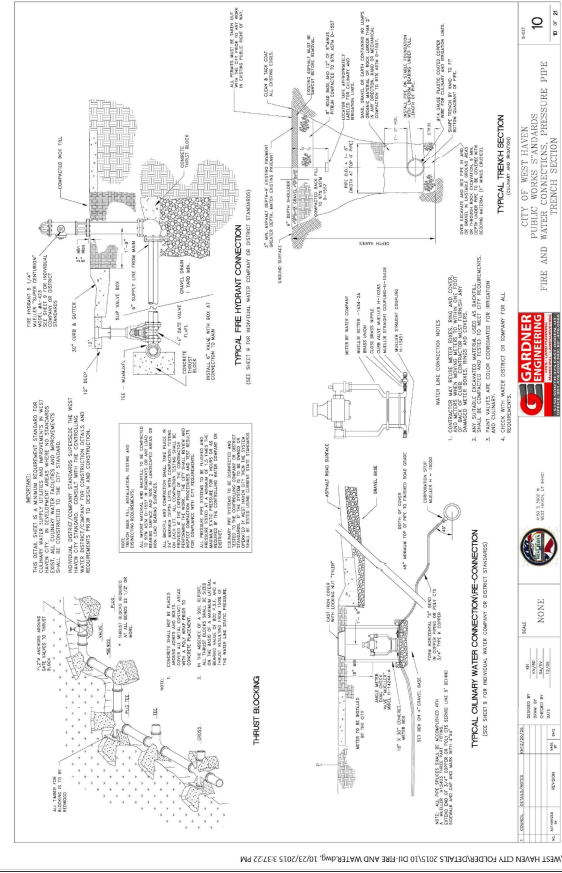
NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT
SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE
GEOTECHNICAL ENGINEER
3. FOLLOW RECOMMENDATIONS AND DESIGN PER
CHRISTENSEN GEOTECHNICAL REPORT.



PAVEMENT SECTIONS 1
SCALE: NTS



3
SIDEWALK AND DRIVE APPROACH WEST HAVEN CITY STDS
SCALE: NTS



FIRE AND WATER CONNECTIONS, TRENCH SECTION

NOTE:
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL
COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER
WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND
SUBMISSION APPROVAL ORDINANCES

No.	DATE	REVISD PER CITY COMMENTS	DESCRIPTION
1	10/20/2024		

SCALE MEASURES 1/4"=10' ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkut.com

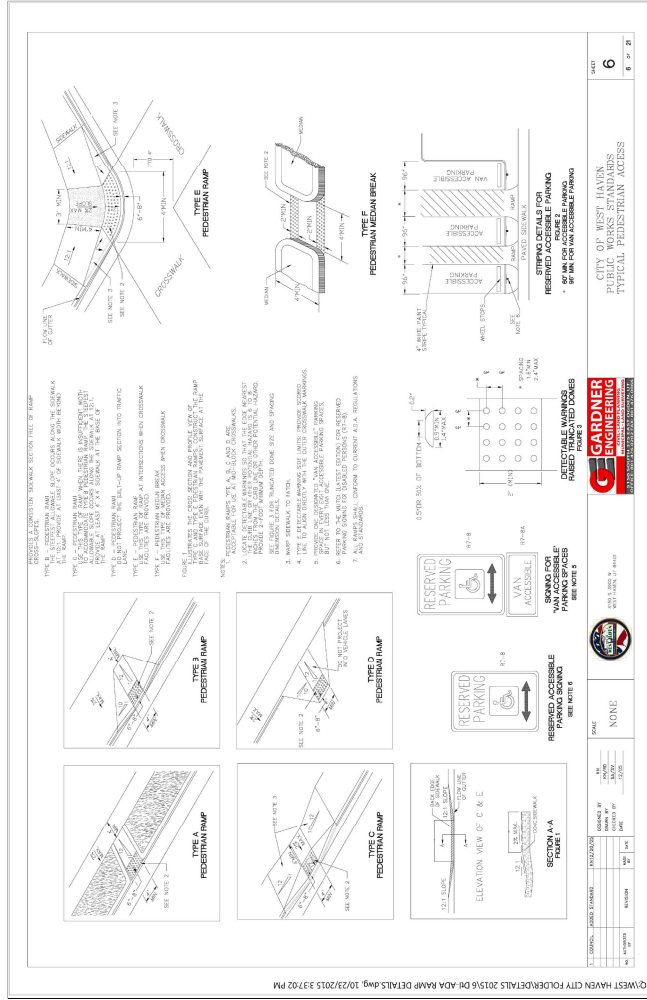


CUSTOMS LEASE BUILDINGS
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

DETAIL

CDT.01
100F 13



NO.	DATE	REVISION PER CITY COMMENTS	DESCRIPTION
1	10/25/2014		

SCALE MEASURES 1/4"=1' ON FULL SIZE SHEETS
ADJUST APPROPRIATELY FOR REDUCED SIZE SHEETS

APPROVED BY	FAC
RECORDED BY	AGA
FIELD CHIEF	KO
DATE	08/23/2024
CASE FILE #	2401007 SITE
	



**ENCHAMARK
ENGINEERING &
SURVEYING**
100 SOUTH STATE STREET SUITE #100
SALT LAKE CITY, UTAH 84103 (801) 542-7192
www.enchamark.com



3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

ELETEE CUSTOMS LEASE BUILDINGS 3720 SOUTH 2700 WEST WEST HAVEN, UTAH
--

PROJECT NO. 2401007

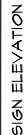
DETAIL
SHEET

CDT.02
11 OF 13

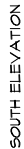
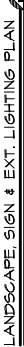


LANDSCAPE TABLE		
PHASE 1 LANDSCAPE AREA	4952 SF.	49%
PHASE 2 LANDSCAPE AREA	12,301 SF.	51%
TOTAL LANDSCAPE	21,653 SF.	100%

*LITHONIA WALL MOUNT, FULL CUT-OFF, EXTERIOR
LED W/ OCCUPANCY SENSOR



16'-0" X 4'-0" BACKLIT ALUM.
SIGN W/ RUSTED STEEL ANGLE
(SEE ELEVATION ABOVE)



L

LANDSCAPE, SIGN & EXT. LIGHTING PLAN

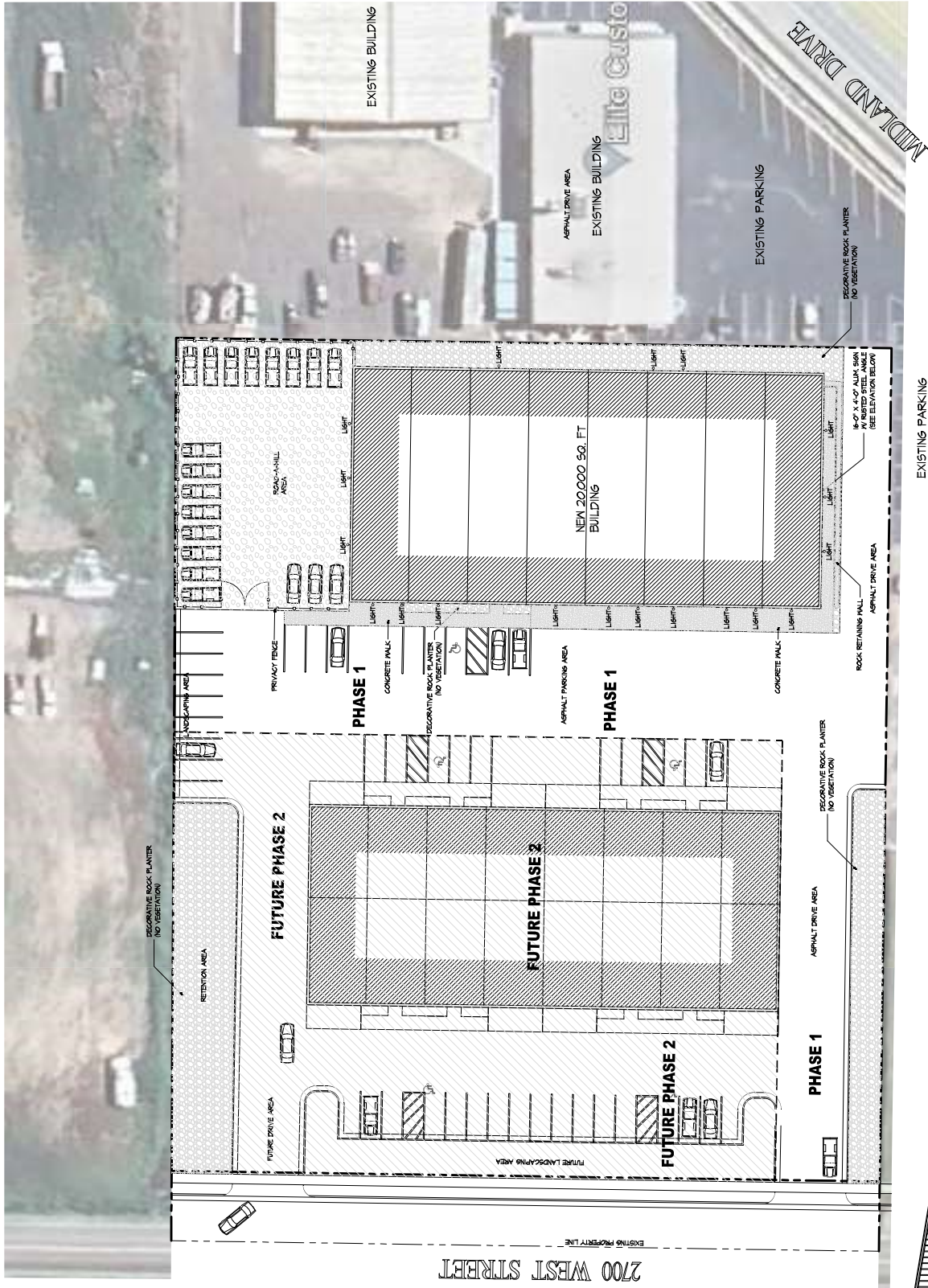
RIDGELINE DESIGN
ARCHITECTS

2485 Grant Ave., suite 105 Opeka, IL 84601
Phone 801-302-8882 Fax 801-421-1494

ELEETE CUSTOMS LEASE BUILDINGS
BEST WEST HOTEL

date: 09-23-2024 **plan:** 2324 **revision:**

project:





Site Plan CSP.01:

- 1) Submit LID report
A LID report will be provided.
- 2) Fencing requirement from planning?
No, the owner requested a fence around phase 2 limitations.
- 3) Clearly define what will be constructed in phase 1 and phase 2
Future phase or phase 2 denotated by hatch, see key map and notes.
- 4) Submit to fire marshal for approval
To be submitted by others.
- 5) Show vehicle tracking through site with largest design vehicle as needed
Vehicle tracking shown, see CSP.01.
- 6) Show detention calcs - 100 yr / 0.2 cfs / ac release with 1 ft freeboard.
Detention calcs are updated to meet the requirements, see CGD.01 and Drainage report.
- 7) Show how LID volume is retained on site.
LID volume retained on site within the pond and system, catch basin #407 has the IE of the outlet pipe set to the retention HWM, see CGD.01.
- 8) Provide geotech to show ground water depth and soil type / infiltration
It will be provided by others.
- 9) Show plan and profile of 2700 West include proposed road section meeting city requirements for widening and curb and sidewalk per city std.
Plan and profile of 2700 West meeting city requirements added to plan set.
- 10) Prepare plat for road dedication. Show section line and proposed row and easements etc.
A plat will be provided at a later date.
- 11) Is there planned cross access here?
Yes, the owner wants to connect the existing road with the new pavement.
- 12) Add dimensions on the drive approach
Dimensions added, see CSP.01.

Utility plan CUP.01:

- 1) Call out t-patch per city req. etc
T-patch call out added, see CUP.01
- 2) Why does sd not connect to ex mh?
Pipe updated to connect to new storm drain Manhole, see CGD.01.
- 3) Coordinated water with water district
Coordinate sewer with John Wallace – WHSSD
Noted, these will be coordinated by others.

Grading and Drainage plan CGD.01:

- 1) Show detail of control structure
Detail is shown on 3/CDT.03 sheet and referenced by keynote #4 on CGD.01.
- 2) City indicated that ditch is combo Irrigation / SD
Confirm if there any diversion or drains connected to this ditch
Per field data there were no pipes observed which crossed the road or any diversions, the only two pipes existing is the pipe at the West side of the property that connect the ditch



from the north to the south and the pipe outlet that flows south, out of the ditch, where that pipe ends.

- 3) Wall design shall be submitted to bldg dept for permitting
To be designed by others.
- 4) Can this cross slope be reduced? What is cross slope of ex asphalt.
Cross-slope design was reduced for the 2700 West widening section.
- 5) Show that storm water does not run off site
Slopes and elevations provided to show that the water does not run off the site, see CGD.01.

SITE PLAN & IMPROVEMENT PLANS:

Site design review items:

A. General

- 1) Phasing the project is proposed; a phasing plan is required.
Noted.
- 2) Landscaping, buffering and site lighting plans will be reviewed by the City Planner and comments provided under separate cover.
Noted.

B. Parking and Traffic Circulation

- 1) Provide descriptive use of the buildings including the number of employees, hours of operation and parking requirements.
To be provided by others.
- 2) A Vehicle tracking plan is required to show how the largest expected design vehicle can maneuver internal. If semis or other large commercial vehicles are not expected to access the site, the largest vehicle would likely be Weber County Fire apparatus. The Fire marshal can provide the required vehicle template.
Vehicle tracking shown, the auto turn that we have only have a bus truck vehicle, see CSP.01.

C. Roadway design/frontage improvements

- 1) Roadway design shall be designed as per West Haven City standards.
Roadway design details were changed to be designed per West Haven City Standards.
- 2) Provide plan and profile for the 2700 West widening design:
 - a. Show the existing asphalt cross slope of 2700 West.
Existing asphalt cross slope shown, see CGD.01.
 - b. Evaluate if the cross-slope design can be reduced for the 2700 West widening section.
Cross-slope design was reduced for the 2700 West widening section.
 - c. Add note that a City Right of Way Excavation permit will be required.
Note added, see CPP.01 and CGD.01.
 - d. Indicate City requirements for asphalt T-Patching that will be required for existing utility connections.
Note added, see CPP.01 and CUP.01.
 - e. All curb should be high back curb, APWA Type A curb.



All curb are APWA Type A curb, see CSP.01.

- f. Asphalt seal coat for asphalt preservation to be coordinated with West Haven City. Seal coat shall be *HA5* or *AP4* as required by the Public Works Director.

Note added to CSP.01 and CUP.01.

- 3) Provide a roadway widening section detail for 2700 West.

- Minimum city requirements:
 - a. 4" asphalt
 - b. Match existing asphalt depth
 - c. Verify depth with Public Works Director
 - d. 8" base course
 - e. 12" subbase/granular borrow

Roadway section provided, see CGD.01.

All construction within the public right of way shall comply and be installed and constructed as per West Haven City standards and specifications and subdivision approval ordinances.

Note added to CSP.01, CUP.01, CDT.01 and CDT.02.

D. Sanitary Sewer:

- 1) Sanitary sewer design is subject to review and approval of the **West Haven Special Service District (WHSSD)**. This is coordinated through the City.
Noted, to be coordinated once the design is submitted to WHSSD by others.
- 2) Discuss connection point to existing sewer in 2700 West with WHSSD.
Noted, to be coordinated once the design is submitted to WHSSD by others.
- 3) The proposed sand/oil separator will require the approval of WHSSD.
Noted, to be approved once the design is submitted to WHSSD by others.
- 4) Coordinate manhole and sewer structure installation with the WHSSD.
Noted, to be coordinated once the design is submitted to WHSSD by others.
- 5) WHSSD minimum requirement of 1 FT of cobble import and gravel bedding prior to all structure installation. Requirements should be noted on the plans.
Note added to the plans, see CUP.01.
- 6) Crossing conflicts shall be identified with vertical separation on the plans.
Crossing conflicts are identified on the plans with elevations for gravity lines, see CUP.01.
- 7) Video inspection will be required on all new sewer installations after the road base for the roadway has been completed and prior to paving. Coordinate the video schedule with the city inspector prior to the roadway being completed.
Note added to the plans, see CUP.01.
- 8) All new sewer pipe will be required to be the color "green."
"Green" color added to sewer pipes keynotes.
- 9) Provide confirmation that the property is annexed into the Central Weber Sewer Improvement District.

It was confirmed by Kevin Hall, a representative of the Central Weber Sewer Improvement District, that the property is annexed into the Central Weber Sewer



Improvement District, according to <https://webercountyutah.gov/parcelsearch/tax-history.php?id=112520004>.

E. Stormwater/Drainage:

- 1) Detention calculations provided are based on a 10-year design storm. City minimum design storm standard the 100-year storm with a 0.2 cfs/acre release rate.
Calculations changed to be 100-year storm with a 0.2cfs/acre release rate, see CGD.01 and drainage report.
 - 2) A detention calculation report must be submitted in addition to showing the detention calcs on the plans.
A drainage report will be submitted.
 - 3) Stormwater detention and quality design will be required to meet the Utah Dept of Environmental Quality / Water Quality 2020 Requirements.
Noted.
 - 4) Ponds shall include 1 ft freeboard.
The pond was changed to include 1 ft of freeboard.
 - 5) Stormwater appears to runoff onto the site to the south. This must be mitigated. Refer to redlined PDF, Sheet 5 of 11.
Slopes and elevations provided to show that the water does not run off the site.
 - 6) The Owner of private storm water infrastructure is required to enter into a **Long-Term Stormwater Management Agreement** with West Haven City which must be executed prior to scheduling a preconstruction meeting.
A Long-Term Stormwater Management Agreement will be provided.
 - 7) Evaluate if the new storm drain line can connect to the existing manhole on 2700 W or show removal of any existing SD stub from the manhole.
The new storm drain line was connected to the new manhole on 2700 W, plans updated see CGD.01.
 - 8) Show detail of the control structure (3x3 CB, #407).
Details are shown on 3/CDT.03 sheet and referenced by keynote #4 on CGD.01
 - 9) The City understands that the existing ditch along 2700 West is used for both irrigation and storm drain. Confirm if there are any diversions or drains connected to this ditch that need to be addressed in the design.
Per field data there were no pipes observed which crossed the road or any diversions, the only two pipes existing is the pipe at the West side of the property that connect the ditch from the north to the south and the pipe outlet that flows south, out of the ditch, where that pipe ends.
- Stormwater Pollution Prevention Plan (SWPPP):**
- a. The site **SWPPP**, Notice of Intent (NOI) and the required application fee to West Haven City must be provided to the City prior to final approval. Refer to the city code requirements.
To be provided by others at a later date.
 - b. The Stormwater Pollution Prevention Plan shall meet the requirements of the State UPDES permit. West Haven City requires a SWPPP document that follows the State SWPPP template to be submitted prior to final approval.
To be provided by others at a later date.



- c. All SWPPP State specifications and requirements are required to be installed prior to scheduling a preconstruction meeting with the city. This includes all required signage and BMPs required with the State UPDES Permit.
To be provided by others at a later date.
- d. Coordinate the SWPPP document submittal, fee, permit, and inspection with the City Storm Water Manager.
To be provided by others at a later date.

-Low Impact Development (LID) review items:

- a. A Low Impact Development (LID) report is required to be submitted to the City that includes the State required written explanation of the proposed LID options. The City Storm Water Manager must maintain a file record to meet State requirements.
A LID report will be provided.
- b. Submit LID Volume Calculations for review and Indicate how LID volume is retained onsite.
LID Volume Calculations are shown on the CGD.01 and the drainage report.
- c. Proposed Low Impact Development option(s) must be indicated on plans. LID design shall be in conformance with City LID standards.
Noted.
- d. State storm water regulations require site detention of the 80th % percentile rainfall event.
Site detention modified to include the 80th % percentile retention rainfall event.
- e. This applies to new development and also for redevelopment if impervious surface is increased more than 10%. *(see APP C in the Guide to LID in Utah).*
Noted.
- f. Installation of a storm water treatment structure to remove oils/greases/petroleum products and settleable solids is required by the City. Snouts are not an approved treatment device.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.
- g. Show an approved treatment structure on the plans at the storm drain outlet.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.
- h. Coordinate structure location and requirements with the City Storm Water Manager.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.

Fire District review and approval items:

- 1) Plans must be submitted to the **Weber Fire District Fire Marshal** for review and approval.
Noted, to be submitted by others.



- 2) Any proposed and existing fire hydrant locations and spacing; turning radio; road layout and egress and ingress locations shall be included.
Fire Hydrant locations and spacing provided, see CUP.01.
- 3) These items are subject to modification based on comments provided by the Fire Marshal and must be included as part of the resubmission.
Noted.

Planning Commission Staff Review Memo

November 07, 2024



PRELIMINARY SITE PLAN

Request:	Grant preliminary site plan approval for an Electrical and heating appliances and fixtures sales and service
Property Address:	Approx. 2231 W 1800 S (Parcel# 150710001, 150710030)
Property Zone:	C-2
Property Size:	11.91 acres
Applicant:	Tucker Jardine, Kacey Jardine- Pronghorn Property Holdings LLC
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under “Staff Review”

Background

Staff received a site plan showing a 30,942 square foot building for LWE which includes space for offices and for storage on Parcels 150710001 and 150710030.

According to the zoning map, this area is split zoned as C-2 and A-1. The applicant was told that once they picked one of the zones, that is what the entirety of the parcels would end up being and as such C-2 was chosen. On August 14, 2024, the applicant was granted the land use designation of “Electrical and heating appliances and fixtures sales and service” by Planning Commission.

Staff Review

Staff’s review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	29’-8” to high parapet	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	5.96%	Y

Minimum lot area	None	11.91 acres	Y
Min lot width	None		Y
Min yard setbacks			
Front	15 ft.	79.67' from the proposed connection road, 268.37' from a north parcel line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line (32.01')	Y
Side	10 ft. when adjacent to residential	Building is more than 10' from the rear property line (51.75')	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use falls under “Wholesale Distribution” which requires 20 spaces, plus 1 space per 2,000 square feet GFA.

The site plan is currently showing 35 parking stalls. The building is 30,942 square feet, which the parking calculation would be the required 20 spaces and then an additional 15 parking stalls. The parking stalls shown are compliant with the parking regulations.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of 157.733 which do not apply to this site plan.

§ 157.733 Standards Of Review

(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? ***The application appears to meet the ingress and egress requirements. The access road shown is 43 ft wide. The application indicates a shared access easement as part of the access road. Prior to final approval, the access easement should be submitted to the City.***

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

The proposed parking stalls must comply with the 180 square foot requirement. They must provide dimensions showing the width and length of a typical stall. This item has been addressed.

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

A signage plan has not been turned in at this time. All signs must get a building permit approved before proceeding with displaying any sign. A signage plan has been submitted and meets the requirements of the city sign ordinance.

(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 current front landscaping satisfies this requirement with 15 feet of front landscaping.***

(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. ***This requirement is fulfilled.***

(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).

The project will have trees, bushes, shrubs, but the landscaping plan must show a legend of the specific type of landscape that they will be using. A landscaping plan has been submitted and meets city requirements for preliminary approval.

(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. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(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? ***Prior to final approval and the release of building permits, the applicant will be required to receive staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(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.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building 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.

The elevations still need to include material percentages. They are showing insulated metal panels, wood trellises, and wood posts. The mezzanine can count as an architectural feature for the front elevation. *Elevation drawings with a table showing ratio and percentages of materials are required to be submitted with the preliminary site plan application. This item has been satisfied/addressed.*

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Fencing and buffering from adjacent residential properties: Fencing should be detailed and shown on the final landscaping plan. Currently, there is not detailed fencing shown other than “security fencing” between the site and the residential lots. Buffering, including fencing, should be addressed with the final landscaping plan.

Temporary Access: A temporary access is shown as the primary (and only existing) access. This access should be approved by the Fire District. A detailed cross section should be reviewed by the City Engineer prior to final approval. This Item has been addressed and the access shown will now be the permanent access to the site.

Dumpster location: The site plan lacks a location for trash disposal. This should include a detail for the dumpster pad and enclosure area. This has been completed.

There is an additional issue that was discovered. It is believed by the City that the Petitioner accidentally filled out the Affidavit part of the Site Plan and Design Review Application incorrectly by checking and then signing the box stating that they have read the affidavit but do not accept nor desire to be bound by the same. This part of the Affidavit then states, “development approval will not be granted and that further administrative action on this Project/Development will be delayed until such time as my contestation of these fees and costs have been resolved by negotiation, mediation, or litigation or have otherwise been withdrawn.” If it is an accident, then the Petitioner needs to refill out the form correctly. If it was not an accident, then the Petitioner needs to address what they are protesting.

Revised Staff Recommendation

Based on the following findings, staff recommends preliminary approval of the commercial site plan, subject to the following items being addressed before final approval can be given:

- 1. Lighting Plan: Petitioner to submit a lighting plan for both on site and streetlights.***
- 2. Fencing and buffering from adjacent residential properties: Fencing shall be detailed and shown on the final plan. Buffering shall be addressed with the final landscaping plan.***
- 3. The Petitioner shall submit the access easement, including legal description to be recorded, for City review and approval.***
- 4. The Petitioner shall submit all civil drawings and shall receive the City Engineer’s approval of all site plan designs, including the City’s Design Standards and Specifications related to utility easements, drainage, and other engineering requirements.***
- 5. The Petitioner shall submit all required will serve letters to the City.***
- 6. The Petitioner shall fix their Site Plan and Design Review Application or address any objection to the process.***
- 7. Traffic study: A traffic study may be required, if the planning commission deems it necessary.***

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

***“The Planning Commission grants preliminary approval of the commercial site plan for
LWE, located at approximately 2231 W. 1800 S., West Haven, Parcels #150710001 and
#150710030, subject to the conditions recommended by staff in the staff report.”***

SITE PLAN
AND DESIGN REVIEW



Address of Site Approx. 2231 W 1800 S West Haven, Utah Parcel # 150710001, 150710030

Applicant Name Tucker Jardine, Kacey Jardine - Pronghorn Property Holdings LLC

Agent Name Chad Bailey

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

Office and Storage and

Site plan design for 31,000 building be approved on 11.91 of
(Square Feet) (acreage)

Property in the C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Kacey Jardine Date: 7-3-24
(Owner/Petitioner)

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

Kacey Jardine
(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 3rd day of July, in the year 2024, before me, Korinne Talbot

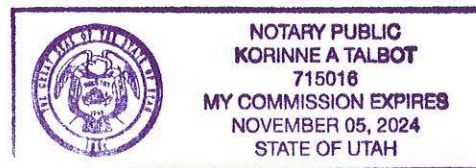
a notary public, personally appeared Kacey Jardine, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

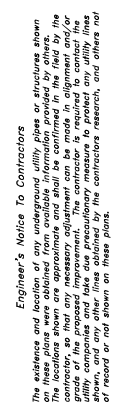
Witness my hand and official seal.

Korinne A. Talbot



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
				Culinary Water provider (Will Serve)
				Weber Fire District
				Weber-Morgan Health Department (If applicable)
				UDOT Application Letter (If applicable)

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



Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on the plans shall be approximately as shown and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not shown or recorded on these plans.

[illegible]

--	--

HANSBEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
338 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Logan Ogden (801) 559-4005 (435) 722-8272
Celebrating over 65 Years of Business



Brown By: BTC
 Date: 11/06/24
 Assigned By: _____
 Checked By: _____
 Approved By: _____
 Filing File: 24-5-3923 CP.dmg
 Case: 1 " = **
 08 NUMBER: 24-5-39

PRELIMINARY ENTRANCE DETAIL FOR

LWE HQ

2247 WEST 1800 SOUTH
WEST HAYDEN, WEBER COUNTY, UTAH

Port of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.M.

	Sheet 1	of 1
--	----------------	-------------

EXTERIOR MATERIAL PERCENTAGE SCHEDULE			
Type Mark	Area	Type Comments	%
W1	1187 SF	INSULATED METAL PANELS - DARK BRONZE	7%
W2	15780 SF	INSULATED METAL PANELS - GRAY	83%

ELEVATION LEGEND

APPLY SAME TO REAR/SOUTH SIDES ONLY

1

INSULATED METAL PANELS, BRONZE

2

INSULATED METAL PANELS, GRAY

3

WOOD TRELLIS

4

STAIN-GRADE WOOD POSTS

5

BRONZE

6

BRONZE PAINTED CAP

7

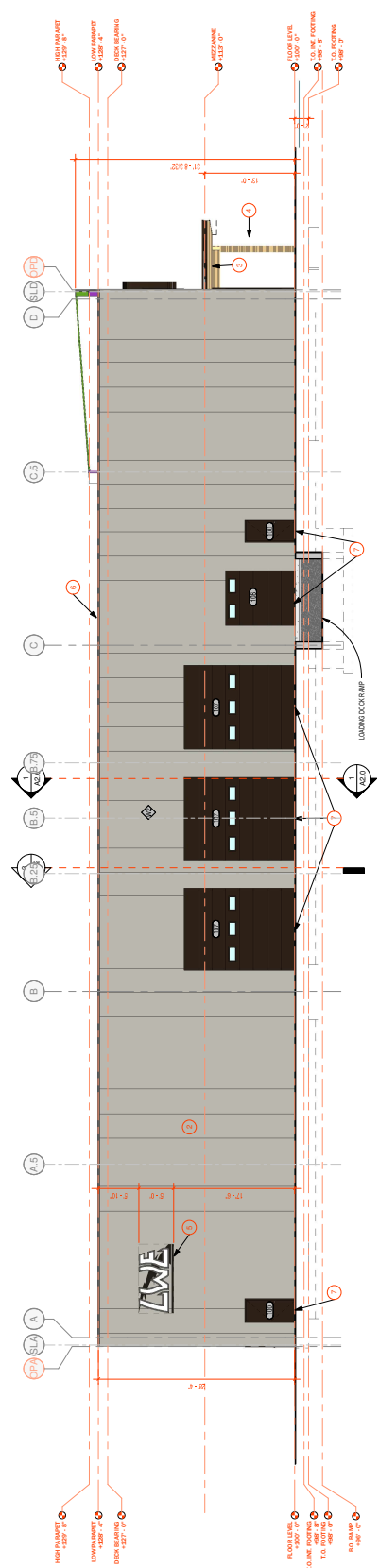
DOOR PAINTED TO MATCH BRONZE PANELS



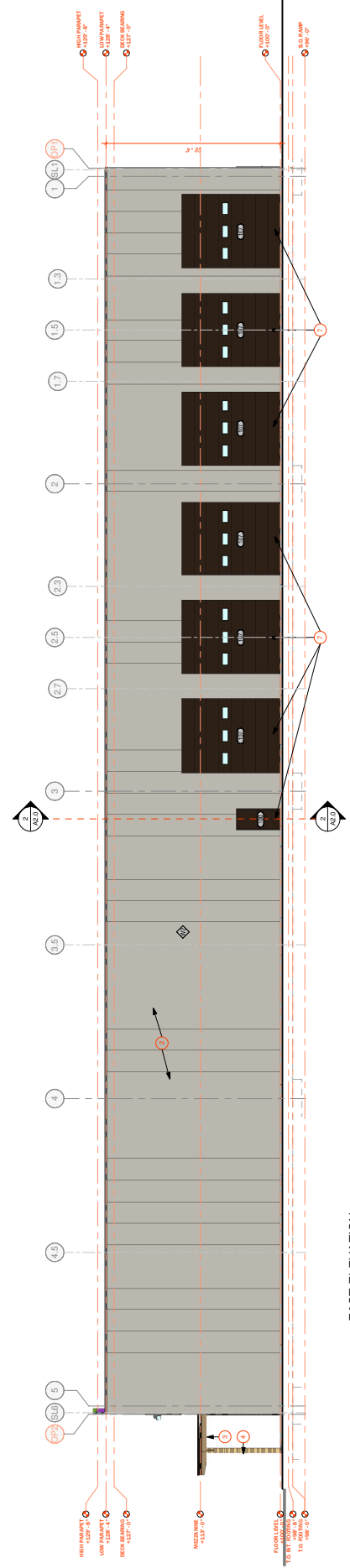
DEVELOP ARCHITECTS
ARCHITECTS

DEVELOP ARCHITECTS, LLC
1144 E 2800 N, CODEN, UT 84004
P: 801.253.5908
E: info@developarchitects.com
WWW.DEVELOPARCHITECTS.COM

2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



LWE HQ
WEST HAVEN, UTAH 84404

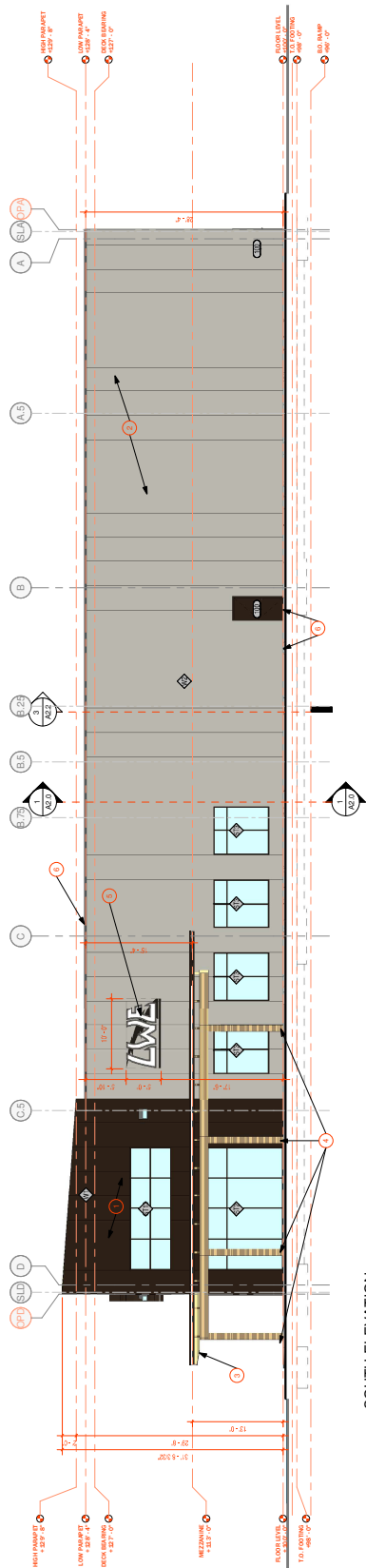
OWNER: LWE
DATE: 11/06/2024

PROJECT PHASE
PRE-PERMIT
REV: 04/20/24

ELEVATIONS

A3.0

WEST ELEVATION

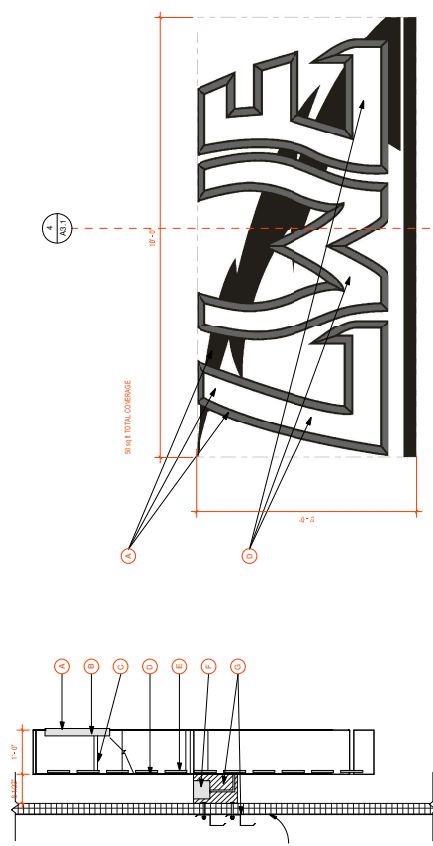


1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGE SCHEDULE			
Type	Area	Type	%
W1	1187 SF	INSULATED METAL PANELS - DARK BRONZE	7%
W2	15704 SF	INSULATED METAL PANELS - GRAY	83%

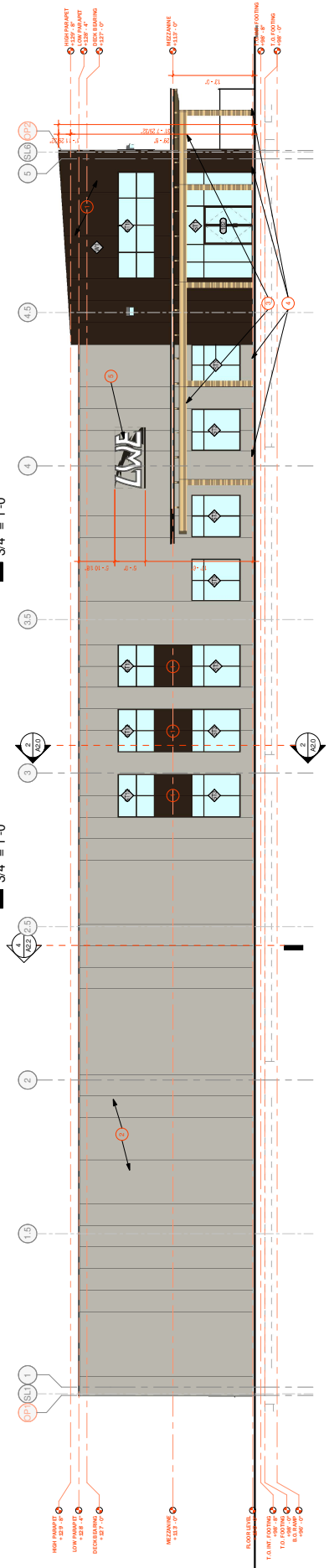
ELEVATION LEGEND	
ATTACHED INSULATION SHEETS ONLY	
1	INSULATED METAL PANELS - DARK BRONZE
2	INSULATED METAL PANELS - GRAY
3	WOOD TRUSS
4	STANDARD WOOD JOISTS
5	SPONGE
6	BRONZE PARAPET CAP
7	DOOR PAINTED MATCH BRONZE PANELS

SIGNAGE LEGEND	
1	3/4" TRANSPARENT WHITE PLEX, 3/16" TRANSPARENT GRAY PLEX, 3/16" OPAQUE BROWN, BRONZE MATCH FACED COLOR PLEX
2	RETURNING 3" DARK BLACK ALUMINUM
3	BACKS - 300 ALUMINUM
4	ILLUMINATION - WHITE LEDS IN "LWE"
5	POWER SUPPLY
6	POWERSUPPLY - REMOTE HOUSED IN POWER SUPPLY BOX
7	MOUNTING - FLUSH TO FACADE, Z GIRT BACKING WHERE ATTACHMENTS REQUIRED



4 SIGN SECTION
3/4" = 1'-0"

3 SIGN FRONT ELEVATION
3/4" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



DEVELOP ARCHITECTS
ARCHITECTS

DEVELOP ARCHITECTS, LLC
1114 E 2600 N, CODEN, UT 84004
P: 801.253.5908
E: info@developarchitects.com
WWW.DEVELOPARCHITECTS.COM

LWE HQ
WEST HAVEN, UTAH 84404
OWNER: LWE
DATE: 11/06/2024
PROJECT PHASE: PRE-FERMIT
REV: 04/20/24

ELEVATIONS

A3.1

WEST ELEVATIONS

**SITE PLAN
AND DESIGN REVIEW**



Address of Site 3000 West 4000 South Ogden, UT 84401 Parcel # A portion of 08:029:0090

Applicant Name CFT NV Developments, LLC

Agent Name Henry C. Klover

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

Freestanding Commercial Restaurant with Drive Through and

Site plan design for 2600 building be approved on 0.918 of
(Square Feet) (acreage)

Property in the C3 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: BY: [Signature] Date: 03/29/24
(Owner/Petitioner)

I authorize H.C. Klover Architect to act as my representative in all matters relating to this application.

BY: [Signature]
(Owner)
[Signature]
(Agent as Authorized by Owner)

APPROVED AS TO FORM
BY [Signature]

State of Utah)
§

County of _____

On this _____ day of _____, in the year 20____, before me, _____

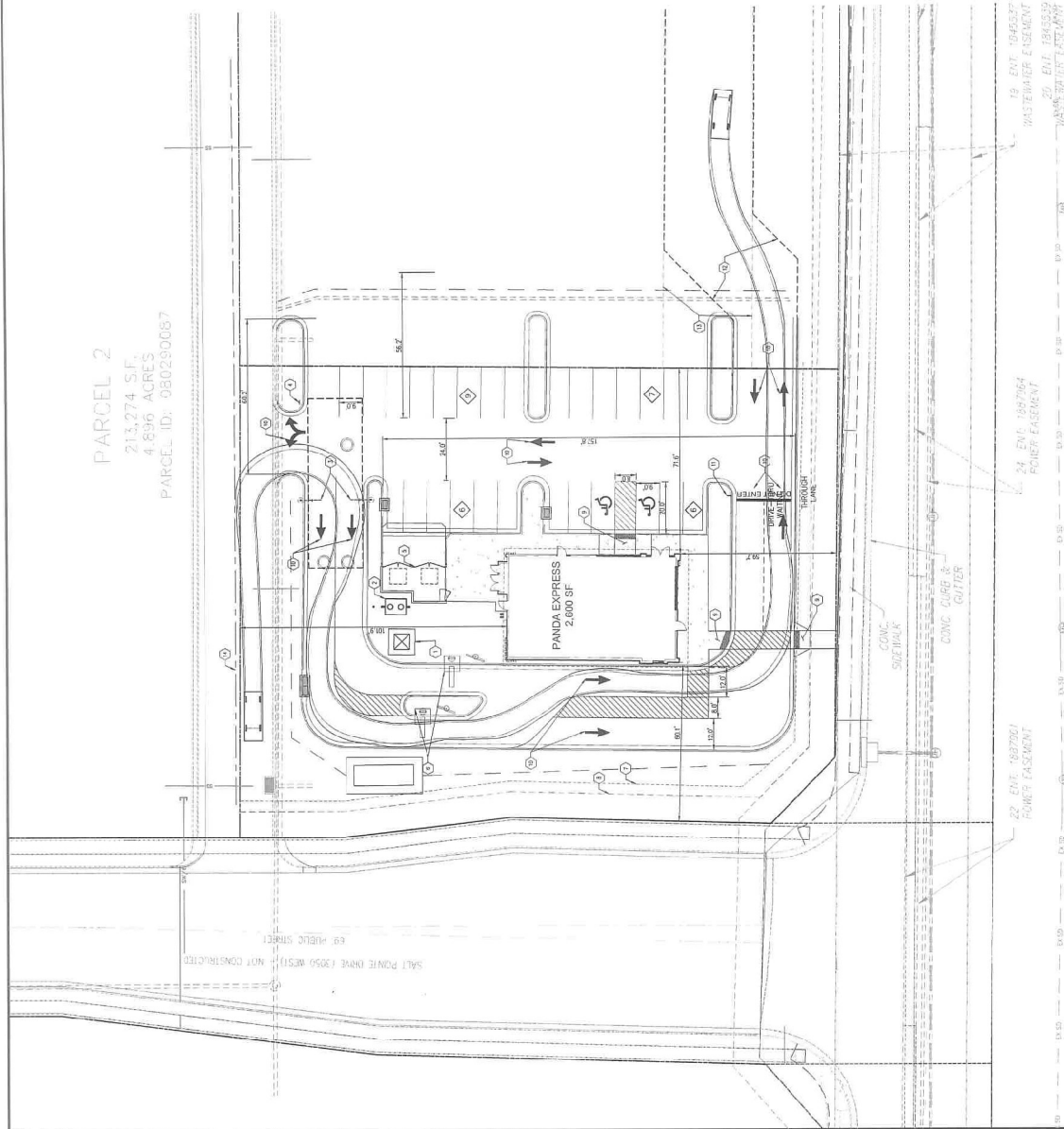
a notary public, personally appeared _____, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

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
				Culinary Water provider (Will Serve)
				Weber Fire District
				Weber-Morgan Health Department (If applicable)
				UDOT Application Letter (If applicable)

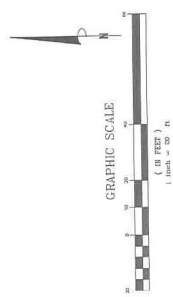
ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA



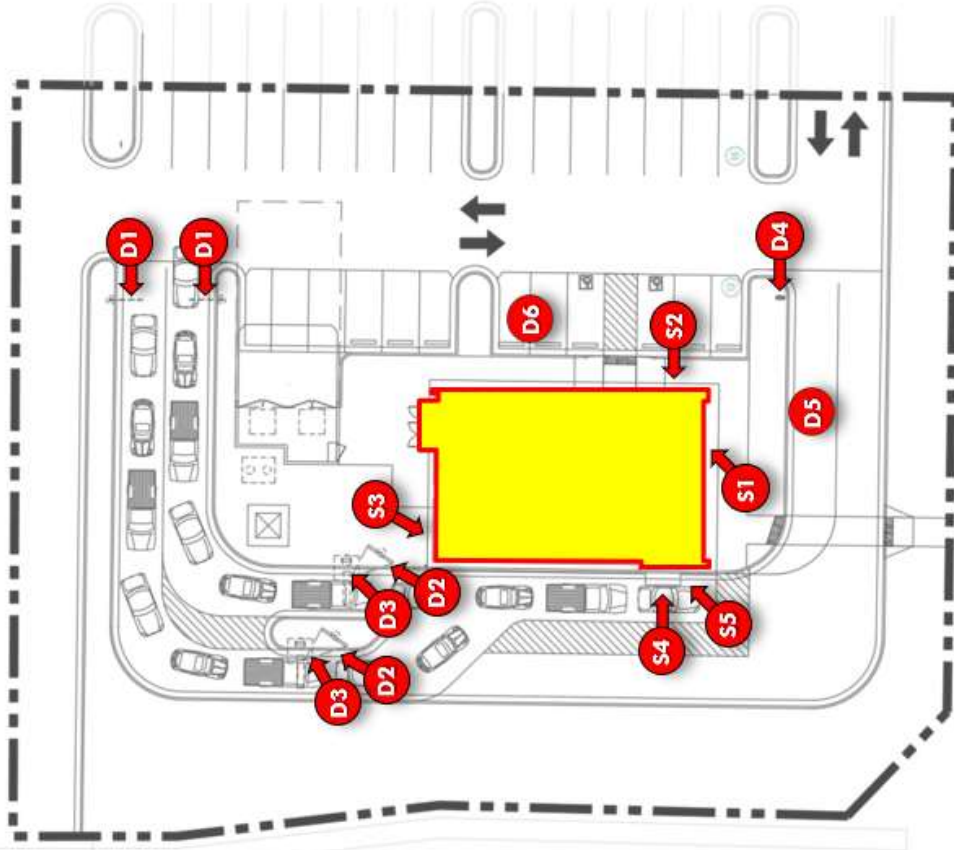
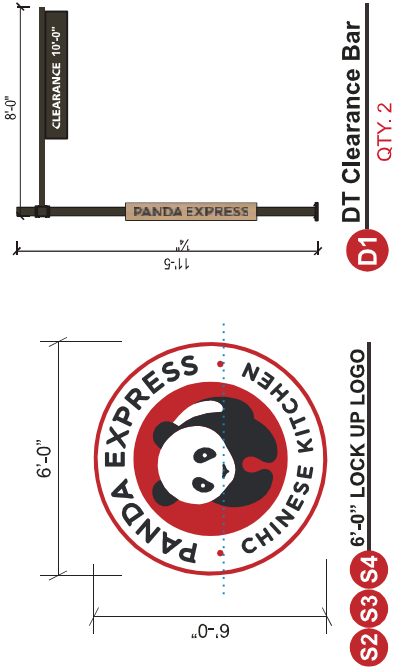
CITY OF WEST HAVEN		PANDA EXPRESS - CONSTRUCTION DOCUMENTS		SITE PLAN	
UTAH		REVISION		SUBMITTALS	
1		RESPONSE TO COMMENTS		1	
DATE		11/10/2024		11/10/2024	
1526 COIN BLVD, SUITE 100		LAKESIDE, CO 80401		www.bowman.com	
© 2021 Bowman Consulting Group Ltd		Bowman		Bowman	
DESIGN		DRAWN		CHECKED	
CITY		CITY		CITY	
SCALE		SCALE		SCALE	
JOB No. 000465-01-002		JOB No. 000465-01-002		JOB No. 000465-01-002	
DATE: 03/04/2024		DATE: 03/04/2024		DATE: 03/04/2024	
SHEET		SHEET		SHEET	
C7.0		C7.0		C7.0	

EXISTING	LEGEND	DESCRIPTION	PROPOSED
		PROPERTY LINE	
		ADJACENT PROPERTY LINE	
		LOT LINE	
		EXISTING EASEMENT	
		DOE OF PARCELS	
		VERTICAL CURB AND GUTTER	
		MONUMENT CURB AND GUTTER	
		CONCRETE SERVICE	
		HANDICAP PARKING	
		STOPS	
		PARKING COUNT RECORDER	
		WATER LINE	
		WATER MAIN	
		WATER SERVICE	
		SEWER LINE	
		SEWER MANHOLE	
		SEWER CLEANOUT	
		STORM SEWER MANHOLE	
		STORM SEWER CLEANOUT	
		STORM SEWER SERVICE	
		STORM SEWER SERVICE	
		STREET LIGHT	
		UTILITY POLE	
		TELECOM SERVICE	
		NATURAL GAS SERVICE	

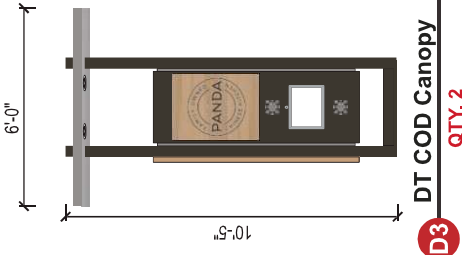
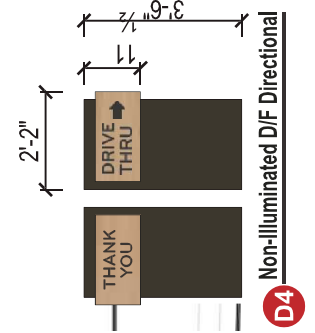
- KEY NOTES
- PROPOSED CONCRETE TRANSFER PAD
 - PROPOSED GREASE TRAP
 - PROPOSED DIRT-TRAIL CLEARANCE BARS
 - PROPOSED STOP SIGN
 - PROPOSED TRASH ENCLOSURE
 - PROPOSED GREENING STATIONS
 - 25' BUILDING SETBACK
 - UTILITY EASEMENT
 - PROPOSED ADA RAMP
 - PROPOSED ROADWAY MARKINGS
 - PROPOSED THANK YOU/DO NOT ENTER SIGN
 - PROPOSED ACCESS EASEMENT
 - EXISTING ACCESS EASEMENT
 - PRIVATE DRIVE CENTERLINE
 - PROPOSED TOWN GARDEN



Site Plan



Custom 18" Face Lit Channel Letters

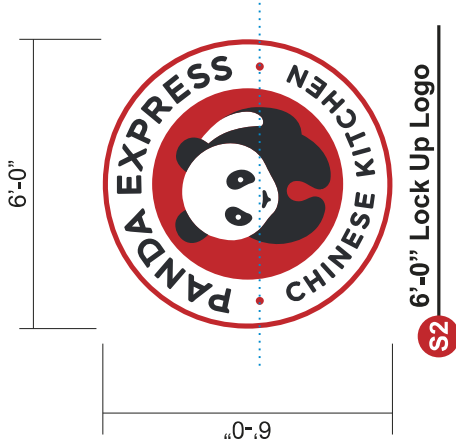


COAST SIGN 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144	Revisions:				
	CUSTOMER APPROVAL	Customer Signature	Date		
Date: 08-09-2023	Designer: HA	PM: YB	City/State: West Haven, UT	Drawing #	PRJ-PADA-180985
			Address: 3973 S 2950 W	Site Name	D28783
File Location: W:\Panda Express\A7 Drawings					

Building Elevations



S1 30" FACE LIT STACKED CHANNEL LETTERS W/FCO LETTERS



S2 6'-0" Lock Up Logo



FRONT & SIDE ELEVATIONS

Scale: NTS

CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

Revisions:

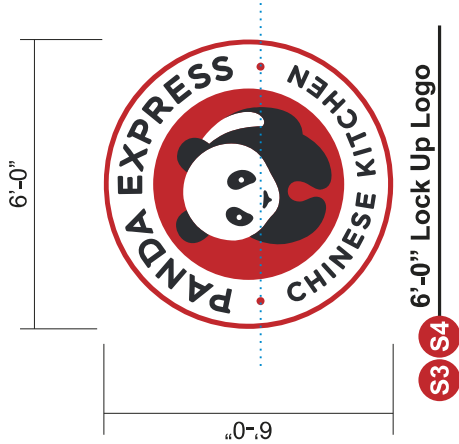
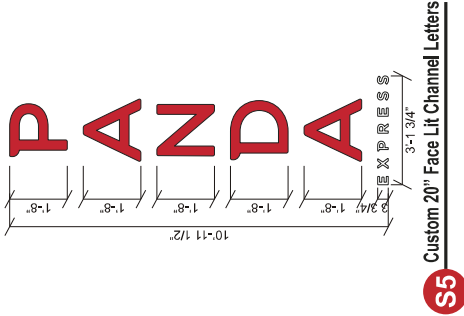
CUSTOMER APPROVAL	
Customer Signature	Date

Date: 08-09-2023	City/State: West Haven, UT
Designer: HA	PM: YB
Address: 3973 S 2950 W	

Drawing #	PRJ-PADA-180985
Site Name	D28783

File Location: W\Panda Express\Drawings

Building Elevations



DRIVE-THRU & BACK ELEVATIONS

Scale: NTS

CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

Revisions:		CUSTOMER APPROVAL		Date: 08-09-2023	City/State: West Haven, UT	Drawing # PRJ-PADA-180985
Customer Signature		Date		Designer: HA	PM: YB	Site Name D28783
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144		COAST SIGN		File Location: W\Panda Express\Drawings		

S1

Face Lit Channel Letters W/ FCO Letters (Qty. 1)

Install new face lit stacked channel letters.
Specifications Listed Below.



NOTE: LIGHT BAR TO LIGHT
UNDER EXPRESS ONLY

GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC W/ 1ST SURFACE 3M #3630-33 RED
TRIMCAP:.... 1" BLACK TRIMCAP
RETURNS:.... .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUM'N':..... WHITE LED'S

BAR W/ FCO LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC
TRIMCAP:..... 1" WHITE TRIMCAP
RETURNS:..... .125" X 3" FABRICATED RETURN PAINTED WHITE SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUM'N':..... WHITE LED'S
DOWNLIGHT:.. TBD
EXPRESS:..... .25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH

COLOR SPECIFICATIONS:

- ACRYLIC: .177" #7328 WHITE
- VINYL: 3M #3630-22 BLACK (STRIPS)
- PAINT: PWS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH
- VINYL: 3M #3630-33 RED

S2 S3 S4

Face-Lit Lock Up Logo (Qty. 3)

Install new illuminated face-lit lock up logo. Flush Mounted.

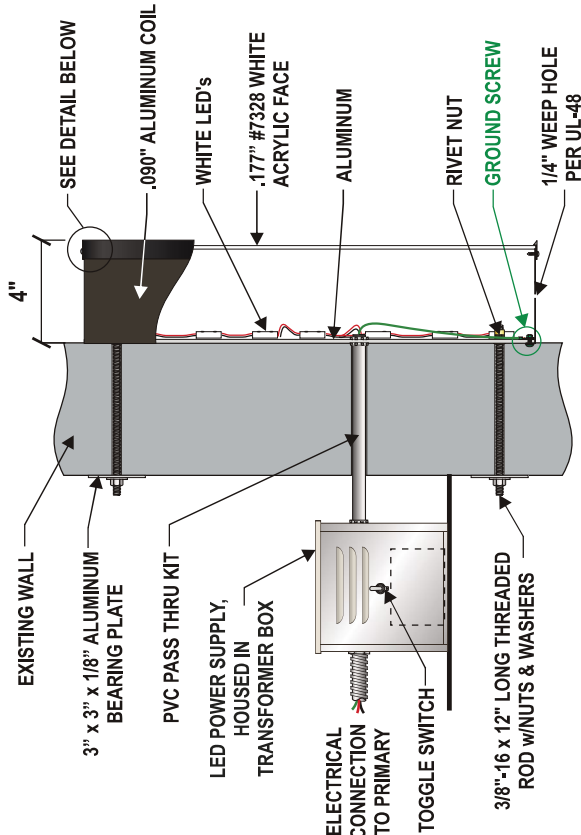
GENERAL SPECIFICATIONS:

FACE-LIT LOGO:

FACES:..... .177" WHITE #7328 ACRYLIC WITH FIRST SURFACE VINYL
TRIMCAP:.... 1" BLACK TRIMCAP / 1" ALUMINUM RETAINER (SEE DETAILS BELOW)
RETURNS:.. .040" X 4" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... ALUMINUM
ILLUMIN:..... WHITE LED'S

COLOR SPECIFICATIONS:

- ACRYLIC: .177" #7328 WHITE
- VINYL: 3M #180-C-22 BLACK
- PAINT: PMS BLACK 7C SATIN FINISH
- VINYL: 3M #3630-33 RED



EXACT MANUFACTURING SPECIFICATIONS
TO BE DETERMINED BY ENGINEERING DEPT.

Revisions:

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

CUSTOMER APPROVAL
Customer Signature
Date

CUSTOMER APPROVAL

Date: 08-09-2023
Designer: HA PM: YB

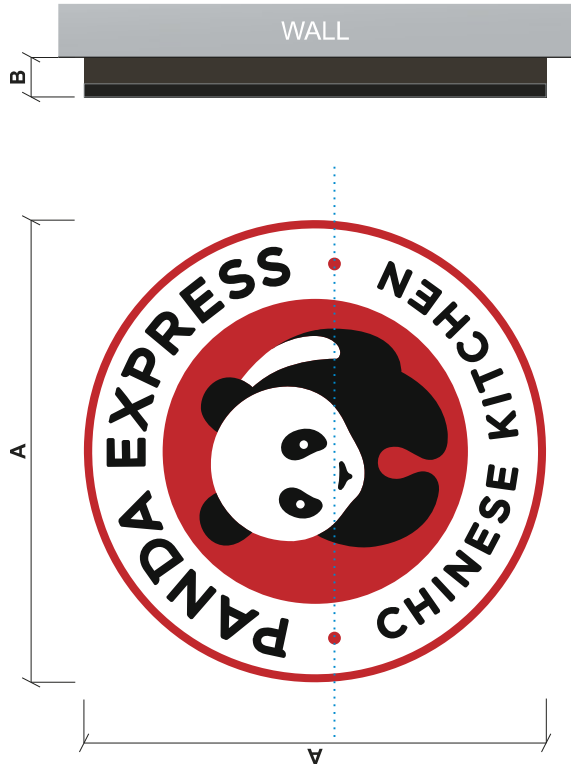
City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing #
Site Name

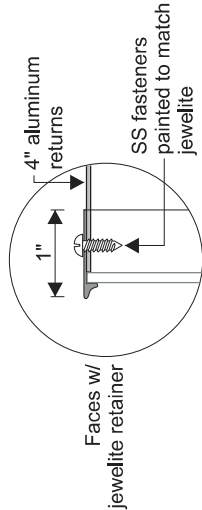
PRJ-PADA-180985

D28783

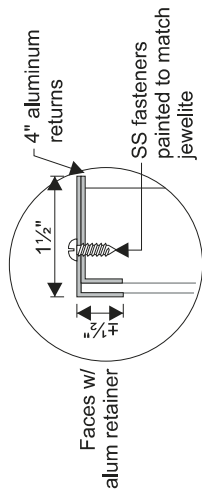
File Location: W:\Panda Express\Drawings



A	B	SQ. FT.
24"	4"	4
30"	4"	6.25
36"	4"	9
42"	4"	12.25
48"	4"	16
54"	4"	20.25
60"	4"	25
66"	4"	30.25
72"	4"	36



3-6" AND UNDER LOGO



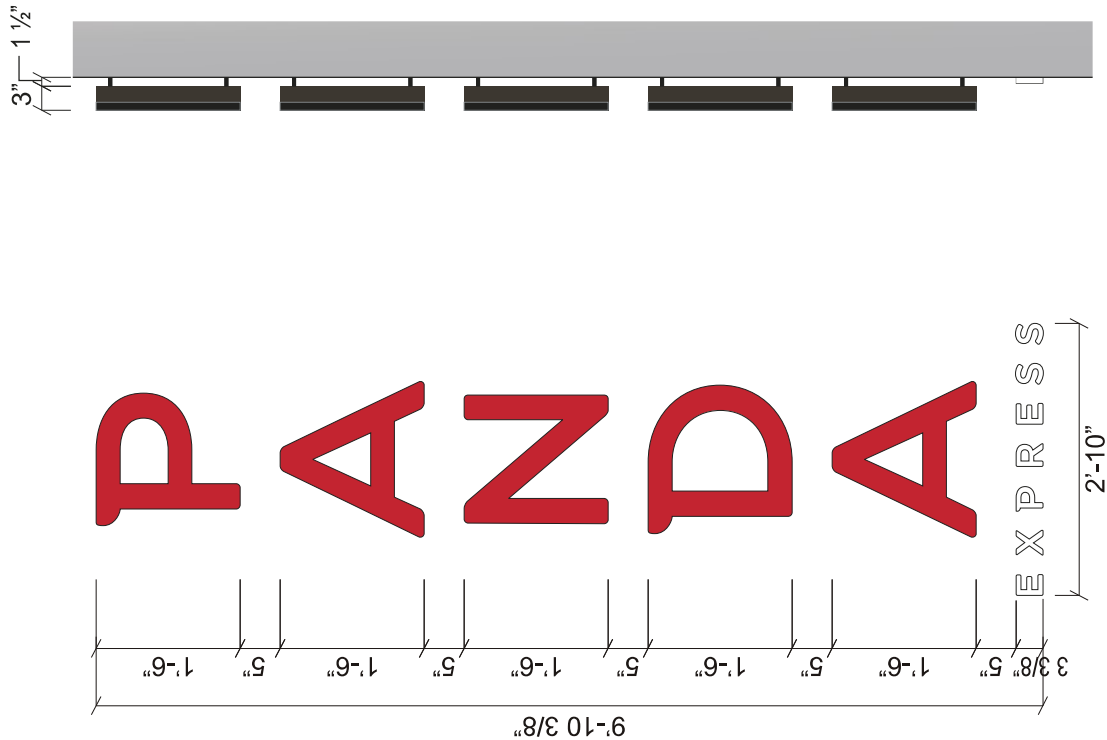
4-0" AND OVER LOGO

S5

Face Lit Channel Letters W/ FCO Letters (Qty: 1)

Install new custom face lit channel letters.

Specifications Listed Below.



GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC W/ 1ST SURFACE 3M #3630-33 RED
TRIMCAP:.... 1" BLACK TRIMCAP
RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUMIN:..... WHITE LED'S

FCO LETTERS:

EXPRESS:..... .25" FCO ALUMINUM LETTER PAINTED WHITE SATIN FINISH

COLOR SPECIFICATIONS:

ACRYLIC: .177" #7328 WHITE
PAINT: PMS WHITE SATIN FINISH
VINYL: 3M #3630-22 BLACK (STRIPS)
PAINT: PMS BLACK 7C SATIN FINISH
PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH
VINYL: 3M #3630-33 RED

FACE LIT CHANNEL LETTERS
Scale: 1/2" = 1'-0" SQ. FT.: 27.95

SIDE VIEW

COAST SIGN 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144	Revisions:	CUSTOMER APPROVAL		Date: 08-09-2023	City/State: West Haven, UT	Drawing # PRJ-PADA-180985
		Customer Signature	Date	Designer: HA PM: YB	Address: 3973 S 2950 W	Site Name D28783

File Location: W:\Panda Express\Drawings

DT Clearance Bar (Qty. 1 EACH)

D1

Install new DT Clearance Bar Sign. Refer to site plan for exact location.

GENERAL SPECIFICATIONS:

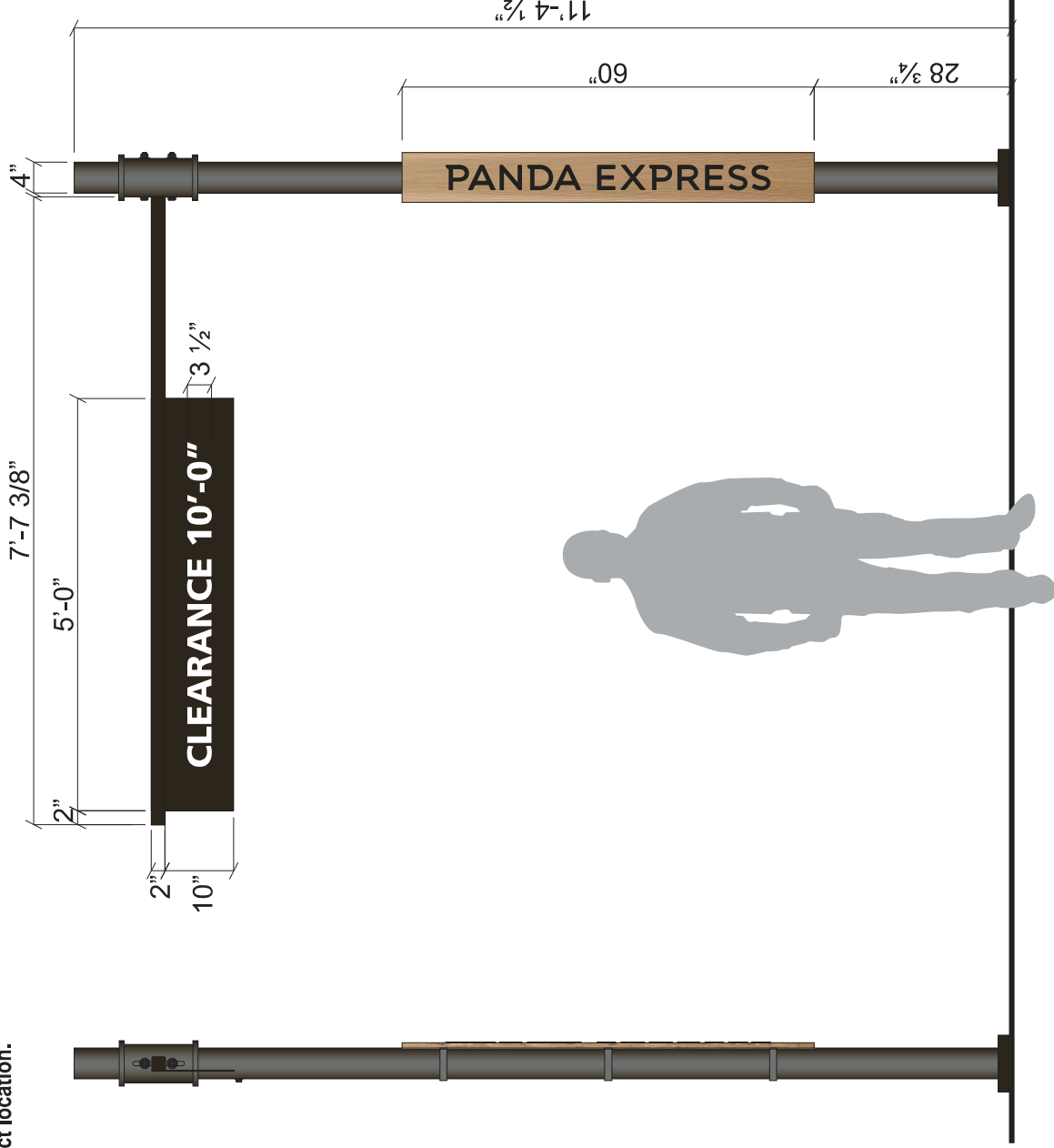
CLEARANCE BAR:

MAIN POST:..... 4" SCH. 40 PIPE PAINTED TO MATCH PMS BLACK 7C
SWING ARM:..... 2" X 2" STEEL SQUARE TUBE W/ 1/4" GUSSETS PAINTED TO MATCH PMS BLACK 7C
ARM COLLAR:..... 5" SCH. 40 PIPE W/ 6" Ø RINGS WELDED TO TOP AND BOTTOM
SIGN PANEL:..... .090" ALUMINUM PAINTED TO MATCH PMS BLACK 7C W/ 1ST SURFACE APPLIED 3M #680-10 WHITE REFLECTIVE VINYL GRAPHICS
PLATE:..... 1/2" X 8" X 8" STEEL PLATE
COVER:..... .090" BRAKEFORMED ALUMINUM
BRAND PANEL:..... 1" X 8" X 60" COMPOSITE "FIBERON" BOARD & .090" FCO LETTERS WITH 1ST SURFACE APPLIED 3M #680-85 BLACK REFLECTIVE VINYL

COLOR SPECIFICATIONS:

PAINT: TO MATCH PMS BLACK 7C SATIN FINISH
VINYL: 3M #680-85 BLACK REFLECTIVE
VINYL: 3M #680-10 WHITE REFLECTIVE
COMPOSITE BOARD: FIBERON "BAMBOO"

ENGINEERING REFERENCE
PADA-CBAR-00001



SIDE VIEW

FRONT VIEW @ CLEARANCE BAR (RIGHT)

Scale: NTS

Revisions:

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

CUSTOMER APPROVAL

Customer Signature

Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing #

Site Name

PRJ-PADA-180985

D28783

File Location: W:\Panda Express\Drawings

DT Clearance Bar (Qty. 1 EACH)

D1

Install new DT Clearance Bar Sign. Refer to site plan for exact location.

GENERAL SPECIFICATIONS:

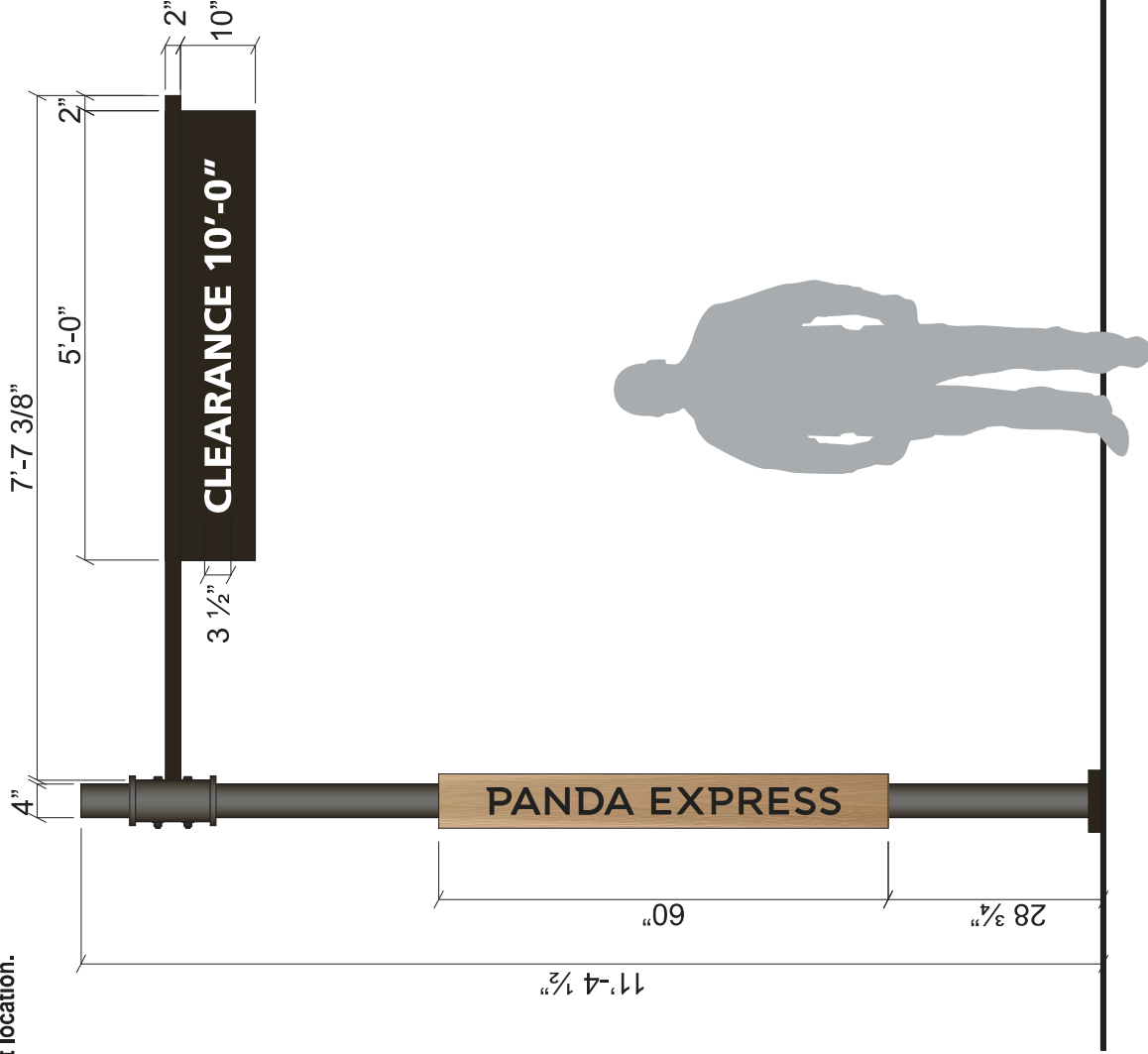
CLEARANCE BAR:

MAIN POST: 4" SCH. 40 PIPE PAINTED TO MATCH PMS BLACK 7C
SWING ARM: 2" X 2" STEEL SQUARE TUBE W/ 1/4" GUSSETS PAINTED TO MATCH PMS BLACK 7C
ARM COLLAR: 5" SCH. 40 PIPE W/ 6" Ø RINGS WELDED TO TOP AND BOTTOM
SIGN PANEL: .090" ALUMINUM PAINTED TO MATCH PMS BLACK 7C W/ 1ST SURFACE APPLIED 3M #680-10 WHITE REFLECTIVE VINYL GRAPHICS
PLATE: 1/2" X 8" X 8" STEEL PLATE
COVER: .090" BRAKEFORMED ALUMINUM
BRAND PANEL: 1" X 8" X 60" COMPOSITE "FIBERON" BOARD & .090" FCO LETTERS WITH 1ST SURFACE APPLIED 3M #680-85 BLACK REFLECTIVE VINYL

COLOR SPECIFICATIONS:

- PANT: TO MATCH PMS BLACK 7C SATIN FINISH
- VINYL: 3M #680-85 BLACK REFLECTIVE
- VINYL: 3M #680-10 WHITE REFLECTIVE
- COMPOSITE BOARD: FIBERON "BAMBOO"

ENGINEERING REFERENCE
PADA-CBAR-00002



FRONT VIEW @ CLEARANCE BAR (LEFT)

SIDE VIEW

Scale: NTS

Revisions:

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

CUSTOMER APPROVAL

Customer Signature

Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

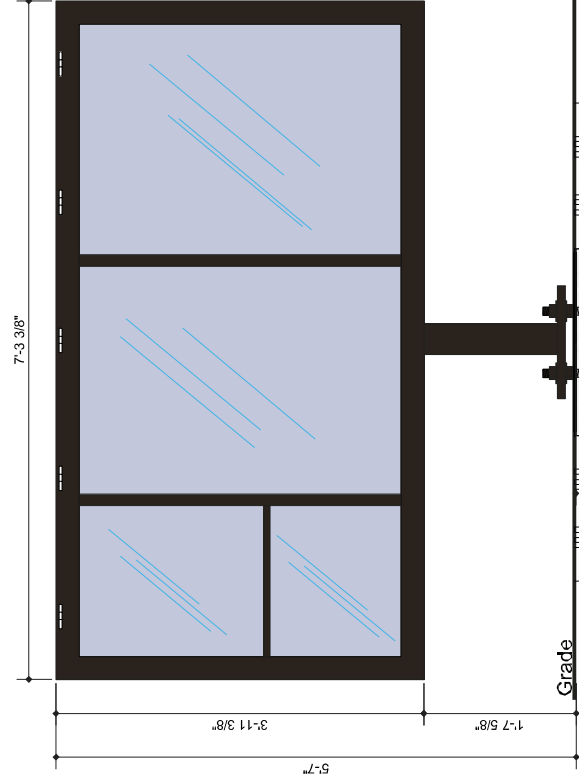
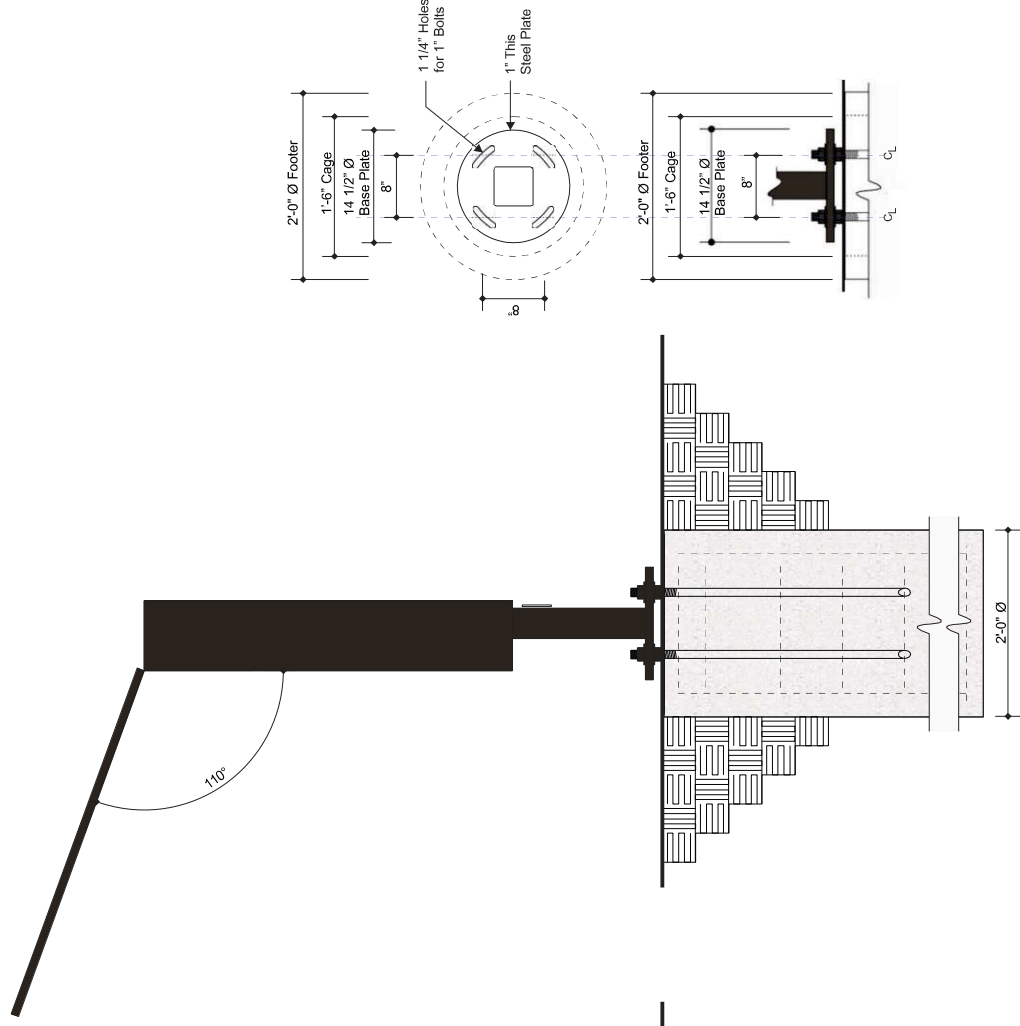
Drawing #

PRJ-PADA-180985

Site Name

D28783

File Location: W:\Panda Express\Drawings



QUANTITY: TWO (2) SETS REQUIRED

Revisions:

COAST SIGN
1500 W. Embossy St. Anaheim, CA 92802 714.520.9144

CUSTOMER APPROVAL

Customer Signature

Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing #

Site Name

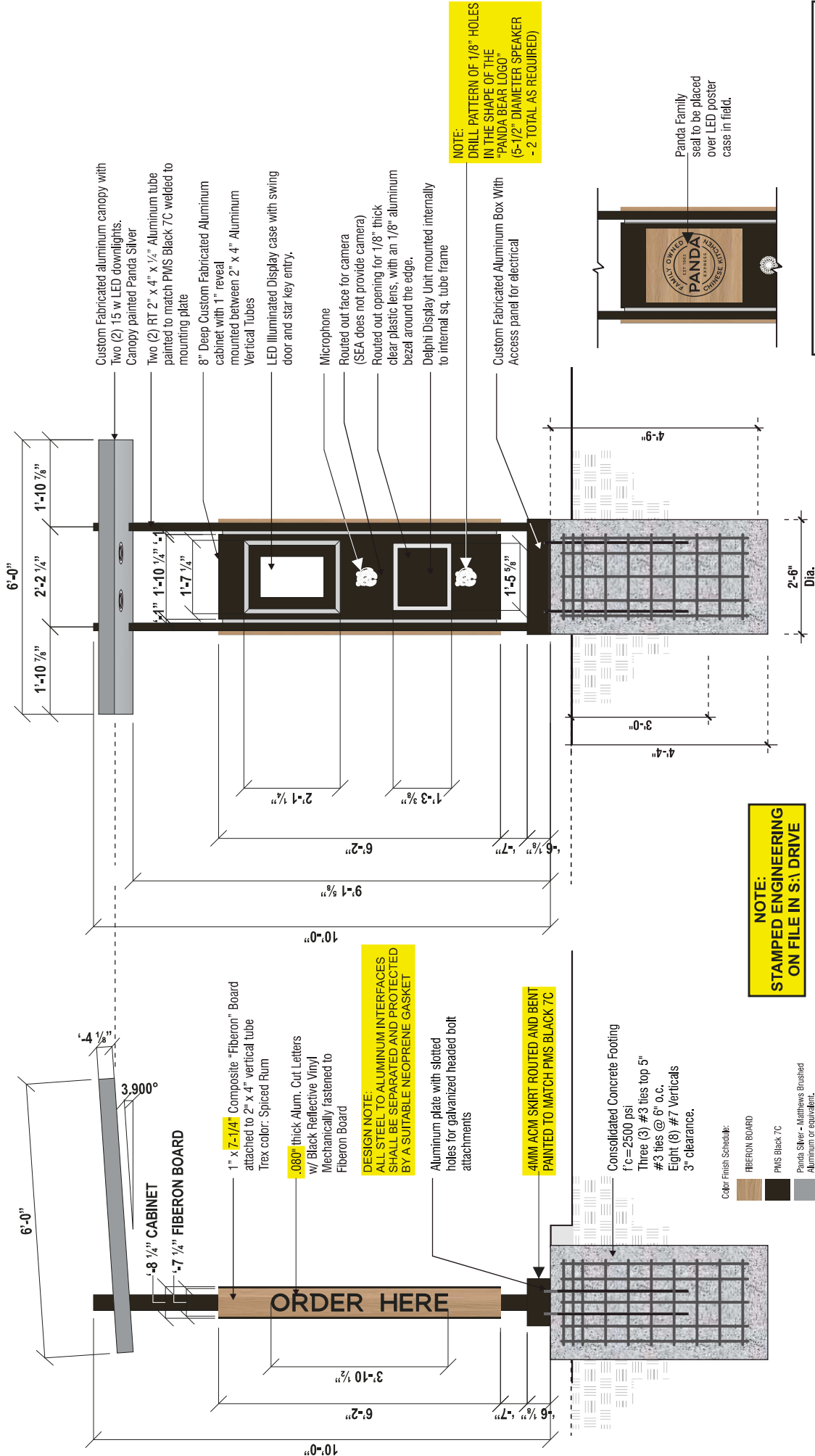
PRJ-PADA-180985

D28783

File Location: W:\Panda Express\Art\Drawings\

DT COD Canopy (Qty. 2)

Install new DT COD Canopy. Refer to site plan for exact location.



ENGINEERING REFERENCE
PADA-CNPY-00006

SCALE: NTS

1

FRONT VIEW - COD CANOPY (DRIVE WAY SIDE)

SCALE: NTS

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

Customer Signature _____ Date _____

CUSTOMER APPROVAL

Date: 08-09-2023 Designer: HA PM: YB City/State: West Haven, UT Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985 Site Name D28783

File Location: W:\Panda Express\Drawings

D4

Non-Illuminated Directional

Install new non-illuminated directional. Refer to site plan for exact location.

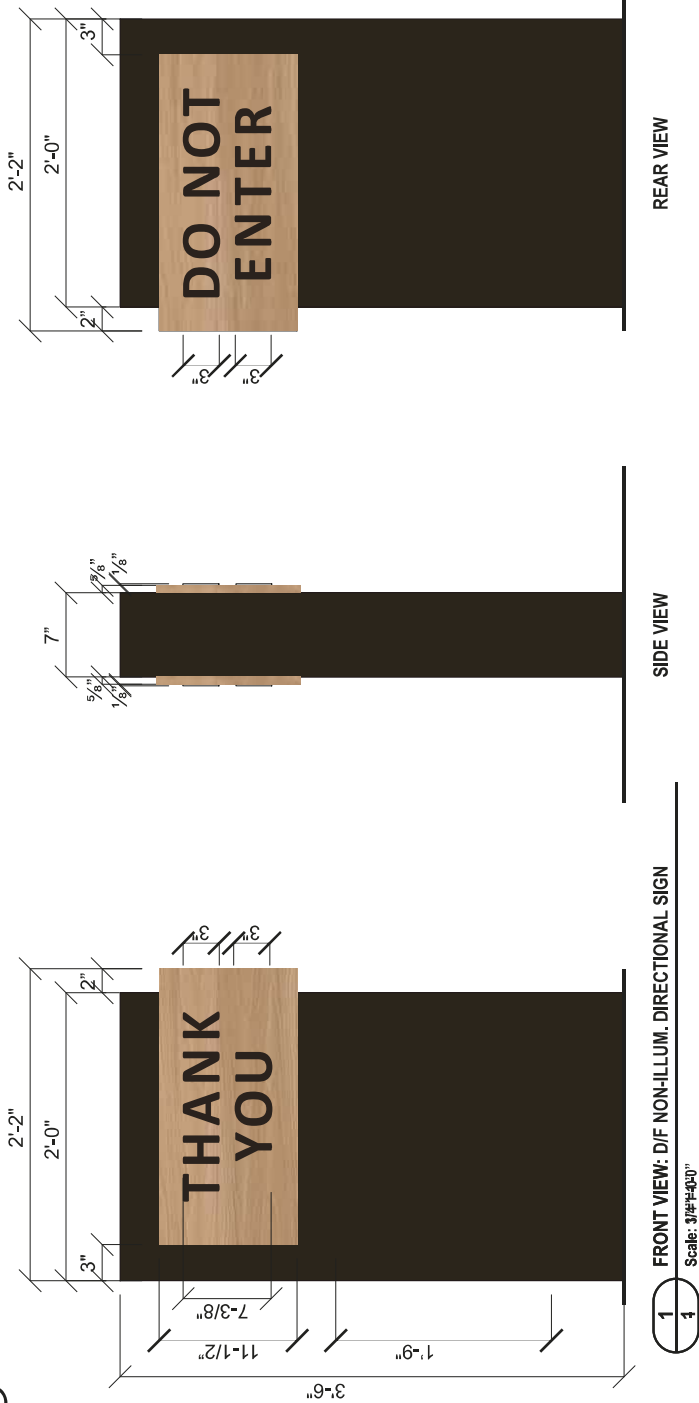
GENERAL SPECIFICATIONS:

DIRECTIONAL:

BODY:..... .125" ALUM. SKINS PTM PMS BLACK 7C, SATIN (SIDES REMOVABLE)
FRAME:..... .1 1/2" x 1 1/2" x 1/8" ALUM. ANGLE FRAME
PLAQUE:..... .5/8" THK. 11-1/2" X 23" X 5/8" FIBERON BOARDS: "BAMBOO OR EQUIVALENT
COPY:..... .125" ALUM. FCOs BONDED TO PLAQUE PAINTED WHITE, SATIN

COLOR SPECIFICATIONS:

- PAINT: PMS BLACK 7C, SATIN
- FIBERON BOARDS:
"BAMBOO OR EQUIVALENT
- 3M VINYL: #680-85 BLACK



Revisions:

CUSTOMER APPROVAL

Customer Signature

Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing #

Site Name

PRJ-PADA-180985

D28783

ENGINEERING REFERENCE
PADA-PSPL-00022

Install new non-illuminated post & panel. Refer to site plan for exact location.

GENERAL SPECIFICATIONS:

PANEL: .125" ALUM. PAINTED PMS BLACK 7C, SATIN FINISH
W/ FIRST SURFACE VINYL GRAPHICS

POST: .125" x 1-1/2" ALUM. PIPE PTM ANODIZED ALUM.

VINYL: 3M #3630-33 SCOTCHCAL RED
3M #7725-12 BLACK

PLATE: 6" x 6" x .250 ALUM. PTM ANODIZED ALUM.
LAMINATED OVER 3M 680-10 REFLECTIVE "WHITE"

COLOR SPECIFICATIONS:

PAINTE: PWS BLACK 7C, SATIN FINISH

VINYL: 3M #3630-33 SCOTCHCAL RED

VINYL: 3M #7725-12 BLACK

VINYL: 3M 680-10 REFLECTIVE "WHITE"



ALUM. POST & PANEL

Scale: NTS

SIDE VIEW

Revisions:

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

CUSTOMER APPROVAL

Customer Signature _____

Date _____

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing #

Site Name

PRJ-PADA-180985

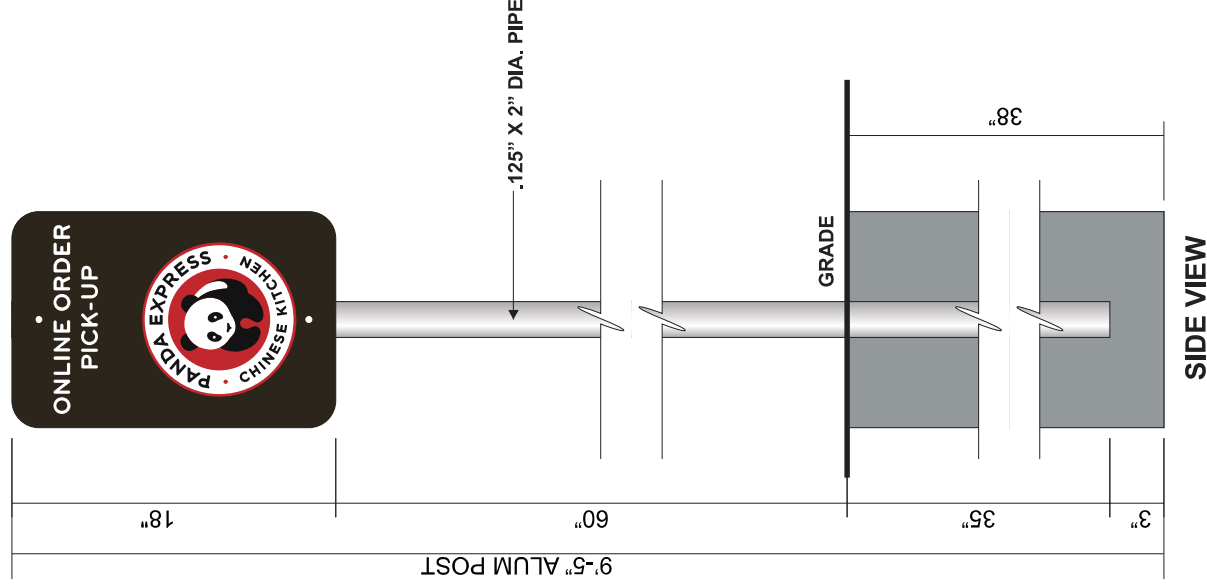
D28783

File Location: W:\Panda Express\Art\Drawings\

ENGINEERING REFERENCE
PADA-PSPL-00023

PANTONE

	PANTONE
	PAINT: PMS BLACK 7C, SATIN FINISH
	VINYL: 3M #3630-33 SCOTCHCAL RED
	VINYL: 3M #7725-12 BLACK
	VINYL: 3M 680-10 REFLECTIVE "WHITE"



COAST SIGN
1500 W. Embassy St., Anaheim, CA 92802 714.520.9144

Address: 3973 S 2950 W

Site Name

File Location: W:\Panda Express\Art\Drawings\