



WEST HAVEN CITY COUNCIL AGENDA

January 8, 2025 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **Wednesday, January 8, 2025** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***5:30 PM: WORK SESSION**

***6:00 PM: REGULAR PLANNING COMMISSION MEETING**

JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT

<HTTPS://US06WEB.ZOOM.US/J/81581435918>.

WATCH LIVE AT <HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA>.

5:30 Work Session – In City Council Chambers

MEETING TO ORDER: Chairman Roundy

1. **DISCUSSION** – On Appointments of Chairman, Vice-Chairman, Temporary Chairman

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Vice-Chairman Reyna
 - b. **PRAYER/MOMENT OF SILENCE** Commission Member Stimpson
3. **ACTION ON MINUTES** – Approve minutes for the Meeting of 12/11/2024
4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations
5. **APPOINTMENTS** - Chairman & Vice-Chairman
6. **DISCUSSION AND ACTION ON PRELIMINARY & FINAL PLAN APPROVAL**
 - a. Professional Studios 6 located at approximately 1484 W 2100 S Parcel #15-066-0040.
Applicant – Kent Butters, Agent Tonya Rogers.

7. **DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN**

- a. Taylor-West Weber located at approximately 2815 W 3300 S Parcel #080300002.
Applicant – Ryan Roger/Taylor West Weber, Agent Jason Ball with Ridgeline Design Architects.

8. **DISCUSSION AND ACTION**

- a. 2025 Planning Commission Schedule

9. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, City 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: robynv@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 www.westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN CITY PLANNING COMMISSION AGENDA

December 11, 2024
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **DECEMBER 11, 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 COUNCIL MEETING AT ZOOM [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).

Attendees:

Chairman Roundy	Commission member Stimpson
Commission member Reed	Commission member Hepworth
Commission member Galt	Commission member LaMar
Planner/City Attorney Amy Hugie	Deputy Recorder Robyn VanCampen
Comm. Development Dir. Stephen Nelson	

Absent/Excused Vice Chairman Reyna

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

**Meeting was called to order at 6:00 pm.*

2. OPENING CEREMONIES

- PLEDGE OF ALLEGIANCE- COMMISSION MEMBER GALT
- PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER HEPWORTH

3. ACTION ON MINUTES

- APPROVE MINUTES FOR THE MEETING OF 11/13/2024.

**Commission member Reed requested that the motion on Line 7a be changed from Melinda Stimpson made a motion, and Jeff Reed seconded be changed to Commission member Stimpson made a motion, and Commission Reed seconded the motion.*

Commission member Reed made a motion to approve with those changes. **Commission member Hepworth** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

4. REPORT

- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Commission member Hepworth made a motion to recommend to the City Council to approve the Hancock Family and Starkey Rezone, Parcel: 084470001 and 084470002, find the application to confirm with the General Plan. **Commission member Reed** seconded the motion.

AYES: Chairman member Roundy, Commission member Stimpson, Commission member Reed, Commission member Hepworth, Commission member LaMar

NAYS: Commission member Galt

ABSENT/EXCUSED: Vice-Chairman Reyna

7. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE WESTWOOD ESTATES DEVELOPMENT AGREEMENT

****Commission member Galt made a motion*** Enter into Public Hearing. ***Commission member Hepworth*** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

**No public comments.*

Commission member Reed made a motion Leave Public Hearing. ***Commission member Galt*** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

8. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT ON THE 2ND AMENDMENT TO THE WESTWOOD ESTATES DEVELOPMENT AGREEMENT

**Amy stated that with Phase 1 of the MDA is/was vague regarding the Lot Development Standards and Phase 2a, 2b, & 3 still needed to be dealt and the reason was so that staff doesn't have to guess on setbacks and it is outlined clearly and everyone is on the same page. It also added in that it is also applicable to the first phase was bought by a different company and it just says that they will be bound by this amendment as well.*

**Tyson Lund was present and advised the commission that in the north half of Phase 1 passed the corridor road that was dedicated to the city that is going in they are smaller than 6,000 square foot lots. The difference between Phase 1 and Phase 2 & 3 there is no more of those smaller lots.*

Commission member Galt made a motion to recommend approval to the City Council for the Second Amendment to the Westwood Subdivision Master Development Agreement. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

9. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO CERTAIN STANDARDS FOR SIGN REGULATIONS

Commission member Hepworth made a motion Enter into Public Hearing. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

**No public comments*

Commission member Reed made a motion Leave Public Hearing. **Commission member Galt** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

10. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO CERTAIN STANDARDS FOR SIGN REGULATIONS

**Amy presented what changes were being recommended to the Commission members and presented them to the commission in the staff report. All items recommended to be updated were highlighted in red.*

**Commission member Reed had a concern if there was a wall adjacent to a residential area if they would have the opportunity and the right to put a huge sign facing a residential area.*

Commission member Hepworth to recommend to City Council that we adapt the changes that staff has made to the sign ordinance. Commission member Stimpson seconded the motion.

AYES: Chairman member Roundy, Commission member Stimpson, Commission member Galt, Commission member Hepworth, Commission member LaMar

NAYS: Commission member Reed

ABSENT/EXCUSED: Vice-Chairman Reyna

11. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE MIXED USE/MEDIUM/LOW DENSITY RESIDENTIAL, COMMERCIAL ZONE.

Commission member Hepworth made a motion Enter into Public Hearing. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

No public comments were made.

Commission member Galt made a motion Leave Public Hearing. **Commission member Hepworth** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

12. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE MIXED USE/MEDIUM/LOW DENSITY RESIDENTIAL, COMMERCIAL ZONE.

Amy presented to the staff that this was just cleaning up to the ordinance. This is only for commercial use. There is a current proposal on 21st street to have an old service station that needs to be demolished if they tear it down, if it is torn down and rebuilt it with a drive-through window it changes the commercial zone, there is another situation with the storage facility in the same area, they remodeled it and it was an office management and now they want to make it a salon. The way the code is written they would have to have a second element it in, and it doesn't make sense.

Commission member Reed stated it says, "Any parcel that has an existing commercial building in a mixed-use zone. He wanted to clarify that this is only once this is adopted. Amy confirmed "yes".

Commission member LaMar stated it was mentioned that it was brought to the attention of staff. What situation was reciprocated this?

Commission member LaMar made a motion to approve the changes to the Mixed-Use Ordinance with the exception that paragraph F shall read, "any parcel that currently has only an existing commercial building in a mixed-use zone is not required to have 2 or more of the listed elements even if the commercial use changes to different commercial use, however if the commercial use changes it has to be permitted or conditional use as listed in C1 and C2 zones, etc. **Commission member Galt** seconded the motion.

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

NAYS:

13. PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE ACCESSORY DWELLING UNIT ORDINANCE.

****Commission member Galt made a motion Enter into Public Hearing. Commission member Reed seconded the motion.***

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

**No public comments.*

Commission member Hepworth made a motion Leave Public Hearing. Commission member Reed seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

14. DISCUSSION AND ACTION ON PUBLIC HEARING

- a. TO SOLICIT PUBLIC INPUT TO CONSIDER AN AMENDMENT TO THE STANDARDS OF THE ACCESSORY DWELLING UNIT ORDINANCE.

**Amy presented to the commission that the current ordinance states, "the owner shall obtain a yearly business license from the city and should report the monthly and annual rent amounts to the City." This has never required a business license for ADU and we have never required anyone to report the monthly and annual rent amounts.*

Commission member Reed to recommend approval to the City Council to amend the ADU Ordinance by removing the requirement for a business license and monthly an annual reporting of rent amounts.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

15. DISCUSSION ON 2025 PLANNING COMMISSION SCHEDULE

- a. TO REVIEW 2025 PLANNING COMMISSION SCHEDULE

* Commission reviewed the schedule and discussed what dates they wanted to remove from the yearly calendar and was advising it may be good to remove November 26, 2025 and December 24, 2025 from the calendar. Will make changes as suggested and present to the Commission on 01/08/2025.

16. ADJOURNMENT AT 7:39 PM

Commission Hepworth made a motion to adjourn. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT/EXCUSED: Vice-Chairman Reyna

Robyn VanCampen

Robyn VanCampen, Deputy Recorder

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Rules Governing Public Hearings

- Each speaker will be limited to a single opportunity to speak and shall direct comments only to the Commission.
- Such opportunity may not exceed two (2) minutes, as has been determined by the Chair, as outlined in Resolution 28-2021
- In accordance with Resolution 28-2021, the Chair may refuse to recognize or may exclude from the public hearing anyone who:
 - o Is disorderly, abusive, or disruptive;
 - o Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing;
 - o Comments without first receiving recognition from the Chair and stating his/her full name and residence; or
 - o Presents irrelevant, immaterial, or repetitious evidence.
- Comments and questions raised by speakers will not be addressed or answered by Staff or Commissioners during the hearing but will be addressed upon conclusion and closure of the hearing.

Planning Commission Staff Review Memo

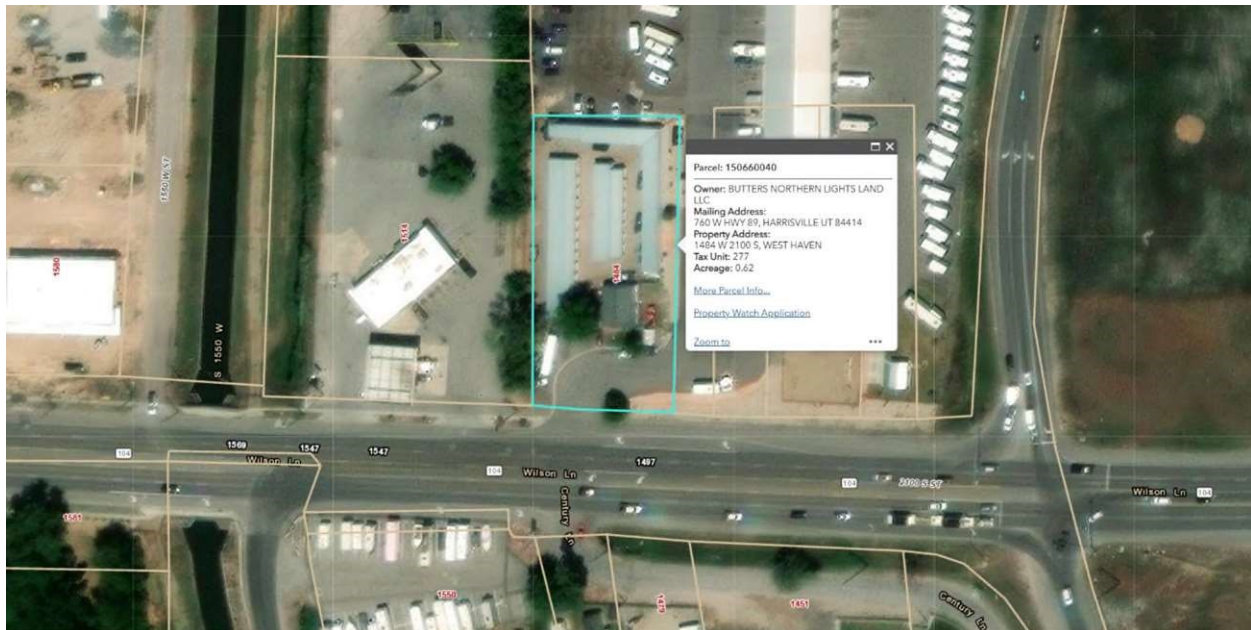
January 8, 2025



PRELIMINARY AND FINAL SITE PLAN APPROVAL

Request: Final site plan approval for Professional Studios 6
Property Address: Parcel# 150660040
Property Zone: Mixed Use
Property Size: .62 Acres
Applicant: Kent Butters, Tonya Rogers Agent

Governing Document(s): WHZC 157.310, 157.730
Decision Type: Administrative
Staff Recommendation: See comments under “Staff Review”



Background

The applicant has submitted a final site plan to receive final approval for a change of use and site update performed on an office building for storage units. The office space and storage site had deteriorated over the years, and the applicant had decided to upgrade the site and re-purpose the office building to create six studio/office spaces. The property owner secured a

building permit and had nearly completed construction when they learned that the site needed approval by the Planning Commission before they could open.

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:

Use

The proposed use for the site includes the existing storage units and updated office/studio space in the existing office building. The building was originally used as office space for the storage units, but over the years, it stopped serving as an office, and the building no longer served as the original approved use. The current property owner is now seeking to upgrade the site and provide additional uses within the building. The building now contains six studio/office spaces for lease, which may include salon space or office space.

The City Council approved Ordinance 42-2024 on December 18, 2024, which would allow properties that have historically been commercially used within the Mix Use Zone to remain 100% commercially used, including all uses allowed or conditional within the C-1 or C-2 Zone. Office uses, salons, and barber shops, as defined in §157.294, are permitted within the C-2 Zone.

§157.291 Site Development Standards

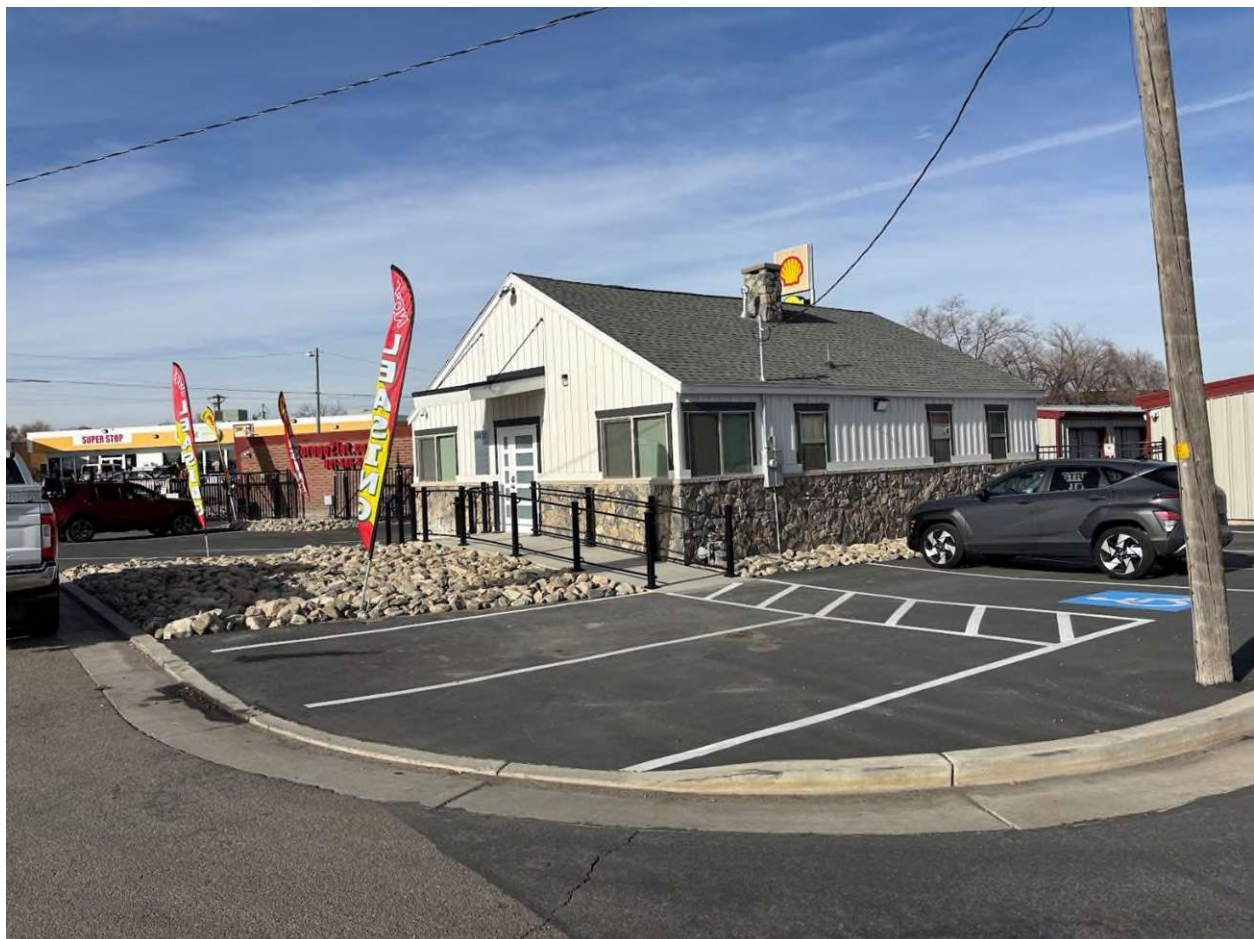
The site is existing, and no additional buildings are being proposed.

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	Less than 35'	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	Less Than 50%	Y
Minimum lot area	None	.62 acres	Y
Min lot width	None	130'	Y
Min yard setbacks			
Front	15 ft.	The building is more than 15' from the front property line	Y
Rear	10 ft., where building rears on a residential zone	Buildings are not adjacent to a residential zone	Y

Side	10 ft. when adjacent to residential	The building is not adjacent to a residential zone	Y
Side, adj. to street	15 ft.	NA	

§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?

The site currently exists, and no significant changes to the layout have been proposed or constructed. The applicant has modified the parking lot to provide additional parking to support the updated use.

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***The applicant has added 14 parking spaces for the site and one ADA stall. Each parking space is 9x20. For Office Space, General, the parking requirement is one space for every 250 sq. ft. The building is 1100 sq. ft. and would then require five parking spaces. However, five parking spaces would be insufficient because there are six studio offices and likely customers. West Haven Code § 157.818 ALTERATION WHERE PARKING INSUFFICIENT allows an existing building to alter or enlarge the parking area as needed to meet "alteration or enlargements". The parking provided will likely be sufficient for the updated use and exceed our minimum requirements.***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***The applicant is planning on placing one circular sign, 5' in diameter, on the face of the building. This sign complies with the West Haven Code, but the applicant would need a building permit prior to installing it.***

(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.

(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.

(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 applicant has not proposed any landscaping at this time. There is a large area in front of the building that has had rock laid (see picture above). The current site does not have much area for additional landscaping. When staff asked the applicant about the landscape plan they indicated they did not have an irrigation system or secondary water, but stated in an email to staff:

“We have an exterior water bib that we can use to water flower boxes and barrel shrubs. We fully intend to beautify the front during the Spring and Summer months.”

West Haven Code allows the Planning Commission to give the applicant up to six months to complete landscaping because of inclement weather (§ 157.992 COMPLETION OF IMPROVEMENTS (A)(1)). The applicant has asked that the Planning Commission consider approving the existing landscaping since they do not have a secondary water or irrigation system, and the existing site layout was approved prior to current standards. The applicant did remove some of the previous landscaping to meet its parking needs.

(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 lower half of the west, south, and east sides of the building has been improved with natural stone, while the remainder has a white diamond kote LP Smart Side façade. The West Haven Code states that the normal elevation material requirements shall apply to “new buildings” (§ 157.734 DESIGN REQUIREMENTS (A) Building materials). Staff finds that the improvements meet the code.

(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? *The applicant has not added any buildings, utilities, or access points. The new building has been inspected by West Haven’s building department and is about ready to receive occupancy upon approval of the site plan by the Planning Commission.*

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Planning Commission grants final site plan approval for Professional Studios 6 with the following findings and conditions:**

Findings

1. That the proposed use complies with Mix Use Zone development standards for an existing commercial building and site
2. The applicant is not adding any additional building to an existing commercial site
3. That the applicant updates have complied with the West Haven City site development code
4. That the typical landscape improvements are not required because
 - a. the applicant has not significantly altered the existing commercial site beyond adding some additional parking and remodeling an existing building,

- b. the existing commercial site does not have adequate space for the typical required landscaping and
- c. that the applicant does not have any irrigation or secondary water

Conditions

1. That the applicant apply for a building permit for the proposed sign before construction
2. The applicant must receive a certificate of occupancy from the West Haven Building Official before opening.

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 Professional Studios 6, Parcel # 150660040, in West Haven, subject to the findings and conditions recommended in the staff report.”

SITE PLAN
AND DESIGN REVIEW



Address of Site 1484 W. 2100 S. Parcel # _____

Applicant Name Kent Butters

Agent Name Tonya Rogers

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

Professional Studios (b) and _____

Site plan design for 1,000 (Square Feet) building be approved on .63 (acreage) of _____

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

Signed: Kent Butters (Owner/Petitioner) Date: 12-3-24

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

Kent Butters (Owner)

Tonya Rogers (Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 3rd day of December, in the year 2024, before me, Robyn VanCampen

a notary public, personally appeared Kent Butters, 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.

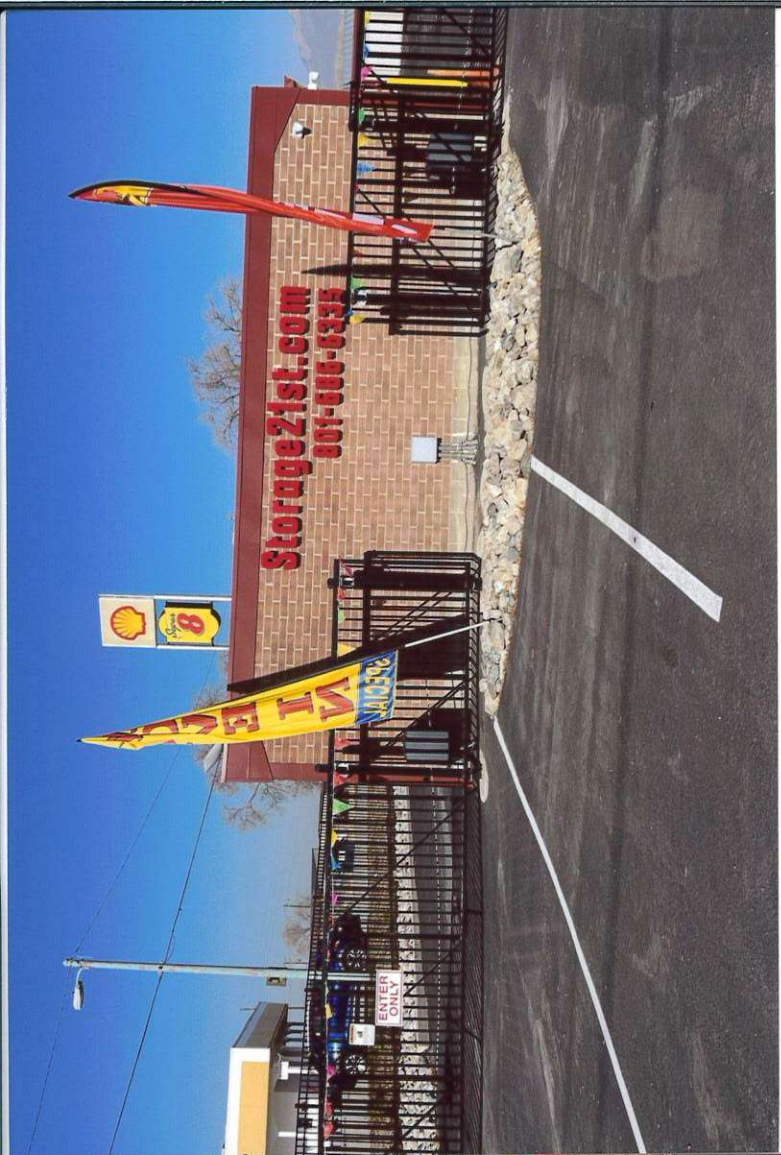
Witness my hand and official seal.

Robyn VanCampen



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





1484 W 2100 S

STE 1 •

STE 2 •

STE 3 •

STE 4 •

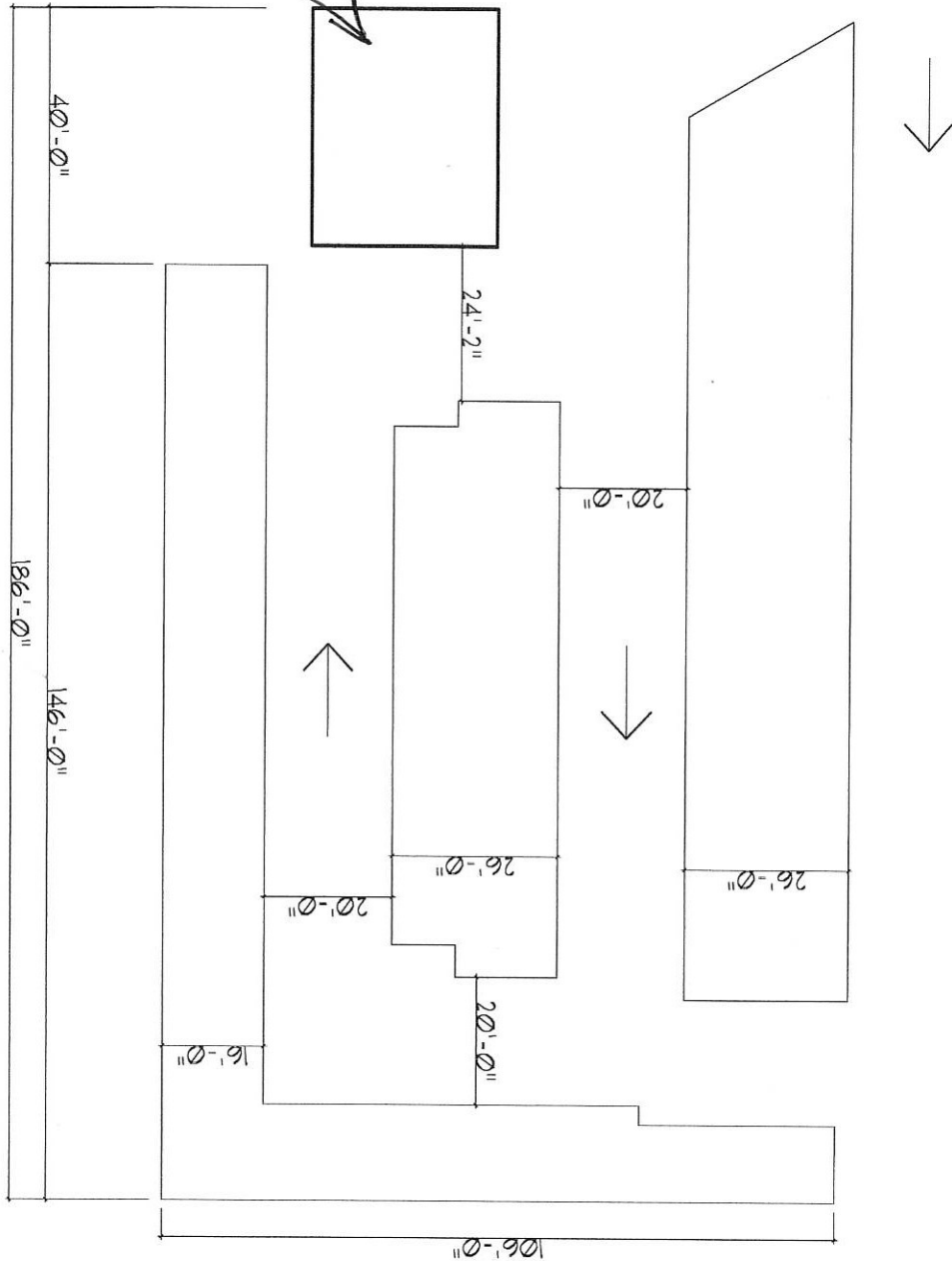
STE 5 •

STE 6 •

Proposed
Professional
Studies

1484 W. 2100 S.
West Haven, UT 84401

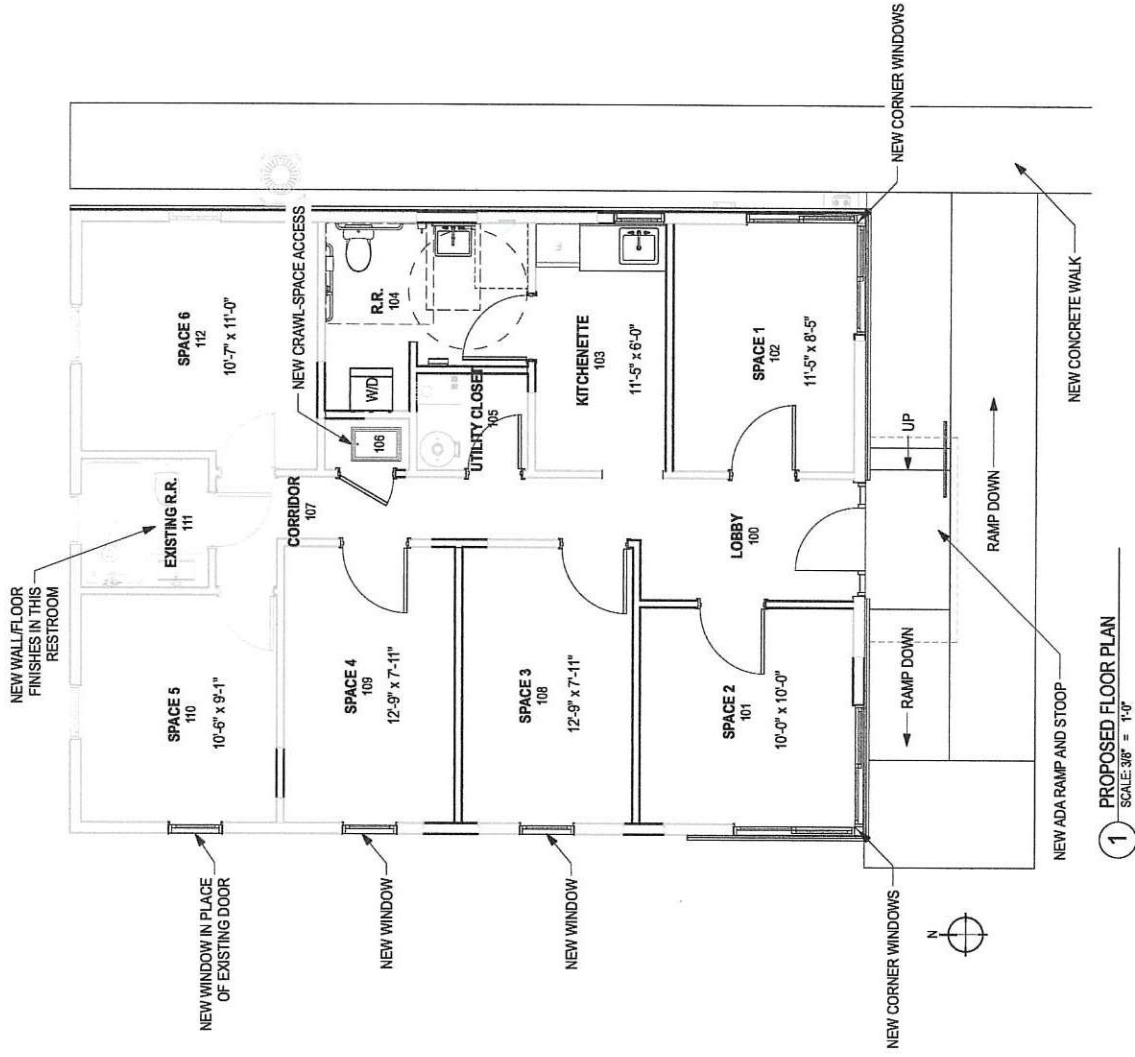
EXISTING LAYOUT



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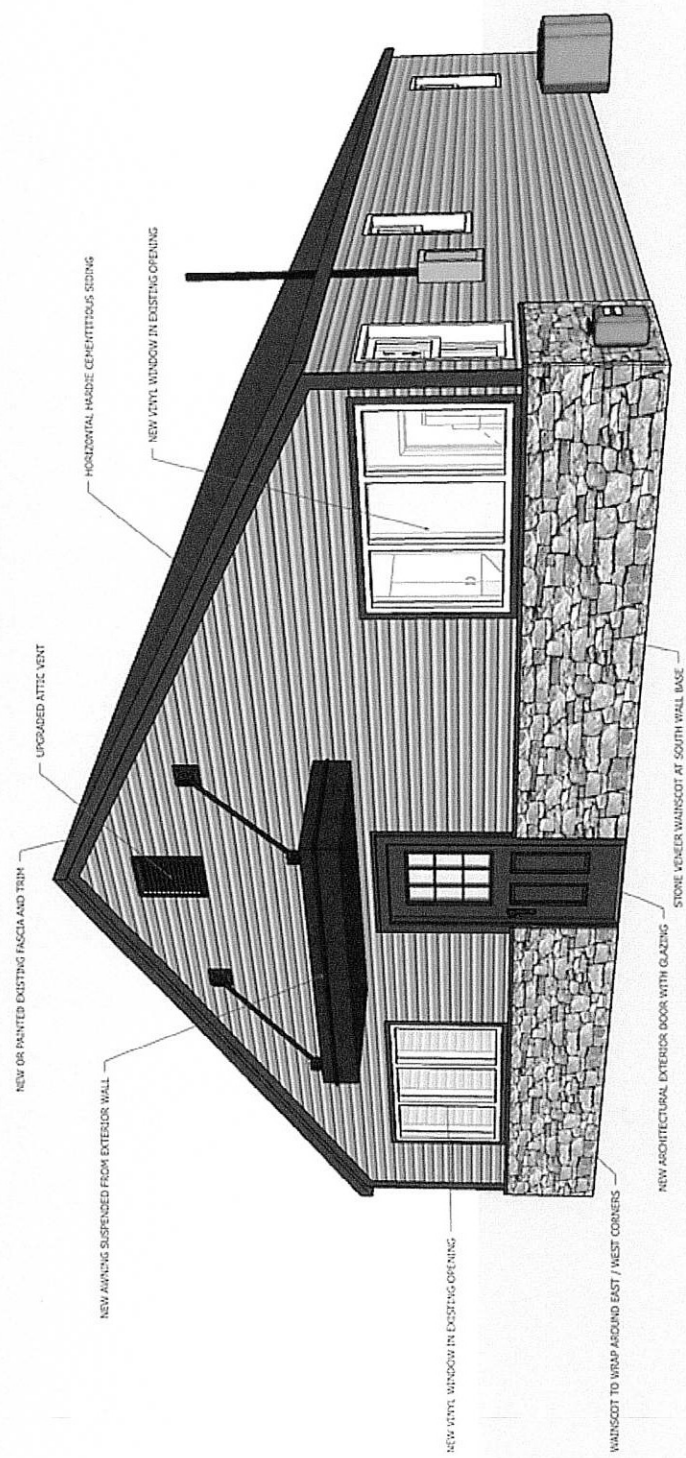
**Building Remodel For
21st Street Storage Office**

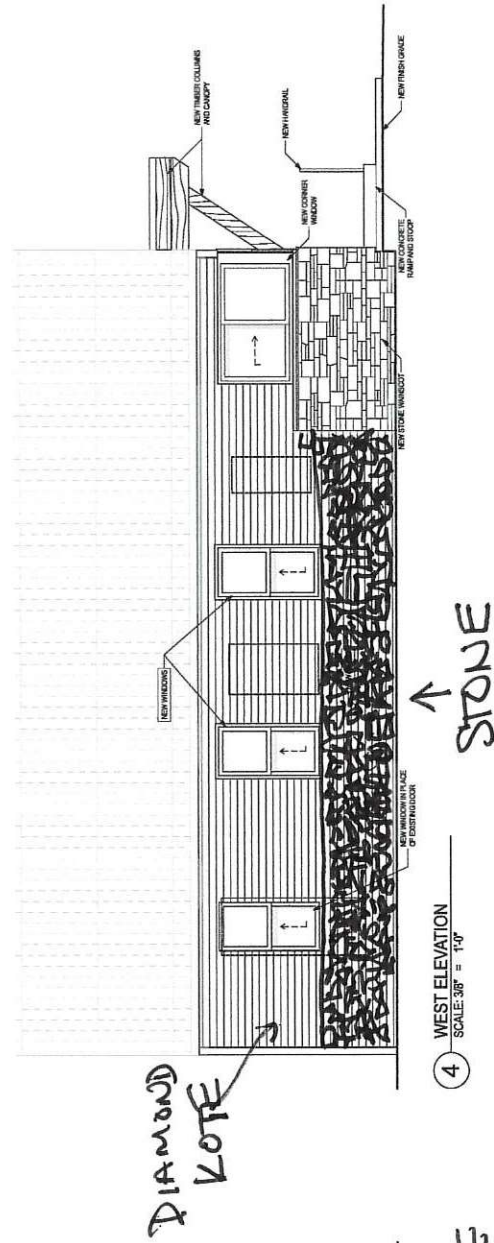
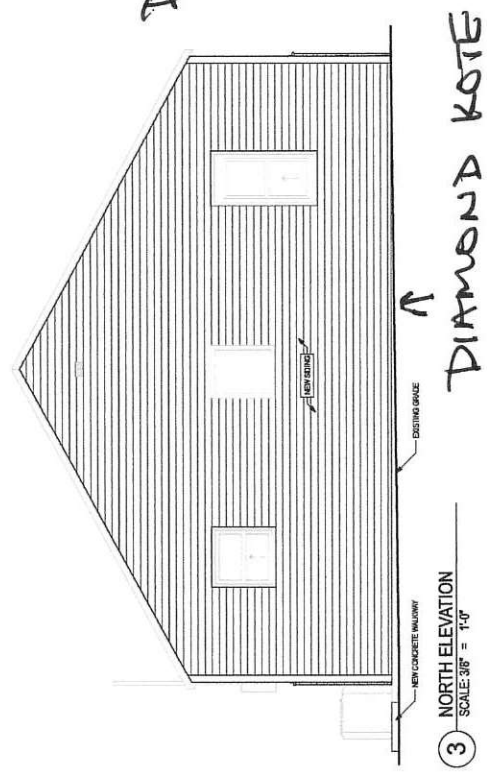
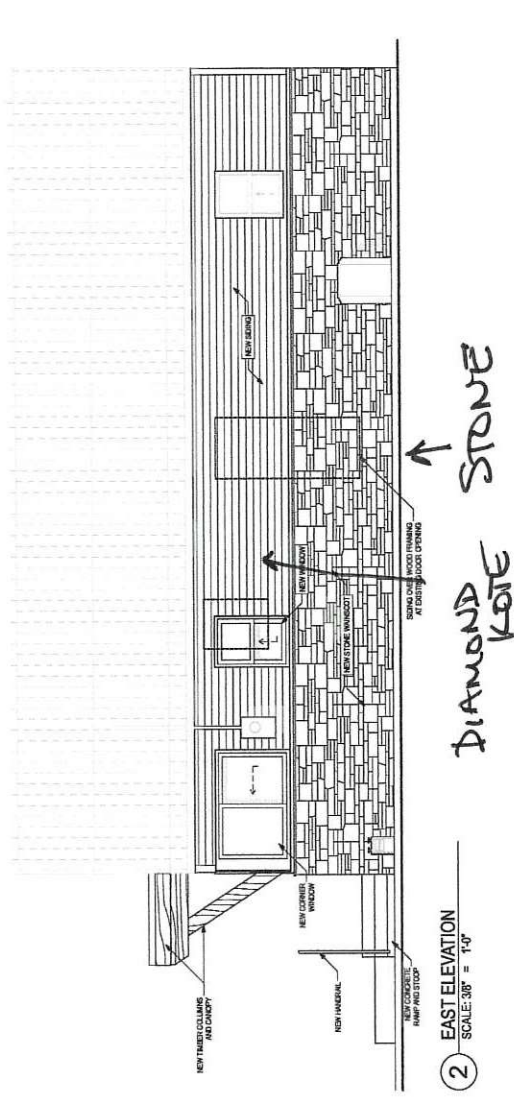
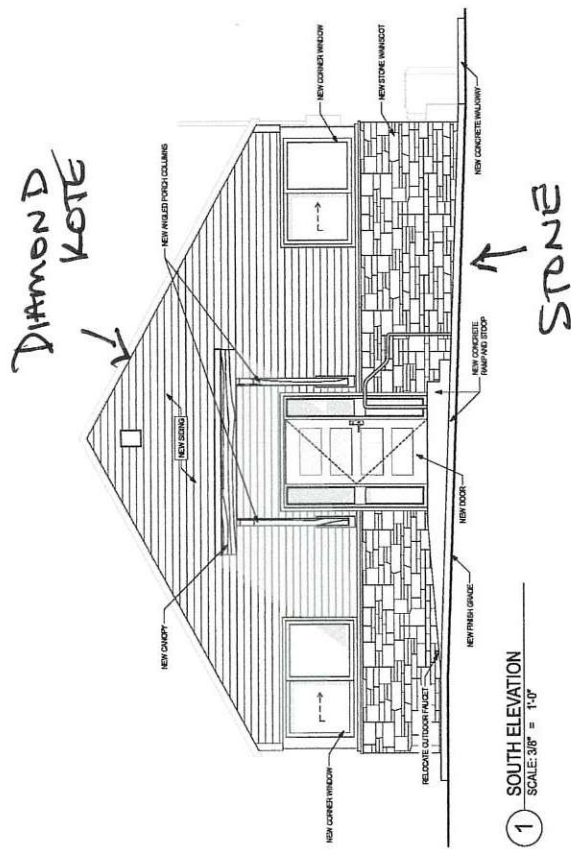
Remodel Completed



Exterior materials: Lower half of west, south & east side
 Natural stone - grey, beige, black

Upper half of west, south & east side, Complete
 North face, Diamond Kote LP SmartSide
 color - white w/ dark grey trim



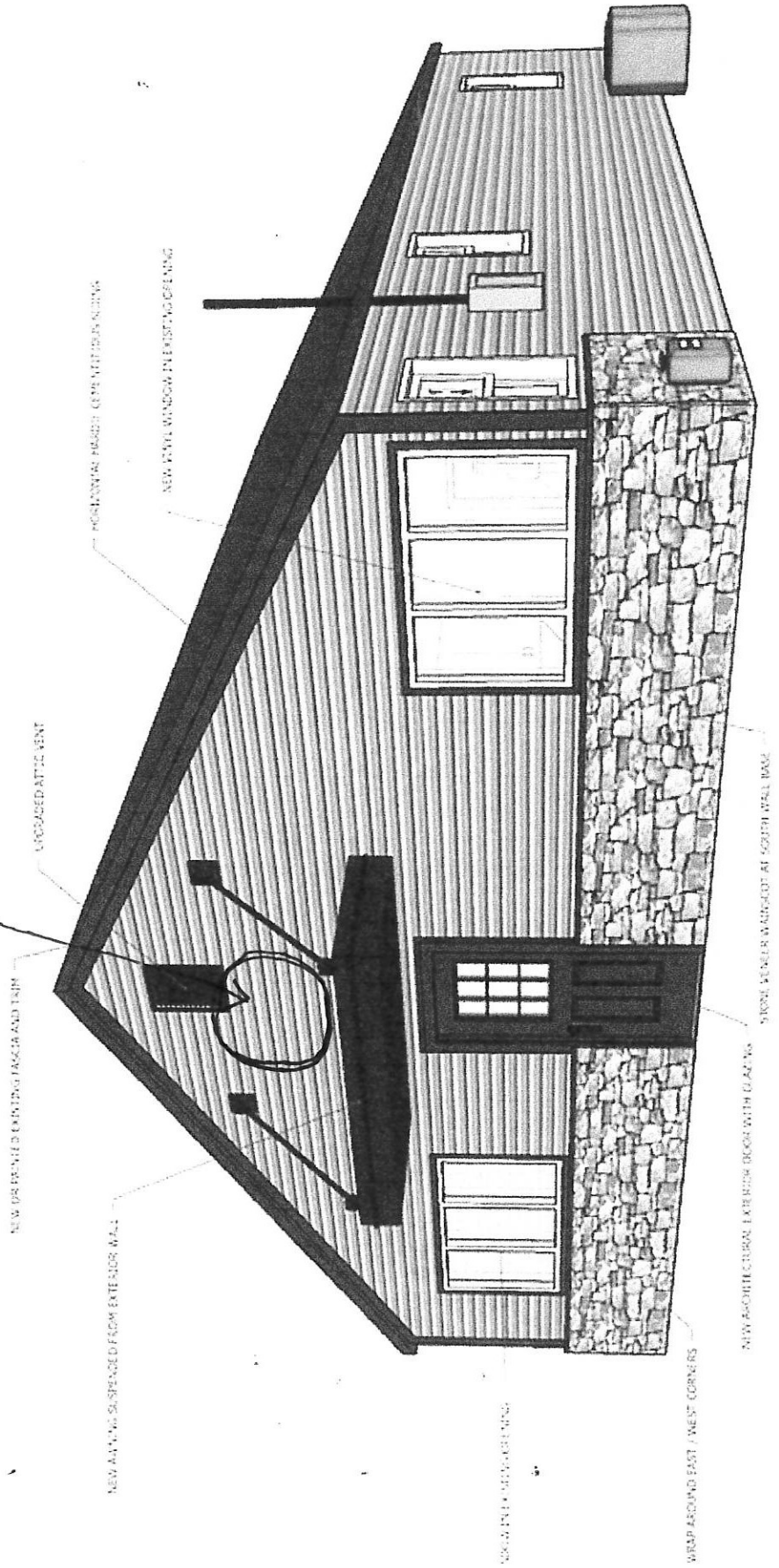


60" circle - mounted directly to building. Material - white dibond aluminum with vinyl letters.

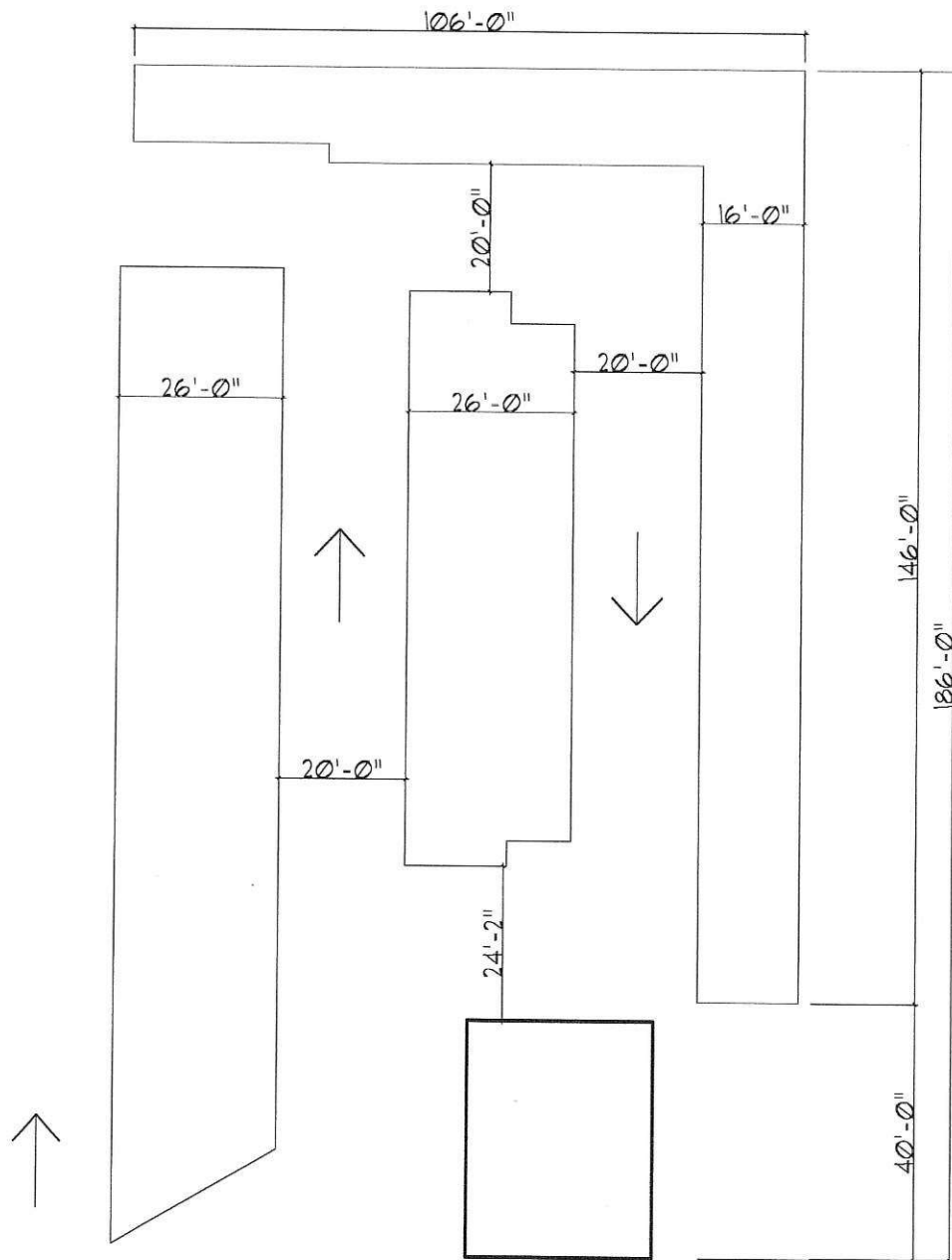


5' in diameter circle, mounted directly to building.

Sign material - aluminum dibond with vinyl letters.



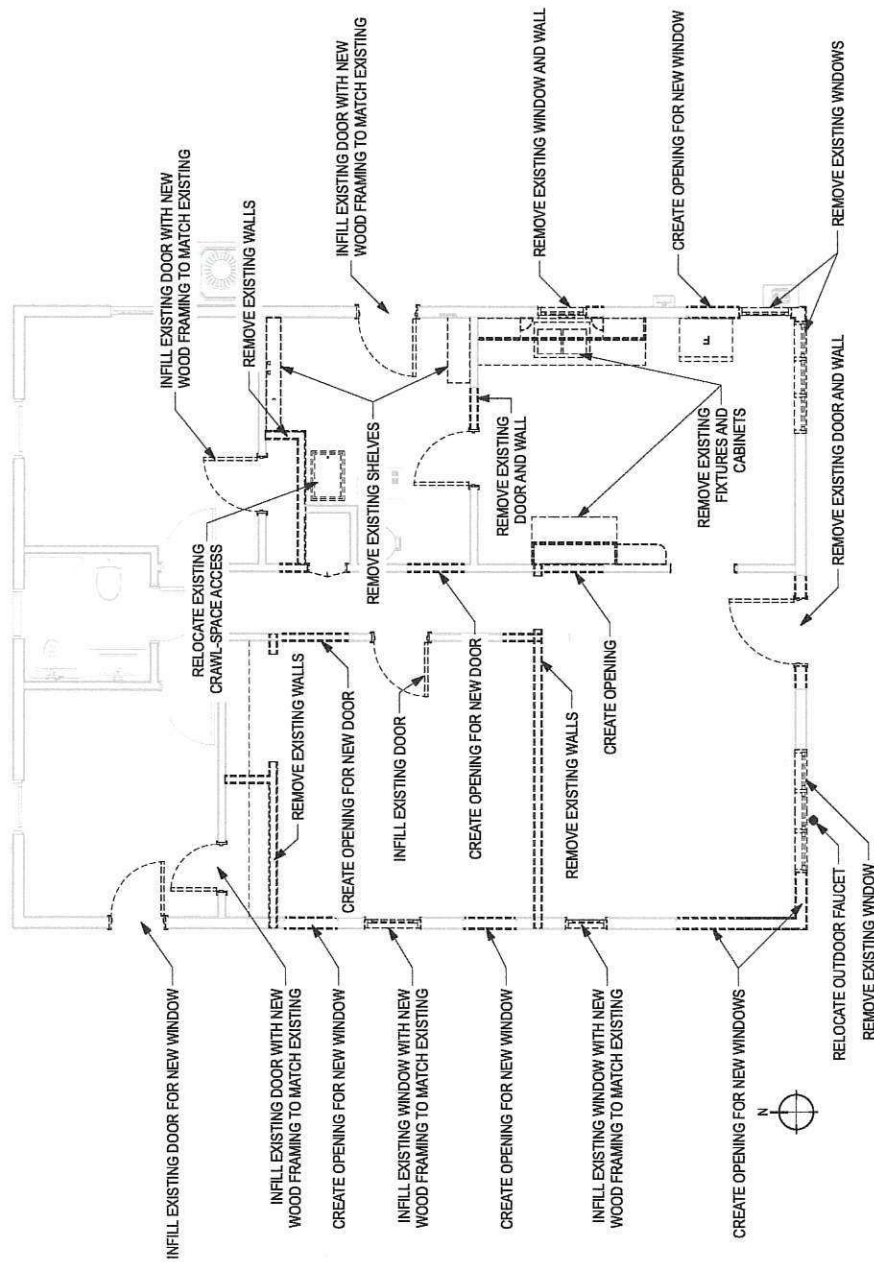




EXISTING LAYOUT

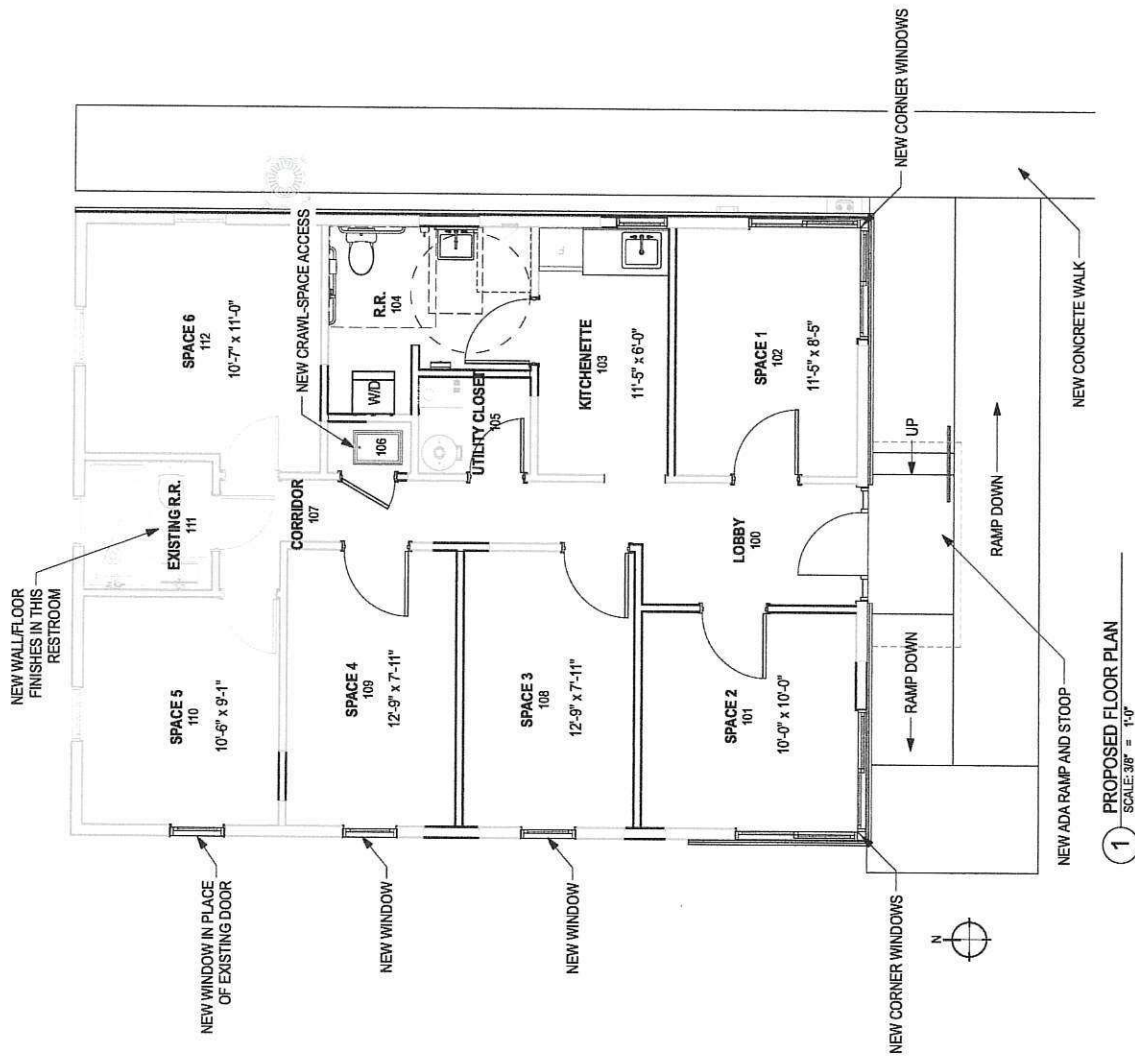
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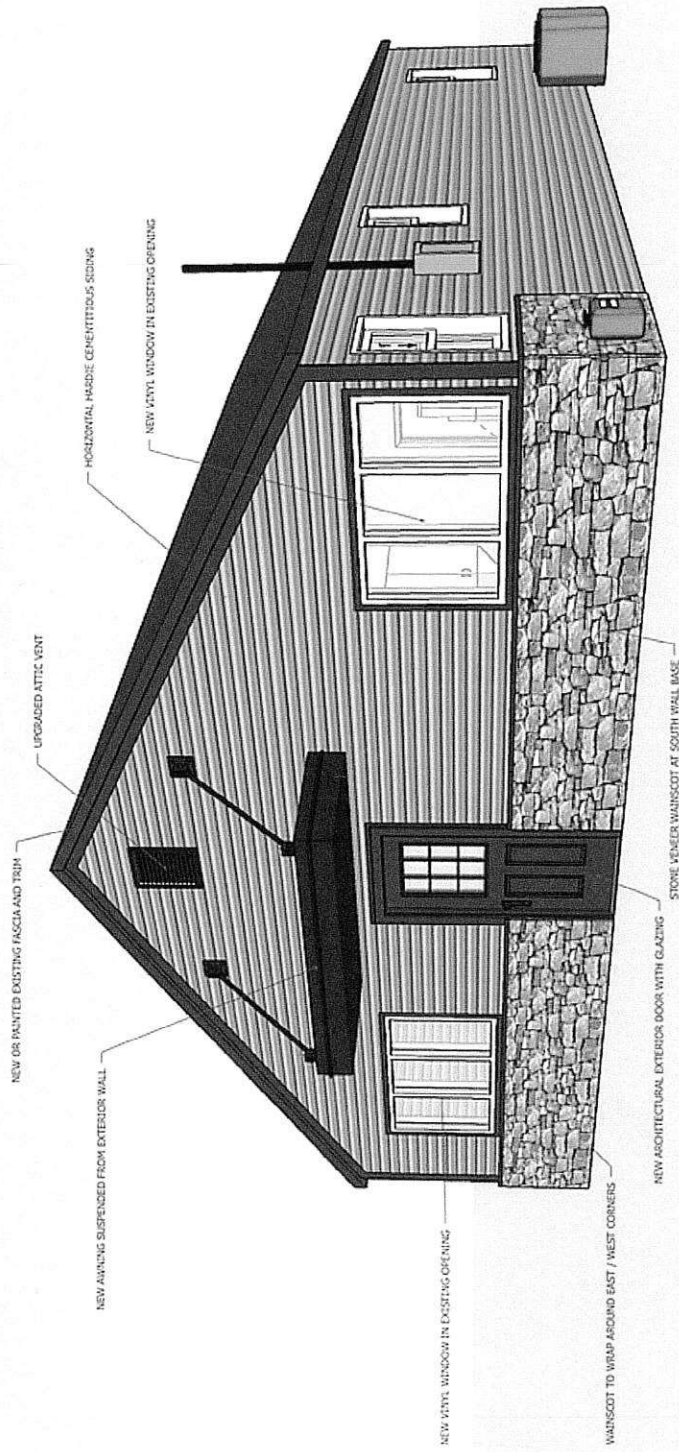
Existing

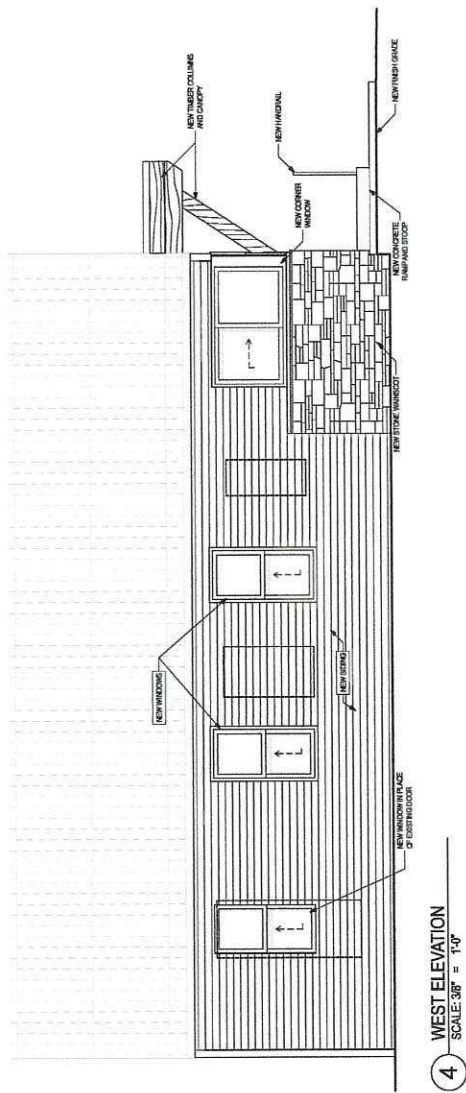
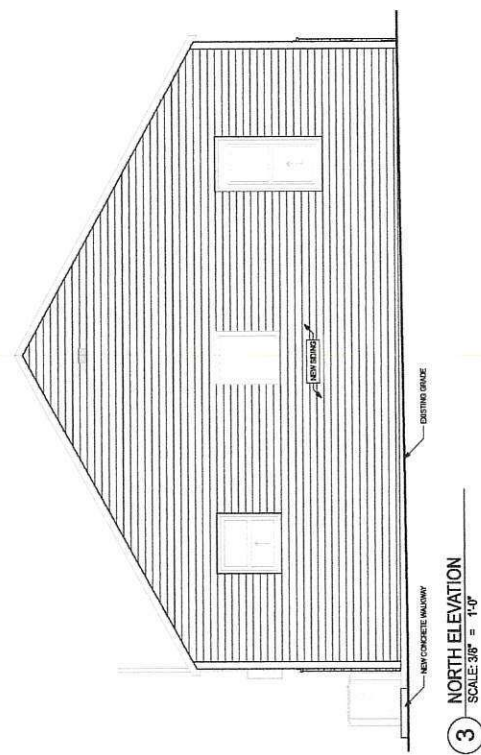
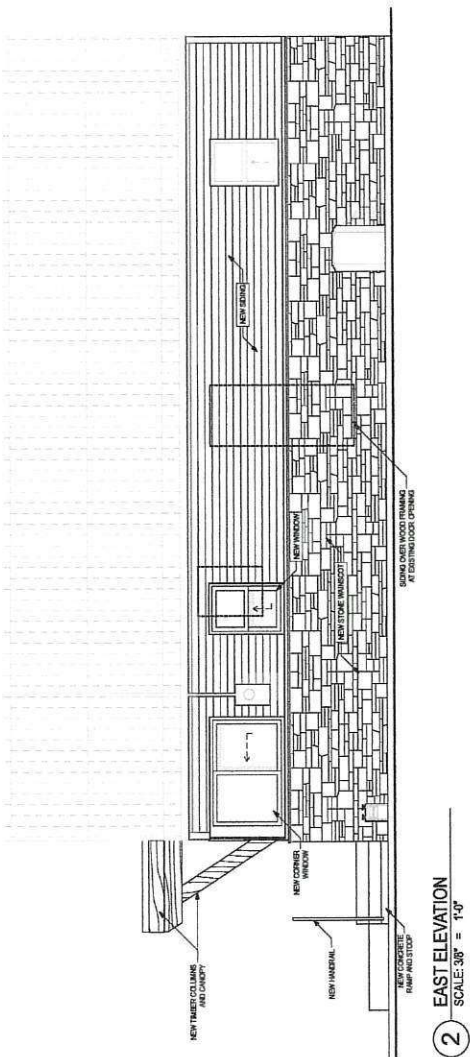
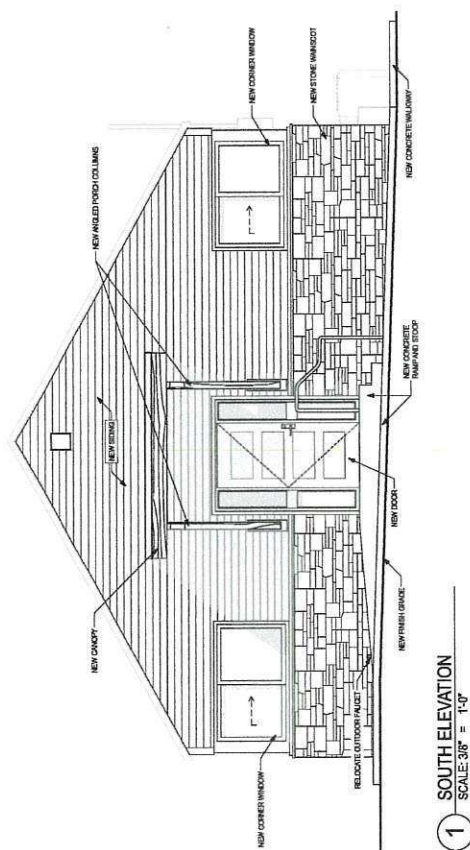


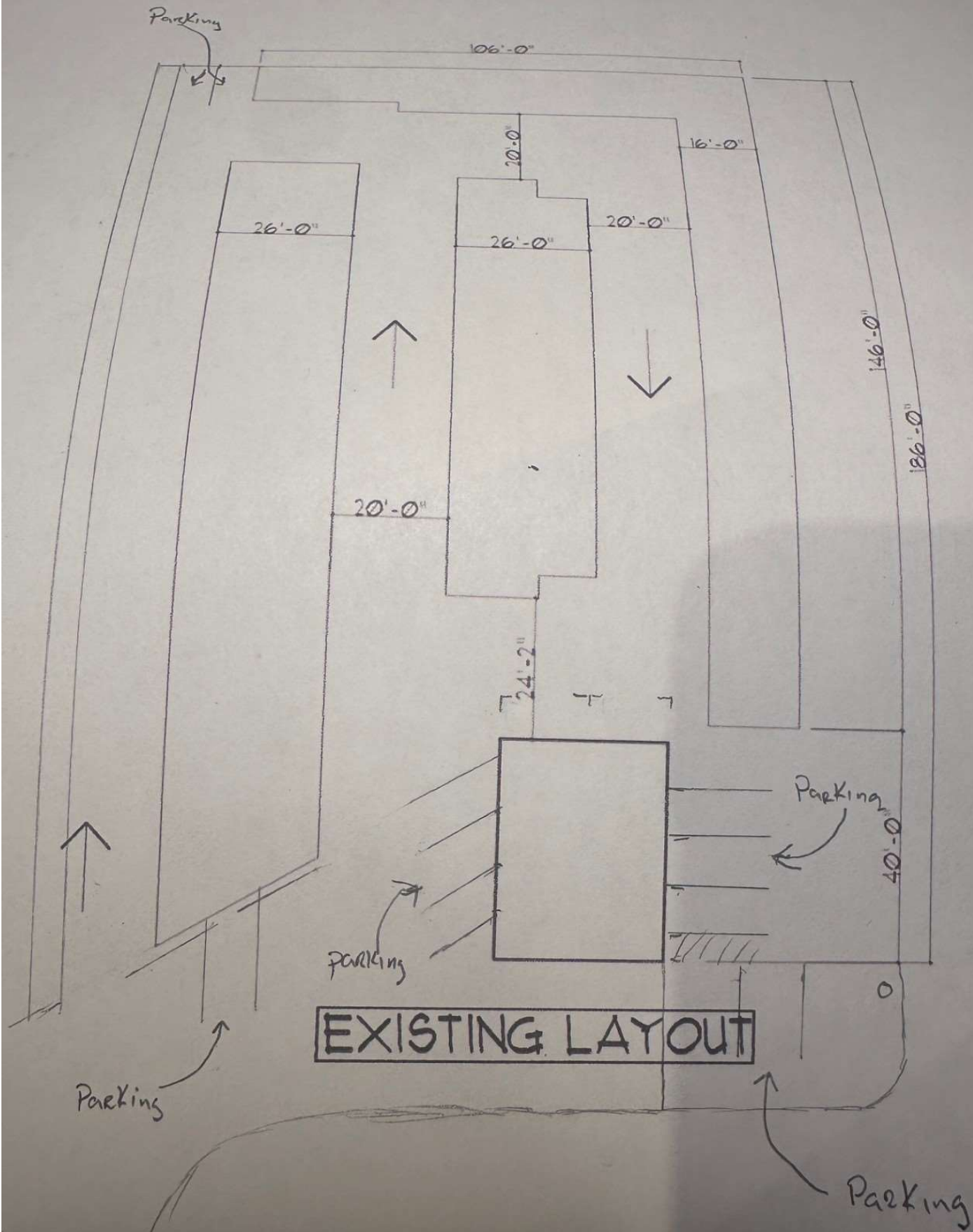
1 DEMO FLOOR PLAN
SCALE: 3/8" = 1'-0"

Remodel











West Haven Building Permit

Permit #: 24-0373
Issue Date: 09/30/2024

Application Accepted Date: 07/30/2024
Type of Improvement: Commercial Remodel
Description: Repairing existing drug house. Repairing walls, el
Tenant / Project Name: 21st ST Professional Studios
Bldg. Address: 1484 W 2100 S
City: West Haven State: UT Zip: 84401
Subdivision: Phase:
Block: Lot #: Parcel ID #:
Property Owner: Kent Butters P:(801) 940-7600
City: Harrisville State: UT Zip: 84404
Permit Contact: Tonya Rogers P:(817) 800-4438
Email: tonro426@gmail.com

CONTACT INFORMATION

Design Professional: Mountain West Architecture
Contact Name: Mark Hilles P: (801) 388-6052
City: Ogden State: UT Zip: 84401
Email: mark@mountainwestarchitects.com

General Contractor: Kent Butters
License #: 259800-5501 P: (801) 940-7600
Address: 760 N Harrisville Rd
City: Harrisville State: UT Zip: 84404
Email:

Electrical Contractor:
License #: P: (801) 391-5502
City: Ogden State: UT Zip: 84404

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor: Dewy's Heating and Air
License #: 9036595-5501 P: (801) 940-4398
Address: 3621 N 1050 W
City: Pleasant View State: UT Zip: 84414
Email: dewyfowers@gmail.com

APPLICATION DETAILS

Main Floor: 1100 sq. ft. VB B Business
Bedrooms: # Bathrooms:
Covered Parking: # Stories:
Max Occupancy: Fire Sprinkler: No
Const. Material:

Valuation	\$	223,124.00
PERMIT FEES		
Building Fee	\$	1,888.87
Plan Review Fee	\$	1,227.77
State Fee	\$	18.89
Sub Total:	\$	3,135.53
Permit Total:	\$	3,135.53
Amount Paid:	\$	3,135.53
Remaining Due:	\$	0.00

APPROVALS	DATE	INFO
Plan Review Finalized:	Yes	09/26/24 Ed Pehrson

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PEND24-0318

WARNING: If your lot is subject to restrictive covenants you should review the same and make sure your plans are in compliance. A review by the homeowners association might be helpful. If you fail to comply with the restrictive covenants, the homeowners association might require you to tear down other otherwise remedy the violation. This could be expensive and time consuming.

This permit becomes null and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that: I make this statement under penalty or perjury.

Applicant Name: Tonya	
Signature of Builder/Authorized Agent or Owner:	Date:
Tonya Rogers	09/26/2024
Applicant: [Redacted]	Date:
	09/26/2024
Permit Issued By:	Date:
Christina Shaw	09/30/2024
Receipt #:	
☐ Cash ☐ Check # ☐ Credit Card ☐ Debit Card	

Date Called In: 09-30-2024	<b style="font-size: 1.2em;">West Haven 4150 S 3900 W West Haven, UT 84401 PHONE # (801) edp@westhavencity.com COMPLIANCE INSPECTION REPORT																																													
Date Inspect On: 10-03-2024 ☒ AM ☐ PM																																														
OWNER NAME: Kent Butters		OWNER email:																																												
OWNER/BUILDER: Kent Butters		Requested by:																																												
ADDRESS: 1484 W 2100 S , West Haven		Phone #:																																												
PERMIT #: 24-0373		Email:																																												
Description: Repairing existing drug house. Repairing walls, electric, floors, hvac, etc		Permit Type: Commercial Remodel																																												
Inspection Notes: 8:30 am inspection time																																														
INSPECTION OF ITEMS LISTED BELOW:																																														
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☐ PASS _____ ☐ PARTIAL PASS _____ ☒ NO PASS 15 _____																																														
ITEMIZED AND DESCRIBED AS FOLLOWS:																																														
Other 1. 2021 IBC1012.2 Slope. Ramps used as part of a means of egress shall have a running slope not steeper than 1 unit vertical in 12 units horizontal (8.3-percent slope). The slope of other pedestrian ramps shall not be steeper than 1 unit vertical in 8 units horizontal (12.5-percent slope). The ramp off the west side is exceeds the maximum allowed. Ramp shall not exceed 8.3% slope. Stairs may be an option. 2. 2021 IBC 1012.8 Handrails. Ramps with a rise greater than 6 inches (152 mm) shall have handrails on both sides. Handrails shall comply with Section 1014. 1014.2 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm) 1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent flight of stairs or ramp run. 3. The restroom needs to be accessible. The toilet is too close to the sink to maintain clear floor space for access and turning. The centerline of the toilet shall be 15" off the side wall. 4. Grab bars shall be installed as per code. See the attached sheets. Grab bars shall have solid backing and be securely fastened to the backing. 5. The main entrance threshold shall not exceed 1/2" in height. 6. The landing at the top of the ramp that will be used for clear space and the accessible entrance shall be a minimum of 60" in length for forward approach and 48" wide, at least 18" off to the side of the door opening as noted on the attachment. See front door approach item a that has been attached.																																														

2024-10-03 10:06:14

DATE & TIME

SIGNATURE

ATED COMPLIANCE INSPECTOR

Date Called In: 10-30-2024		West Haven 4150 S 3900 W West Haven, UT 84401 PHONE # (801) edp@westhavencity.com COMPLIANCE INSPECTION REPORT	
Date Inspect On: 11-06-2024 ☐ AM ☒ PM			
OWNER NAME: Kent Butters		OWNER email:	
OWNER/BUILDER: Kent Butters		Requested by:	
ADDRESS: 1484 W 2100 S , West Haven		Phone #:	
PERMIT #: 24-0373		Email:	
Description: Repairing existing drug house. Repairing walls, electric, floors, hvac, etc		Permit Type: Commercial Remodel	
INSPECTION OF ITEMS LISTED BELOW:			
1. ☐ Final C/O 2. ☒ Other - re - Re Final Passed: 11/06/24			
CONDITION OF INSPECTION:			
☒ PASS 2		☐ PARTIAL PASS	
		☐ NO PASS	
ITEMIZED AND DESCRIBED AS FOLLOWS:			
Other Previous inspection items have been resolved Building final complete Fire district final complete, report has been uploaded into the permit file OK for occupancy OK to issue a C of O			
2024-11-06 13:24:46 DATE & TIME		SIGNATURE ATED COMPLIANCE INSPECTOR	

Planning Commission Staff Review Memo

January 8, 2025



PRELIMINARY SITE PLAN APPROVAL

Request: Preliminary site plan approval for Taylor West Weber Water District's New Shop Building

Property Address: Parcel# 080300002

Property Zone: A-2

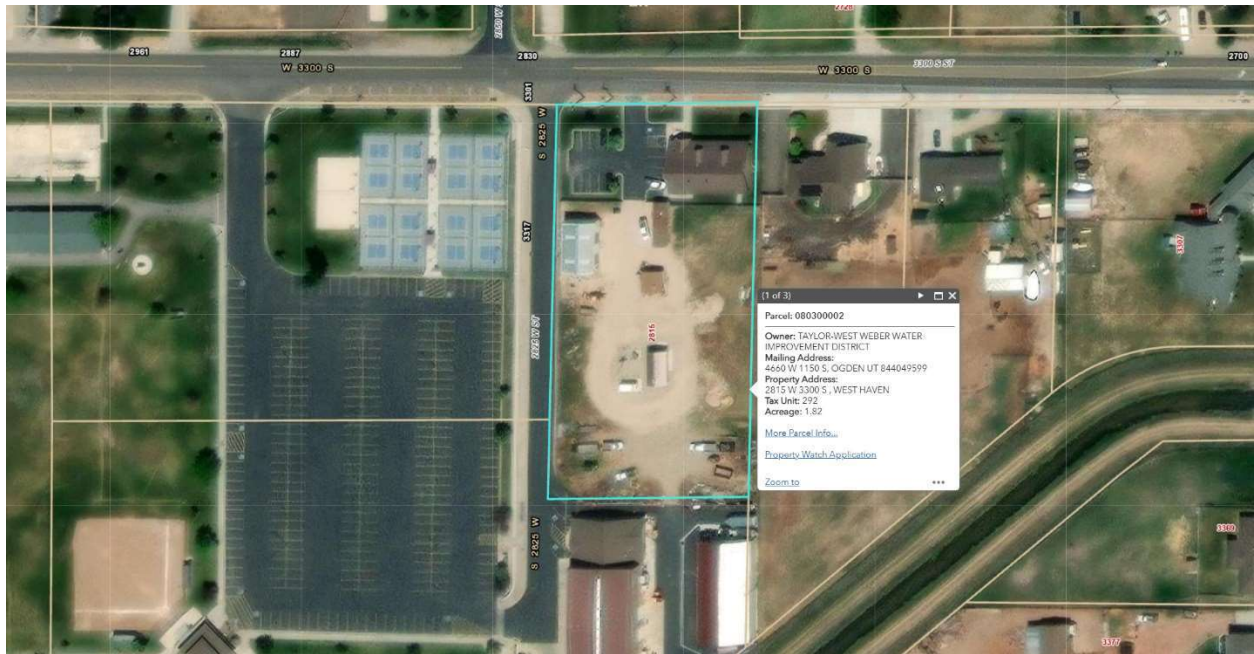
Property Size: 1.82 acres

Applicant: Taylor West Weber Water District-Ryan Rogers

Governing Document(s): WHZC 157.255-264, 157.730-737

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"



Background

West Haven has received an application from Taylor West Weber Water District to add a new shop building onto their existing property at 2815 W 3300 S. This shop will contain a shop for

the district and a well house and is planned to connect to the existing building with “New Breezeway”.

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:

Use

The use would be classified as “Public buildings; public parks; recreation grounds and associated buildings; public school; and private education institutions having a curriculum similar to that ordinarily given in public schools;” (§ 157.257 PERMITTED USES (O)), which is permitted within the A-2 Zone. After review and discussion with the City Attorney, staff has concluded that the new building would be considered an accessory building and would need to comply with accessory structure setbacks and standards.

§157.291 Site Development Standards

	Zone: A-2	Site Plan Proposal	Compliant?
Building height			
Maximum	35',	22'	Yes
Minimum	One Story		Yes
Max lot coverage		13.73%	
Minimum lot area	2 Acres	1.82 Acres	Yes/Existing
Min lot width	150	200	Yes
Min yard setbacks			
Front	30'	More than 30'	Yes
Rear	5' for Accessory '	More than 5'	Yes
Side	5' for Accessory	10.34'	Yes
Side, adj. to street	20'	More than 20'	Yes

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only the applicable sections 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?

The City Engineer is reviewing the proposal. The access point currently exists, and no changes to it are being proposed. The City Engineer must approve the construction drawings prior to the final site plan approval.

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

The applicant provided a parking plan for the proposed additional building. The site has 15 parking stalls adjacent to the existing offices, including one ADA stall. The updated site plan proposes to provide 16 additional 9'x20' parking spaces. A shop would require three spaces for every 1,000 sq ft, which would be 16 new spaces.

One concern is that the parking is located in the new drive area. Most of the site currently has a gravel surface and is drivable. The applicant needs to show that vehicle parking would not hinder vehicle access.

Parking surface was not provided for some areas, while the rest is proposed to be on gravel. West Haven City code requires that:

All parking facilities must be improved with a hard surface, such as concrete or asphalt, and must be sloped and graded to prevent stormwater from draining onto adjacent properties.

§ 157.635 PARKING SPACE/LOT DESIGN AND MAINTENANCE. (D)(6)

The parking and site plan will need to be updated prior to final approval to show a hard-surface parking area.

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

No new signage is proposed.

(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 frontage of the property is already landscaped, and the new structure will be located behind the main building.

(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 is planning on adding additional landscaping along the perimeter of the building on the east side. A minimum of 5' landscape area on the east border as required.***

- (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 applicant is providing a mixture of shrubs, hydroseed, and river rock mulch over weed barrier fabric. West Haven City Code states that, "Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas." § 157.988 (B)(1)(c). The current proposal is for a total of 34% of the new landscaped area as Hydroseed. Therefore, the applicant will need to reduce the amount of turf area to 15% of total landscape area.

The applicant has a total of 4,087 sq ft of new landscape area. West Haven City Code requires one tree planting for every 400 sq. ft. and one shrub for every 200 sq. ft. The applicant has provided 20 shrubs but no trees. The applicant will need to provide an additional 10 trees for the new landscaped area.

- (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 is an area where changes in materials have occurred.***

(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? ***Before final site plan approval, the applicant will be required to receive the 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 a material table with percentages for primary materials, secondary materials, and architectural features. The building will primarily be made of metal, with some glass and sand-colored CMU block sections. Since the building is located behind the primary building, most of the structure will not be able to be seen from the road. The west side of the building, which is the only side visible from a street, contains 73% of the façade containing primary materials (CMU and glass) with 27% of secondary materials (metal).

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. The applicant has provided a position of new lighting fixtures on the shop, but none of the lighting details. The applicant will need to provide additional information.

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Planning Commission grants preliminary site plan approval for the Taylor West Weber Water District shop based on the following conditions:**

Conditions

1. The applicant will need to reduce the sod area to 15% of the total landscape area.
2. The applicant must provide an additional 10 trees planted on the site for the updated landscape plan.
3. Outdoor lighting must comply with City standards, and the applicant must submit lighting fixture details prior to final approval.
4. Update the site and parking plans to reflect that parking areas shall be paved with a hard surface and show vehicle path tracking to ensure parking areas will not prohibit access to the main shop.

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

“The Planning Commission grants preliminary site plan approval for Taylor West Weber Water District’s New Shop Building, parcel 080300002, in West Haven, subject to the conditions recommended by staff in the staff report.”

**SITE PLAN
AND DESIGN REVIEW**



Address of Site 2815 W 3300 S West Haven, UT 84401 Parcel # 080300002

Applicant Name Ryan Rogers - Taylor West Weber Water District

Agent Name Jason Ball - Ridgeline Design Architects

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

New Shop Building and

Site plan design for 5,354 SQ. FT. building be approved on 1.82 Acres of
(Square Feet) (acreage)

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

Signed: [Signature] Date: 27 November 2024
(Owner/Petitioner)

I authorize Jason Ball - Ridgeline Design Architects to act as my representative in all matters relating to this application.

[Signature]
(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber

On this 27 day of November, in the year 2024, before me, Shelley P Hadley

a notary public, personally appeared Ryan Rogers, 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.

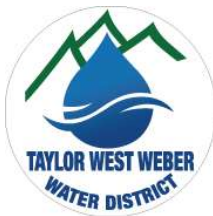
Witness my hand and official seal.

Shelley P Hadley



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



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
12/16/2024**

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

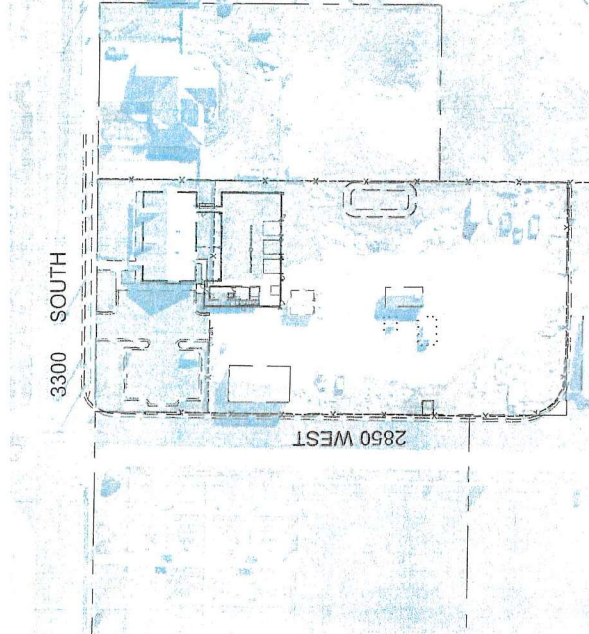
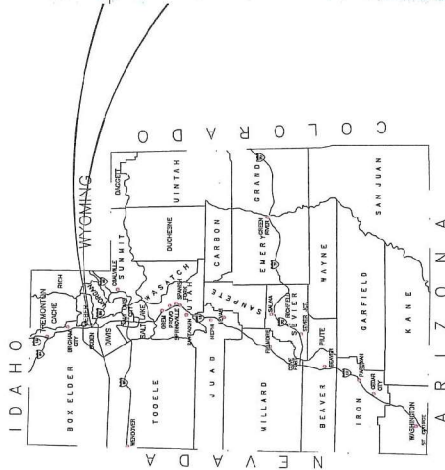
To Whom It May Concern:

This letter is to inform you that we are not putting any signs on the new shop we have proposed. If you have any questions please contact me.

Thank you,

Ryan Rogers – Manager
Taylor West Weber Water Improvement District

TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT NORTH SHOP



SHEET INDEX

C1	- COVER SHEET
C2	- SITE DEMOLITION PLAN
C3	- SITE UTILITY PLAN
C4	- SITE GRADING PLAN
DT1	- PUMP TO WASTE BASIN DETAIL
DT2	- TYPICAL SITE DETAILS
DT3	- TYPICAL SITE DETAILS
DT4	- OUTLET CONTROL STRUCTURE DETAIL
DT5	- GREASE INTERCEPTOR DETAIL

TAYLOR-WEST WEBER WATER
RYAN ROGERS
(801) 731-1668
taylorwestwebewater@msn.com

RIDGELINE DESIGN ARCHITECTS
JASON BALL
(801) 392-6882
jason@ridgeline-design.com

NOTICE:
EXISTING UTILITIES ARE SHOWN
ON THIS PLAN FOR INFORMATION
OF THE CONTRACTOR. THE
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING THE LOCATION AND
DEPTH OF ALL UTILITIES PRIOR
TO ANY CONSTRUCTION.
THE CONTRACTOR BEARS NO
RESPONSIBILITY FOR ANY
DAMAGE TO UTILITIES NOT
SHOWN OR SHOWN INCORRECTLY.

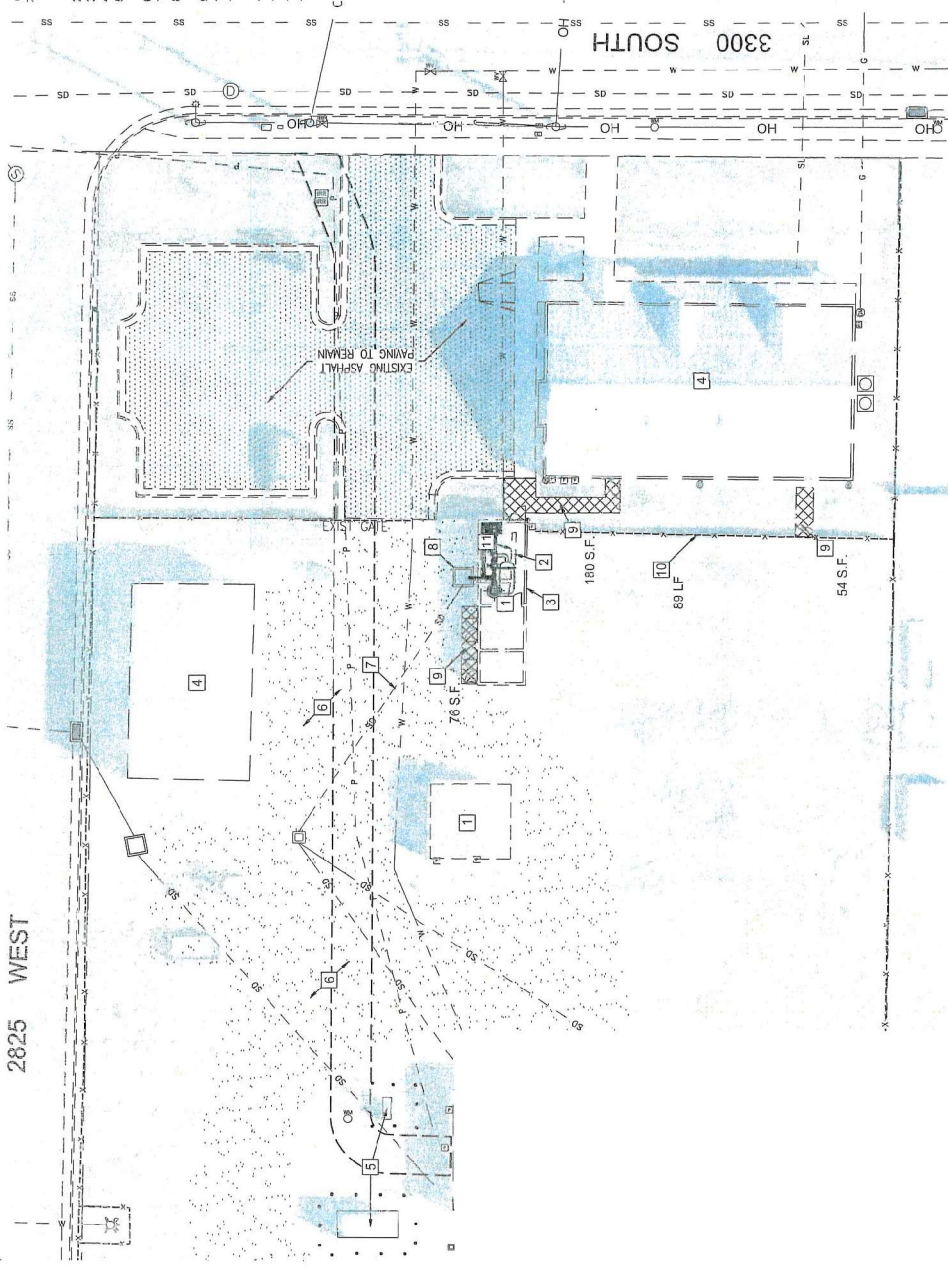
**Call
BLUE STAKES
BEFORE YOU
Dig**

1-800-662-4111
UNCOMMON SENSE, LLC

COVER SHEET	
RIDGELINE DESIGN	PROJECT
245 East 1st, Suite 100, Ogden, UT 84401 Phone: 801-392-6882 Fax: 801-401-1461	DATE 11-1-2024
PROJECT TAYLOR WEST WEBER - NORTH SHOP	

PRELIMINARY
NOT FOR CONSTRUCTION

2825 WEST



- GENERAL NOTES:**
- The location of existing utilities shown are approximate. The contractor shall field verify the location and elevation of all utilities shown or not shown on the plans. Notify the civil engineer of any conflicts prior to any construction.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - All utility water improvements shall be installed per Taylor West Water District Standards.
 - A minimum horizontal clearance of 10-feet shall be maintained from sanitary sewer.
 - All water lines at sewer crossings shall be located above and have 18-inch vertical separation from sewer line.
 - All sanitary sewer improvements to conform to West Haven City Standards.
 - Coordinate all utility connections to the building with plumbing plans and building contractor.
 - Field verify all existing and/or proposed Roof Drain/Downspout connections to storm drain.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans.
 - All utility water facilities shall be installed per Taylor West Water District Standards.
 - Standards and specifications. It will be the contractor's responsibility to install all items required.
 - For typical utility details refer to sheets DT1 through DT4.
 - Culinary service lateral to be 1" CTS poly pipe SDR 9, 200 PSI main to meter and meter to property line.
 - All sewer piping to be SDR 35 PVC pipe.
 - Storm drain lines to be SDR 35 PVC pipe.

DEMOLITION PLAN KEY NOTES

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CONCRETE FLOOR TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING BUILDING TO REMAIN
- EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- EXISTING GRAVEL SURFACE TO REMAIN
- EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING PUMP TO WASTE CATCH BASIN TO BE REMOVED
- SAWCUT AND REMOVE EXISTING SIDEWALK
- EXISTING FENCE TO BE REMOVED
- SAWCUT EXISTING FLOOR FOR NEW 4" DRAIN LINE

LEGEND

- PROPERTY LINE
- EXISTING GROUND 1' CONTOUR
- EXISTING GROUND 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- FINISH GRADE 5' CONTOUR
- EXISTING GRAVEL SURFACE
- NEW GRAVEL SURFACE
- EXISTING CULINARY WATER
- NEW WATER LATERAL AND METER
- EXISTING STORM DRAIN
- NEW STORM DRAIN LINE
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER LATERAL
- EXISTING POWER LINE
- EXISTING OVERHEAD POWER LINE



Scale in Feet
1" = 30'

PRELIMINARY
NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN

RIDGELINE DESIGN

DATE: 11-11-2024
PROJECT: TAYLOR WEST WEEB - NORTH SIDI
DRAWN BY: JAMES GIBBS
CHECKED BY: JAMES GIBBS
PHOTO: 01-392-0862 Fax: 01-431-1194

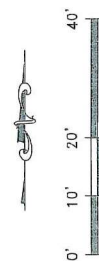
1. All work shall be in accordance with the West Haven City Public Works Standard.
2. Dust shall be controlled by watering.
3. The location and protection of all utilities is the responsibility of the permittee.
4. Approved protective measures and temporary drainage procedures must be used to protect adjoining properties during construction.
5. All public roadways will be cleared daily of dirt, mud and debris deposited on them as a result of the grading operation. Elevations shown on this plan are the finish of the grading operation.
6. As part of the construction documents owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is acknowledged that the survey may not accurately reflect existing topographic conditions.
8. Based on design criteria provided by West Haven City, L.I.D. 80 percent required volume retained = 122 Cu. Yd.

EG	-	EXISTING GROUND
EOA	-	EDGE OF ASPHALT
FG	-	FINISH GRADE
FL	-	FLOWLINE
TBC	-	TOP BACK OF CURB
TC	-	TOP OF CONCRETE
TG	-	TOP OF GRATE



PRELIMINARY

NOT FOR CONSTRUCTION



Scale in Feet
1" = 20'

SITE GRADING PLAN

RIDGELINE DESIGN

ARCHITECTS

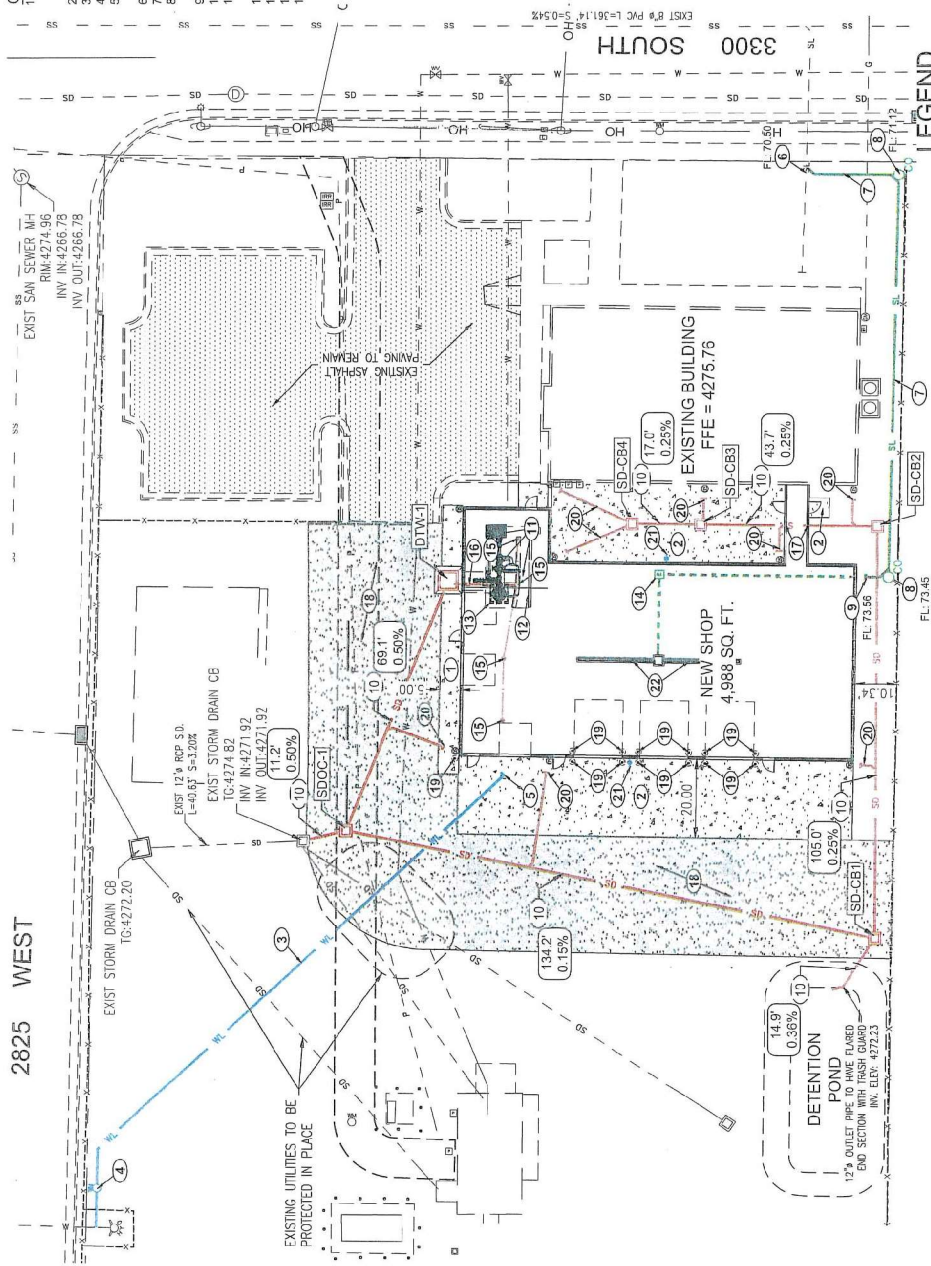
1465 Second St., Suite 105 • Aspen, CO 81611
 Tel: 970/925-1100 Fax: 970/925-1101

DATE 11-1-2010 BY [Signature]

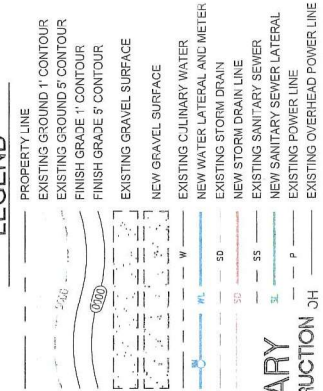
PROJECT TAYLOR WEST WEBER - NORTH SHOP
 135 S. FORTY-NINTH AVE. DENVER, CO



2825 WEST



LEGEND



STORM DRAIN STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
SD-CB1 2'x2' CATCH BASIN	TOP OF GRATE = 4274.26 12" IN IN = 4272.18 12" IN IN = 4272.18 12" IN IN = 4272.18
SD-CB2 2'x2' CATCH BASIN	TOP OF GRATE = 4275.12 12" IN IN = 4273.04 12" IN IN = 4273.04 12" IN IN = 4273.04
SD-CB3 2'x2' CATCH BASIN	TOP OF GRATE = 4275.08 12" IN IN = 4272.99 12" IN IN = 4272.99 12" IN IN = 4272.99
SD-CB4 2'x2' CATCH BASIN	TOP OF GRATE = 4275.58 12" IN IN = 4273.50 12" IN IN = 4273.50 12" IN IN = 4273.50
SD-CB5 2'x2' CATCH BASIN	TOP OF GRATE = 4275.58 12" IN IN = 4273.50 12" IN IN = 4273.50 12" IN IN = 4273.50
SD-CB6 2'x2' CATCH BASIN	TOP OF GRATE = 4275.58 12" IN IN = 4273.50 12" IN IN = 4273.50 12" IN IN = 4273.50
SD-CB7 2'x2' CATCH BASIN	TOP OF GRATE = 4275.58 12" IN IN = 4273.50 12" IN IN = 4273.50 12" IN IN = 4273.50
SD-CB8 2'x2' CATCH BASIN	TOP OF GRATE = 4275.58 12" IN IN = 4273.50 12" IN IN = 4273.50 12" IN IN = 4273.50

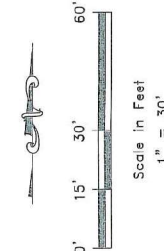
PRELIMINARY

NOT FOR CONSTRUCTION

- GENERAL NOTES:**
- The location of existing utilities shown are approximate. The contractor shall field verify the location and elevation of all utilities shown or not shown on the plans, notify the civil engineer of any conflicts prior to any connections being made.
 - Coordinate all utility connections to building with plumbing plans and building contractor.
 - All utility water improvements as per Taylor West Weber Standards.
 - A minimum horizontal clearance of 10-feet shall be maintained from sanitary sewer.
 - All water lines at sewer crossings shall be located above and have 18-inch vertical separation from sewer.
 - All sanitary sewer improvements to conform to West Haven City Standards.
 - Coordinate all utility connections to the building with plumbing plans and building contractor.
 - Field verify all existing and/or proposed Roof Drain/Root Drain down spout connections to storm drain system with Civil, Mechanical, and Architectural plans. Notify Engineer of any discrepancies.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans.
 - All utility water facilities shall be installed per Taylor West Weber Water Improvement District Standards and specifications. The contractor shall be responsible to install all items required.
 - Sanitary sewer lateral to be 1" CTS poly pipe SDR 9, 200 PSI main to meter and meter to property line.
 - All sewer piping to be SDR 35 PVC pipe.
 - Storm drain lines to be SDR 35 PVC pipe.

SITE PLAN KEY NOTES

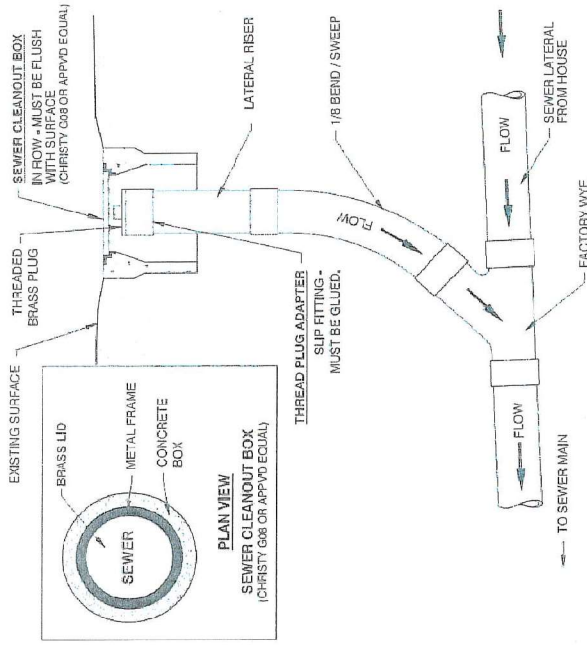
- 5" WIDE CONCRETE THICKENED EDGE SIDEWALK (SEE DETAIL 2 ON SHEET DT3)
- CEMENT CONCRETE PAVEMENT (SEE DETAIL 1 ON SHEET DT3)
- INSTALL 1" PVC CULINARY WATER SERVICE LATERAL
- INSTALL 1" CULINARY WATER METER (SEE DETAIL 3 ON SHEET DT2)
- STUB WATER LATERAL 5' OUTSIDE OF BUILDING
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION AND CONNECT TO EXISTING SEWER SERVICE LATERAL
- 4" PVC SDR 35 SANITARY SEWER SERVICE LATERAL AT MIN. 2%
- SANITARY SEWER CLEAN-OUT (SEE DETAIL 2 ON SHEET DT2)
- STUB SEWER LATERAL 5' OUTSIDE BUILDING
- INSTALL 12" SDR 35 PVC STORM DRAIN LINE
- ALL EXISTING PIPING, VALVES, FITTINGS, METERS, ETC. TO BE CLEANED, PRIMED THEN PAINTED WITH TWO COATS OF BLUE EPOXY PAINT.
- EXISTING CONCRETE FLOOR TO BE EPOXY COATED
- INSTALL 4" SQ. ACCESS HATCH OPENING CENTERED OVER WELL CASING
- INSTALL SCHER GBT GREASE INTERCEPTOR AS PER MANUFACTURER'S INSTRUCTIONS, OR APPROVED EQUAL (SEE DETAIL ON SHEET DT3)
- 4" FLOOR DRAIN WITH 4" SCH-40 PVC DRAIN LINE AND #4 SCREENED OUTLET AT 12" ABOVE BOTTOM OF CATCH BASIN
- INSTALL 4" PVC BACK-FLOW PREVENTER AS PER MANUFACTURER'S RECOMMENDATIONS
- FOUNDATION TO BE OPEN TO AVOID CONFLICTS WITH STORM DRAIN LINE
- INSTALL 3" ROAD BASE OVER 8" GRANULAR BORROW-PIT RUN (SEE DET. 3 ON SHEET DT3)
- INSTALL 4" ST. STEEL PIPE BOLLARD, CONCRETE FILLED (SEE DETAIL 4 ON SHEET DT3)
- INSTALL 4" SDR 35 ROOF DRAIN STUB 5' OUTSIDE BUILDING (SEE MECHANICAL PLANS FOR CONTINUATION)
- INSTALL FROST-PROOF YARD HYDRANT
- INSTALL TRENCH DRAIN SYSTEM (SEE MECHANICAL PLANS)



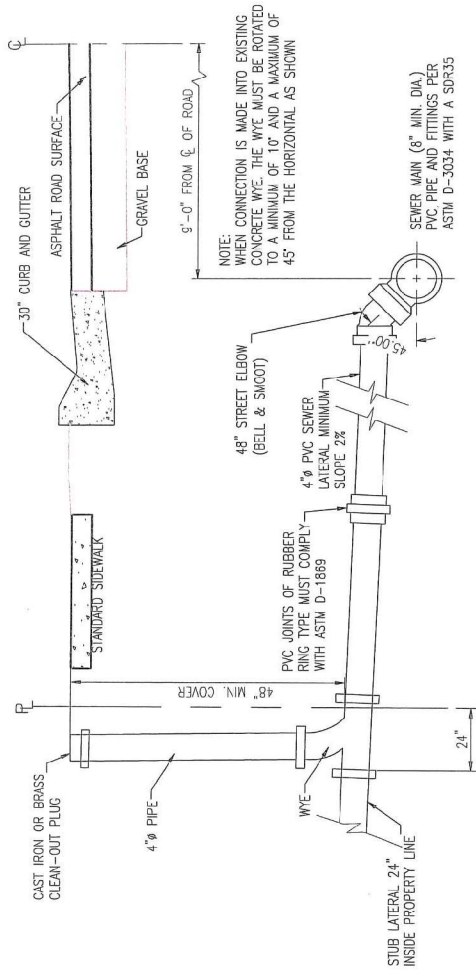
SITE UTILITY PLAN

RIDGELINE DESIGN

DATE: 11-11-2024
PROJECT: TAYLOR WEST WEBER - NORTH SHOP
DESIGNER: TAYLOR WEST WEBER
PROJECT NO.: 232-0002
REV: 001-109



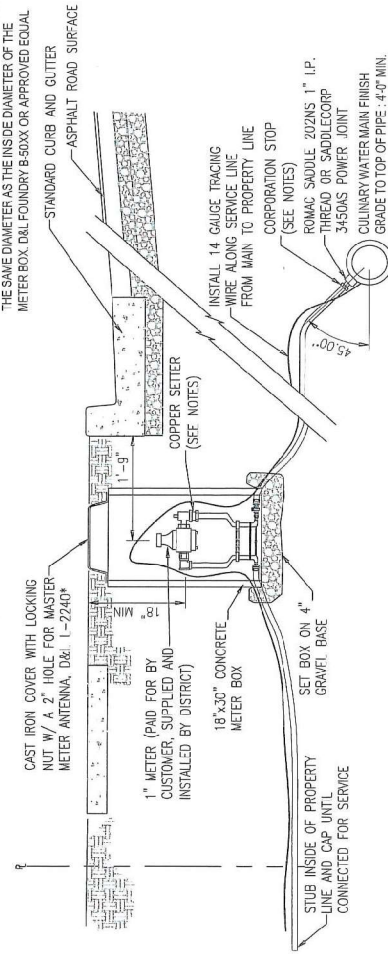
2 TYPICAL SEWER CLEAN-OUT DETAIL
Scale: (NOT TO SCALE)



1 TYPICAL SEWER LATERAL CONNECTION DETAIL
Scale: (NOT TO SCALE)

NOTES

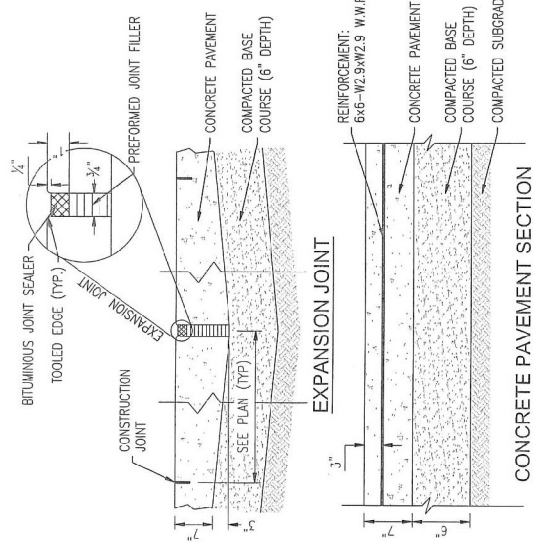
- ACCEPTABLE COPPER SETTERS: FORD VEHIC 74-18W-44-4QNL
- ALL COMPRESSION FITTINGS: SHALL HAVE STAINLESS STEEL INSERTS
- * WHERE METER BOX LID IS SURROUNDED BY CONCRETE THE RING AND COVER SHALL BE PLAT SO THE RING OPENING IS THE SAME DIAMETER AS THE INSIDE DIAMETER OF THE METER BOX. D&L FOUNDRY B-50XX OR APPROVED EQUAL



3 1" WATER METER DETAIL
Scale: (NOT TO SCALE)

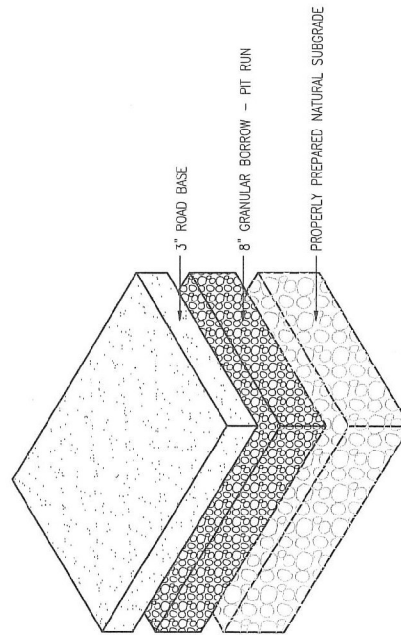
PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL SITE DETAILS	
DT2	DATE: 11-11-2010
DESIGNED BY: RIDGELINE DESIGN	
CHECKED BY: TAYLOR WEST WEBER - NORTH SHOP	
PROJECT: 1001-101-1-101	
PHONE: 801-392-8882 FAX: 801-392-8882	



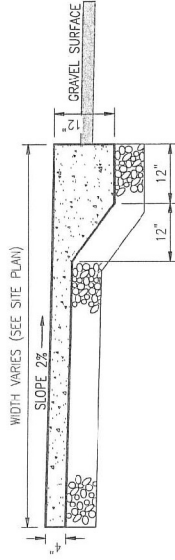
CEMENT CONCRETE PAVEMENT DETAIL

Scale: (NOT TO SCALE)



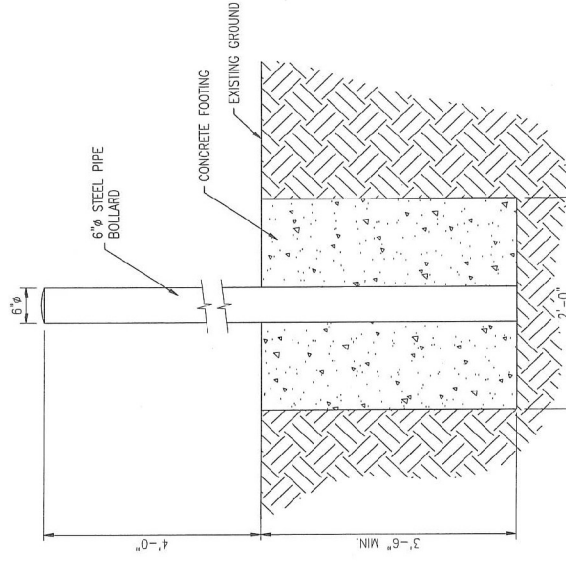
GRAVEL SURFACE DETAIL

Scale: (NOT TO SCALE)



THICKENED EDGE SIDEWALK DETAIL

Scale: (NOT TO SCALE)



CONCRETE FILLED STEEL PIPE BOLLARD DETAIL

Scale: (NOT TO SCALE)

PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL SITE DETAILS

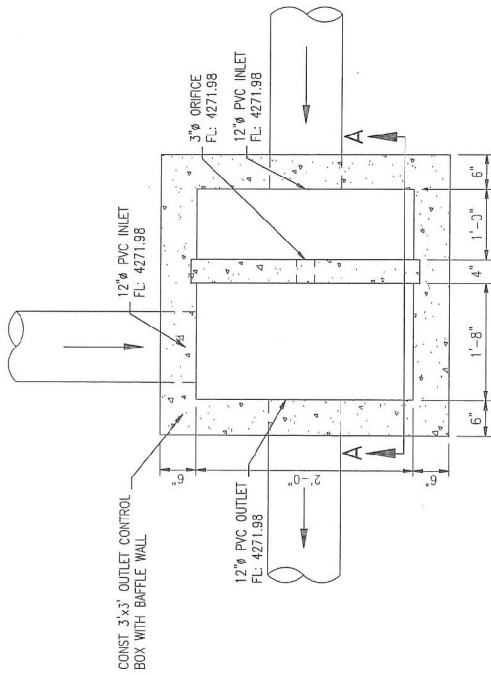
RIDGELINE DESIGN

ARCHITECTS

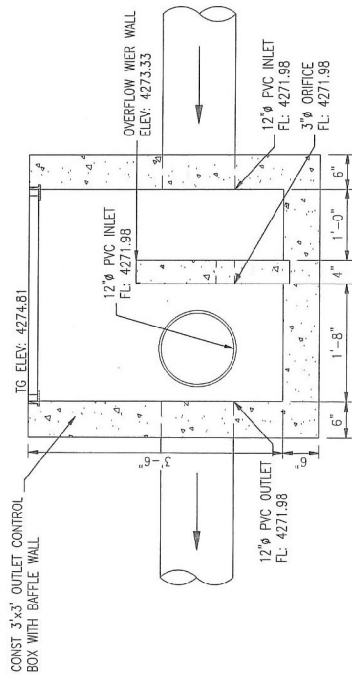
2435 South 4th Ave., Suite 105, Orem, UT 84401
Phone 801-292-6662 Fax 801-292-6662

DT3

DATE 11-11-2024 BY PROJECT TAYLOR WEST WEEER - NORTH SHOP
3801 TIBBALS WEST AVE., OREM, UT



PLAN VIEW



SECTION A

3'x3' OUTLET CONTROL BOX DETAIL

1

Scale: (NOT TO SCALE)

PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL SITE DETAIL		DT4
RIDGE LINE DESIGN		DATE: 11-11-2024
PROJECT: TAYLOR WEST WEIR - NORTH SHOP		DESIGNED BY: TAYLOR WEST WEIR
1406 South Ave. Suite 105, Orem, UT 84401		PHONE: 801-292-8882
FAX: 801-292-1494		WWW.TAYLORWESTWEIR.COM

SPECIFICATIONS

- Notes:
1. 4" FPT Inlet/Outlet with 2" and 3" plain end fittings.
 2. Unit weight: 39 lbs. (wet weight: 123 lbs.)
 3. Maximum operating temperature: 150° F continuous

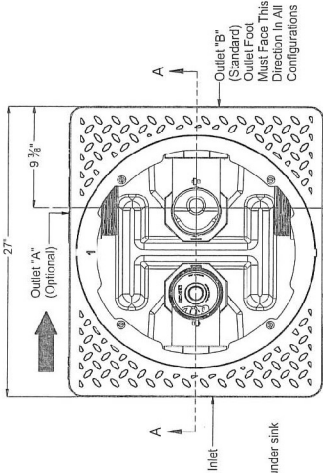
4. Capacities - Liquid: 10 gal.
Grease: 70 lbs. (9.9 gal.) @20 GPM
Grease (99%): 15.83 lbs (2.2 gal.) @20 GPM 99.1%
Solids: 1.3 gal.
5. Built-in flow control.
6. For gravity drainage applications only.
7. Designed for use in wet locations.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
11. Integral air relief / anti-siphon.
12. Designed for indoor, on-floor, below-grade or low-profile under sink installations.

ENGINEER SPECIFICATION GUIDE

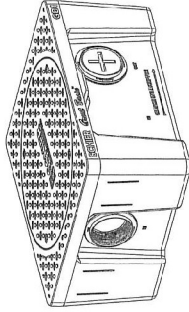
Schier Great Basin™ grease interceptor model # GB1 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 5/16" uniform wall thickness. Interceptor shall be installed for outdoor below grade ASME A112.14.3 (Type C) and CSA B481.1 with field cut riser system; built-in flow control and three outlet options. Interceptor flow rate shall be 20 or 25 GPM. Interceptor grease capacity shall be 70 lbs. @ 20 GPM or 64.9 lbs. @ 25 GPM. Cover shall provide water/gas-tight seal and have minimum 450 lbs. load capacity.

CERTIFIED PERFORMANCE

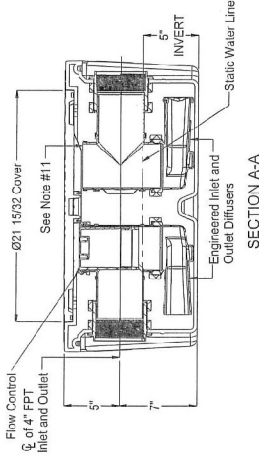
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code, the National Standard Plumbing Code, the International Plumbing Code of Canada, and the International Plumbing Code.



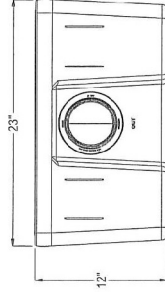
ISOMETRIC VIEW



TOP VIEW
(COVER REMOVED FOR CLARITY)



END VIEW



MODEL NUMBER: GB1

PART NUMBER: 4060-001-04

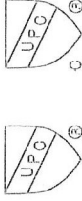
DESCRIPTION:
GB1 GREASE INTERCEPTOR 20 GPM / 25 GPM, 4" FPT INLET/OUTLET, WITH 2" AND 3" PLAIN END FITTING ADA-TERS AND PEDESTRIAN RATED COVER

DWG BY: C SINCLAIR DATE: 5/5/2022 REV: ECO:

PROPERTY AND CONFIDENTIAL
THIS DRAWING IS THE PROPERTY OF SCHIER PRODUCTS, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS, INC.



6455 Woodland Dr.
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



PRELIMINARY
NOT FOR CONSTRUCTION

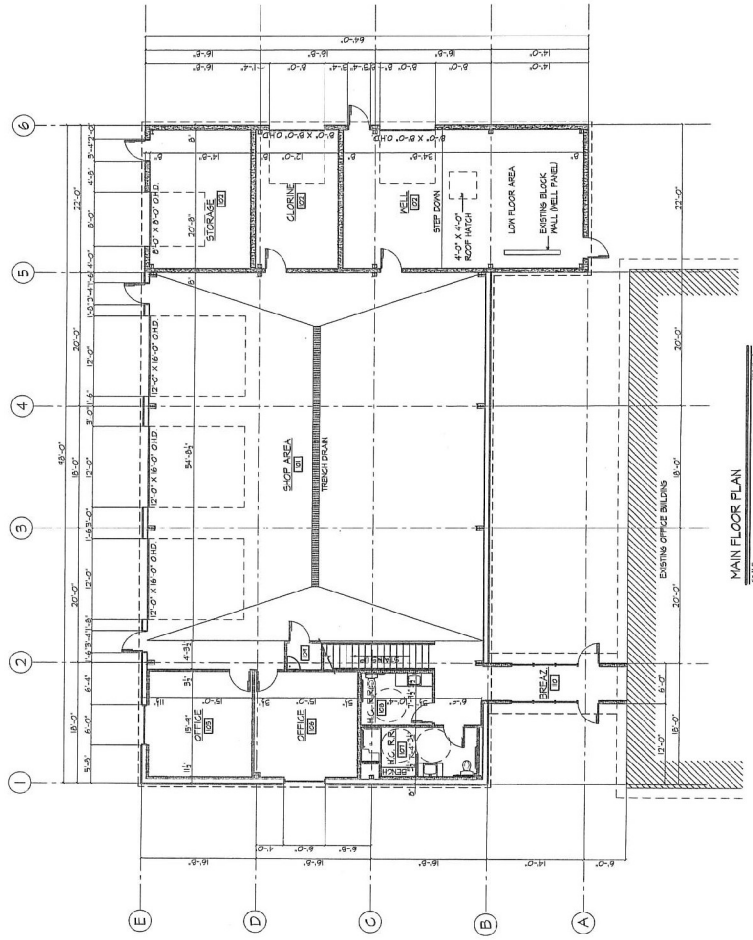
GREASE INTERCEPTOR DETAIL

DT5

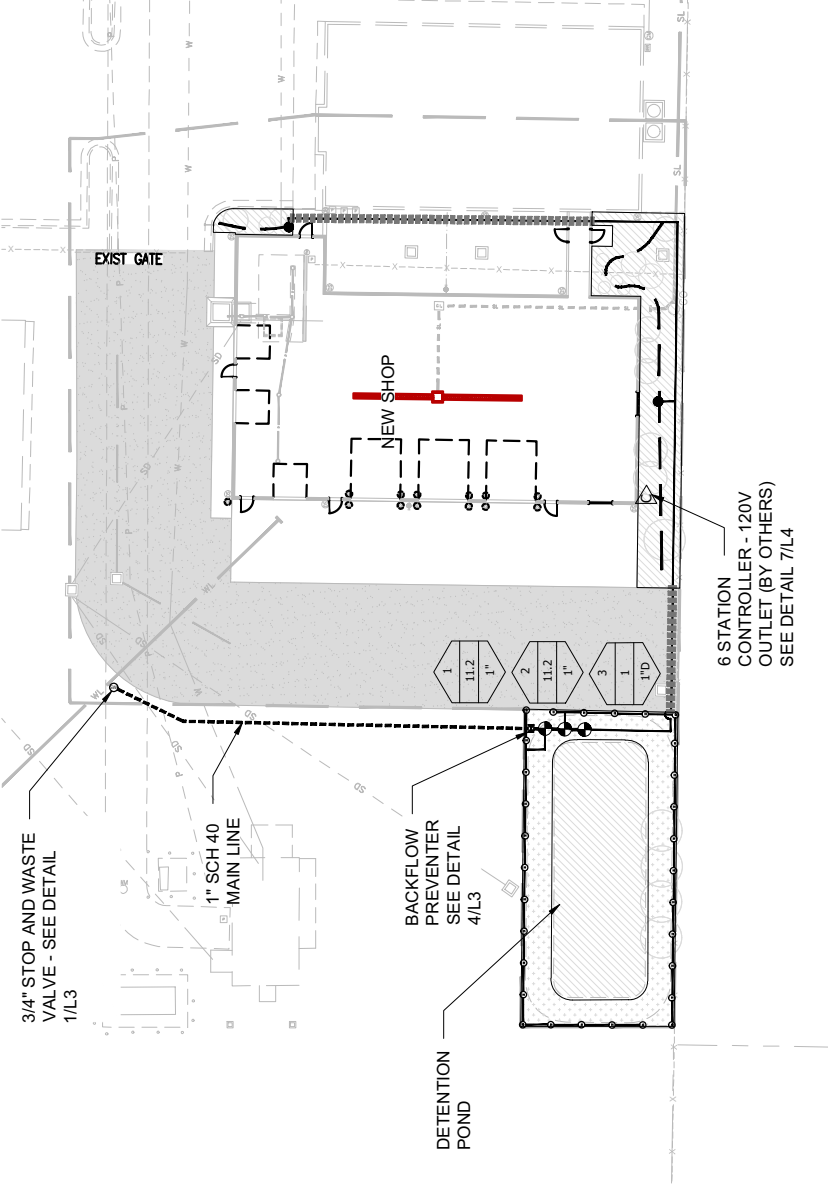
DATE: 11-1-2023 BY: TAYLOR WEST WEBER - NORTH SHOP

REVISIONS:

2445 50th Ave. Suite 103 Shawnee, KS 66218
Phone: 913-951-3300 Fax: 913-951-3399



PRELIMINARY MAIN FLOOR PLAN		A101
RIDGE LINE DESIGN		ARCHITECTS
1708 E. 5000 S., 2ND SOUTH, OGDEN, UT 84403		PROJECT
Phone 801-392-2002 Fax 801-392-1184		DATE: 11-1-2024 JOB: 2418 redline
		777 NORTH NORTH SHOP



IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
○	Stop & Waste Valve	Mueller or Equal	3/4" Brass
■	Back Flow Preventer	Wilkins or Equal	1" Pressure Vacuum Breaker
⊙	Automatic Control Valve	Rainbird	1" 100-DVF (Drip Valves require PV/Filter)
⊗	Ball Valve	Nibco or Equal	1" Brass with metal handle
△	Automatic Controller	HydroRain	B-Hyve Indoor/Outdoor WIFI Controller 6-Station
⊖	Pop-Up Spray Head	Rainbird	1804 4" Pop-Up Spray Head with Nozzle
---	Main Line	--	1" Sch. 40 PVC
---	Lateral Line	--	1" Sch. 40 PVC or min. 160psi HDPE
	Sleeve Under Paved Areas	--	3" Sch. 40 PVC
---	Drip Distribution Tubing Solid	Rainbird	1/2"
●	1" Stub-up Drip Connection	--	--

1 Station & Valve Number

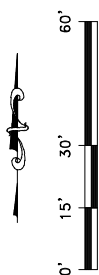
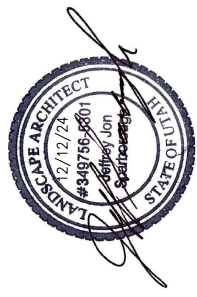
15 Gallons per Minute

1" Valve Size, or called out with "D" for Drip

VALVE SYMBOL KEY

IRRIGATION NOTES:

1. Landscape Contractor must test source capacity down stream from the Stop and Waste Valve. If the capacity on the main line is less than 14 gallons per minute, contact Owner's Representative and do not commence further work until capacity is tested at 14 gallons per minute or higher.
 2. Install All Products As Recommended By The Manufacturer.
 3. Main And Lateral Line Locations Are Diagrammatic Only. Install Piping in Common Trenches Where Feasible. Components Are To Be Installed in Planting Areas.
 4. All Irrigation Main Lines to be 1" Sch. 40 PVC Pipe. All lateral lines shall be 1" Sch. 40 PVC Pipe, or min. 160 psi HDPE Pipe.
 5. Excavate Mainline Trenches 18" Min. Depth And Lateral Line Trenches At 12" Min. Contact Blue Stakes Prior To Trenching.
 6. Contractor shall coordinate work with other contractors for the location and installation of sleeving.
 7. Provide For Entire System Drainage With Gravel Sumps.
 8. Contractor to install drip emitters on 1/4" emitter tubes for Tree and Shrub Areas as shown on plans, according to the following: (Also see Details)
 - All deciduous and conifer trees = (4) rainbird xb-40pc (4 gph) emitters
 - 2 to 5 gallon plants = (2) rainbird xb-20pc (2 gph) emitters
 - 1 gallon plants = (1) rainbird xb-20pc (2 gph) emitter
9. Inspections of the system shall be made by the contractor as needed to provide repairs or remedies to the following unacceptable problems:
10. Drainage or run-off across sidewalks, paving or streets.
11. Damaged or improperly operating valves, controllers or other irrigation equipment.
12. The contractor shall provide the owner with a one-year warranty on the irrigation system. During the warranty, the contractor shall replace at his cost, any equipment that is defective, and/or is improperly installed.
13. Once Hydrosseeded Dryland Seed Mix is established, cut back watering to once a week or as needed.



Scale in Feet
1" = 30'

1277 SARDINIA BLVD. #100
TAMPA, FL 33606
Phone 813-332-8882 Fax 813-451-1484

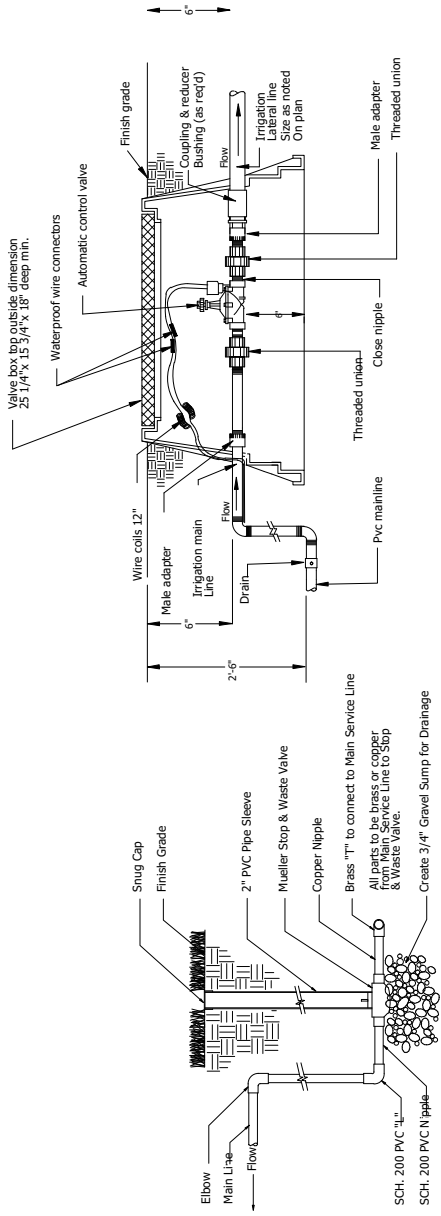
IRRIGATION PLAN

RIDGELINE DESIGN
ARCHITECTS

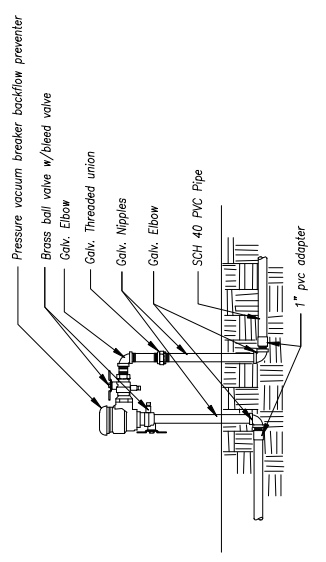
2485 Gulf Ave. Suite 100, Odessa, FL 34401
Phone 813-332-8882 Fax 813-451-1484

DATE: 12-12-24
PROJECT: NORTH SHOP

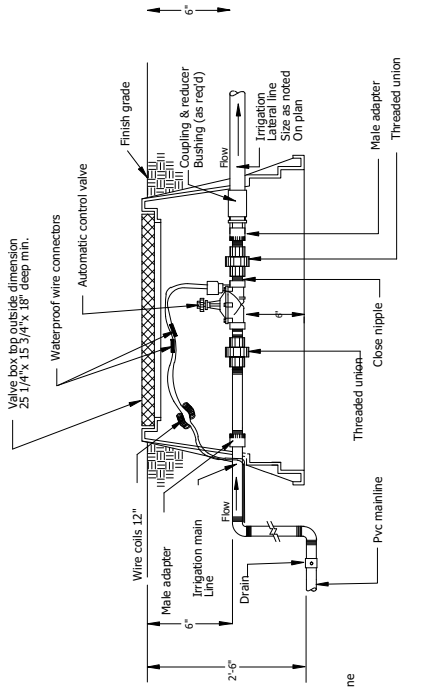
L2



1 STOP & WASTE VALVE
Not to Scale



4 BACK FLOW PREVENTER (PVB)
Not to Scale

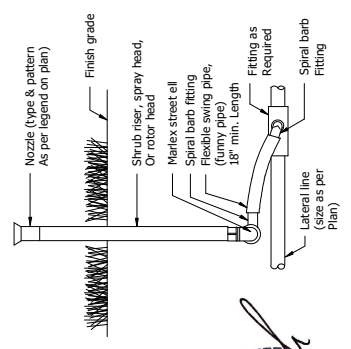


2 AUTOMATIC CONTROL VALVE

3

DRIP VALVE ASSEMBLY

3



6

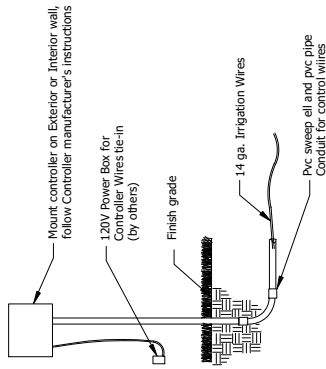
IRRIGATION HEAD ASSEMBLY

5 DRIP EMITTER DETAIL

NOTE:
Install emitters on opposing sides of rootball. Emitters are to be installed to clear surface by a minimum of 1" and a maximum of 2" above the surface. If the emitter is installed on the same side of the rootball, install the emitter on the opposite side of the rootball. Micro-tubing prior to emitter installation. If planning on a 4:1 Slope or greater, install emitters on uphill side of rootball.

5 DRIP EMITTER DETAIL

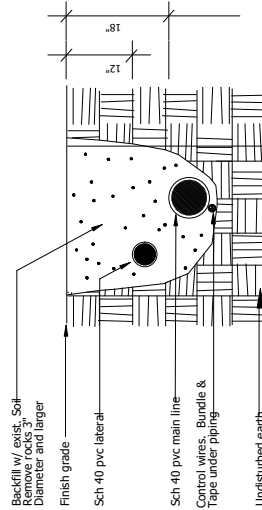
1077 SCHUMBOURG BLA
LANDSCAPE & IRRIGATION DETAILS
RIDGELINE DESIGN
ARCHITECTS
12-17-24
TAYLOR WEST WEBER - NORTH SHOP
2485 Grand Ave. Suite 100 Ogden, UT 84403
Phone 801-332-6882 Fax 801-421-1048



ELECTRIC CONTROLLER

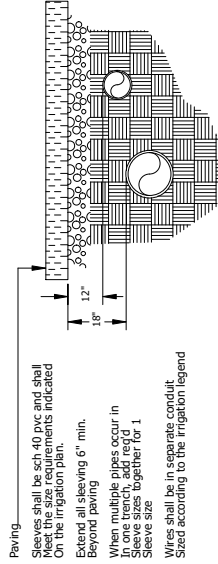
7

Note: snake pipe in trenches to allow for system expansion & bundle wire
For expansion at each valve box



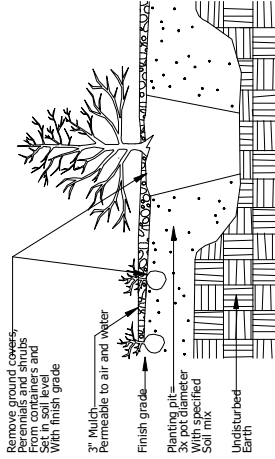
TRENCHING & WIRING DIAGRAM

9



SLEEVING DIAGRAM

8



SHRUB PLANTING

Not to Scale

10



1877 SUNDRIE BLVD. N. LAKEVIEW, IL 60451

LANDSCAPE & IRRIGATION DETAILS

RIDGELINE DESIGN

ARCHITECTS

2445 Grand Ave. Suite 100, Oakton, VA 22124

Phone 801-392-6882 Fax 801-421-1484

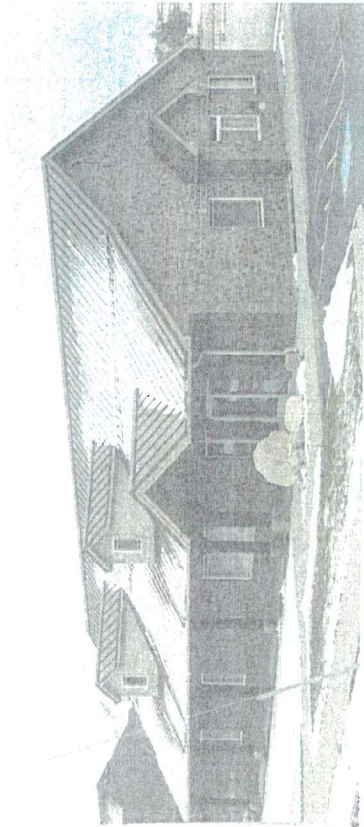
L4

DATE

12-17-24

BY

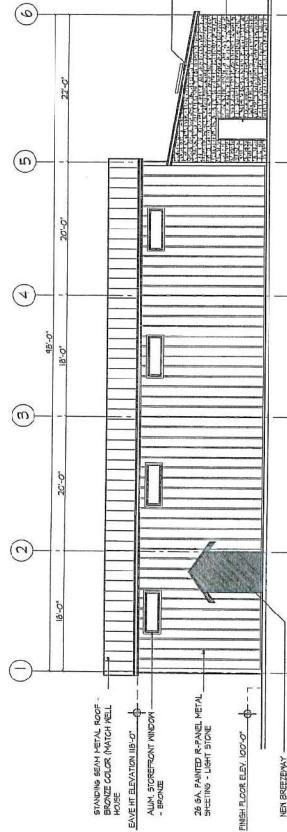
TAYLOR WEST WEBER - NORTH SHOP



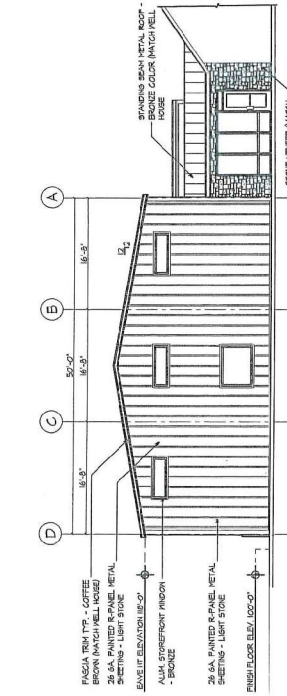
EXISTING OFFICE BUILDING



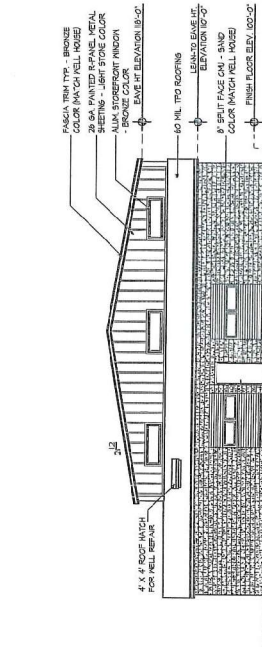
EXISTING WELL HOUSE



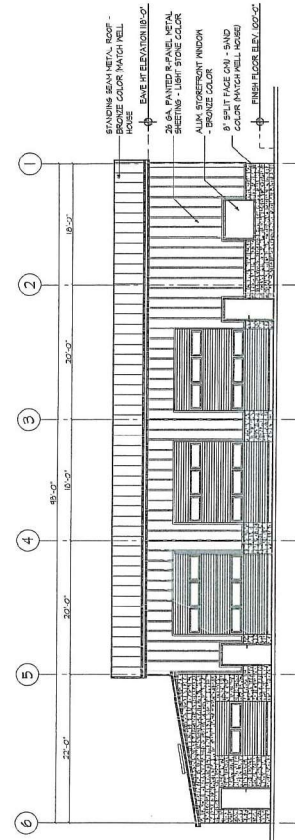
NORTH EXTERIOR BUILDING ELEVATION
SCALE: 1/8"=1'-0"



EAST EXTERIOR BUILDING ELEVATION
SCALE: 1/8"=1'-0"



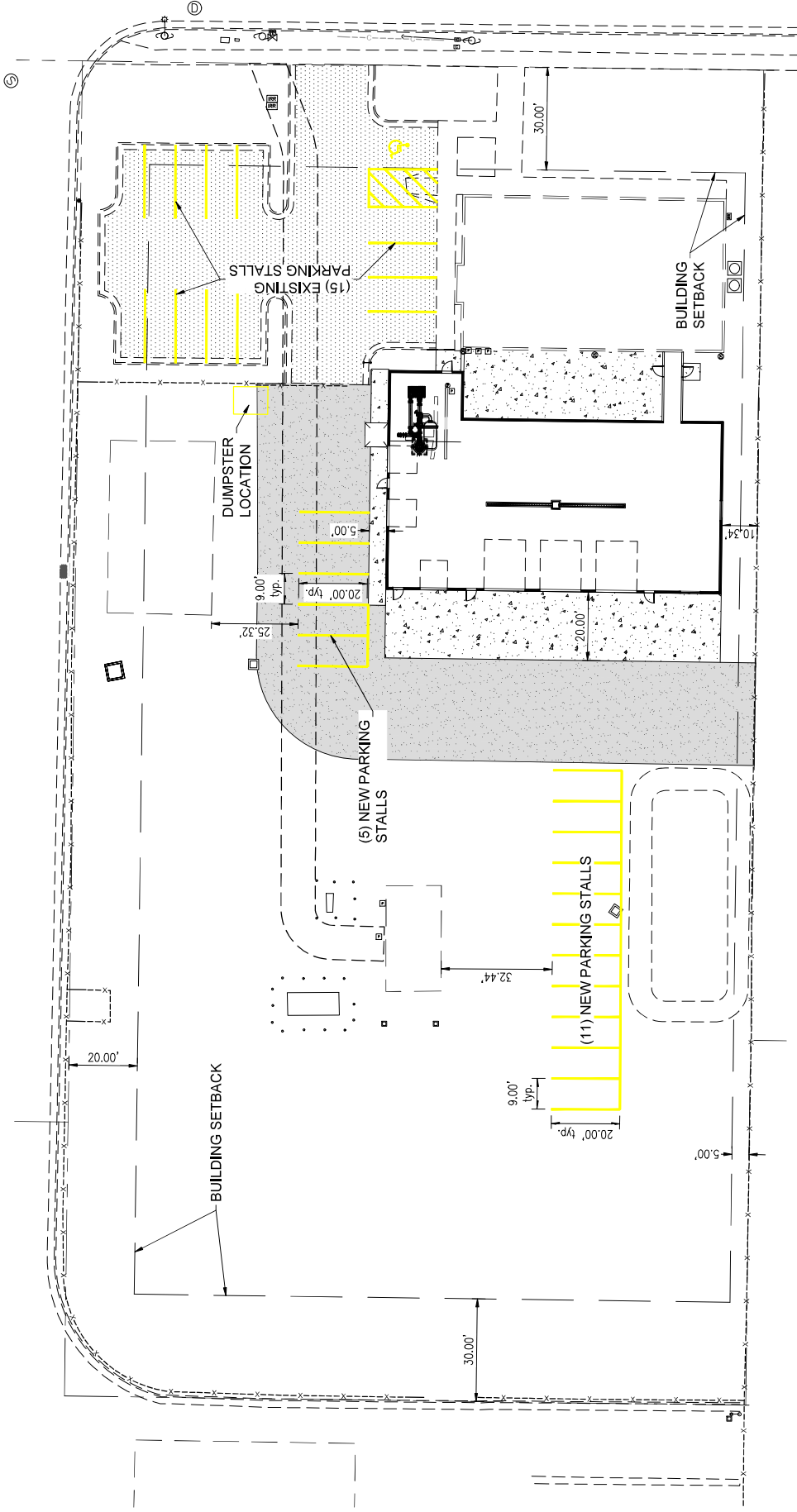
WEST EXTERIOR BUILDING ELEVATION
SCALE: 1/8"=1'-0"



SOUTH EXTERIOR BUILDING ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY EXTERIOR ELEVATIONS
RIDGELINE DESIGN
 ARCHITECTS
 1708 E. 5500 S. PO BOX 10000, UT 84143
 Phone 801-392-6882 Fax 801-451-1194

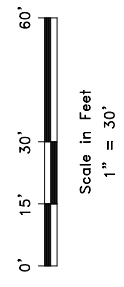
A102
 08/11-15-2024, 1400 2410 miles
 TTY NORTH NORTH SHOP
 08/11/24



PARKING SUMMARY

EXISTING PARKING STALLS	=	15
NEW PARKING STALLS	=	16
TOTAL PARKING STALLS	=	31
(INCLUDES 1 ADA ACCESSIBLE STALL)		

- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING ASPHALT SURFACE
 - NEW GRAVEL SURFACE



PRELIMINARY
NOT FOR CONSTRUCTION

C5

SITE EXHIBIT MAP

RIDGELINE DESIGN
ARCHITECTS

2445 Grand Ave. Suite 105 Ogden, UT 84403
Phone 801-332-6882 Fax 801-451-1494

date 11-11-2024
project TAYLOR TEST WEBER - NORTH SHOP
sheet 05 of 05

3300 SOUTH

[illegible]



2025 Planning Commission Meeting Schedule

Meetings shall be held on the 2nd and 4th Thursdays of each month, unless noted below.
All meetings will be held at the West Haven City Hall, 4150 South 3900 West, unless otherwise noticed.

Meeting Date	Meeting Time	Application Deadline
January 8, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	December 24, 2024
January 22, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	January 7, 2025
February 12, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	January 28, 2025
February 26, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	February 11, 2025
March 12, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	February 25, 2025
March 26, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	March 11, 2025
April 9, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	March 25, 2025
April 23, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	April 8, 2025
May 14, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	April 29, 2025
May 28, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	May 13, 2025
June 11, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	May 27, 2025
June 25, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	June 10, 2025
July 9, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	June 24, 2025
July 23, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	July 8, 2025
August 13, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	July 29, 2025
August 27, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	August 12, 2025
September 10, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	August 26, 2025
September 24, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	September 9, 2025
October 8, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	September 23, 2025
October 22, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	October 7, 2025
November 12, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	October 28, 2025
December 10, 2025	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	November 25, 2024

Work Session's will be schedule on an as needed basis*