WEST HAVEN PLANNING COMMISSION AGENDA

January 22, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON Wednesday, January 22, 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/86539464549.

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

Attendees

5:30 Work Session – In City Council Chambers

MEETING TO ORDER: Chairman Roundy

1. **DISCUSSION –** Planning Commission 2025 Projects presented by Stephen Nelson.

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 pm

2. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE Vice-Chairman Reed
   b. PRAYER/MOMENT OF SILENCE Commission Member Galt

3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 01/08/2024

4. **REPORTS -** Actions taken by City Council on Planning Commission Recommendations

5. **DISCUSSION AND ACTION - FOR A CONDITIONAL USE PERMIT AND PRELIMINARY SITE PLAN FOR COMMERCIAL SUPPLY WAREHOUSE LOCATED AT APPROXIMATELY 2160 W 2100 S PARCEL #157790001. (APPLICANT BEN PROBST/CASCADE HOLDINGS, LLC; AGENT IS FERNANDO PEREZ)**

6. **DISCUSSION AND ACTION - FOR A CONDITIONAL USE PERMIT AND PRELIMINARY SITE PLAN FOR HEAVY EQUIPMENT SALES AND SERVICE LOCATED AT APPROXIMATELY 1911 W 2100 S PARCEL #15-788-0001, 15-788-0002, AND 15-788-0003. (APPLICANT STEVE DEWALD/RDO EQUIPMENT CO; AGENT IS GENNEVA BLANCHARD)**

7. DISCUSSION AND ACTION – ON A SUBDIVISION AMENDMENT FOR GOODWIN ACRES LOCATED AT APPROXIMATELY 2219 W 1800 S PARCEL #15-344-0001. (APPLICANT CURTIS GOODWIN; AGENT IS JIM FLINT)

8. 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 Planning Commission 2025 Goals and Projects

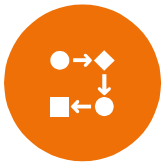




Long Range Planning



Current Planning



Process and Code

Type of Projects

Long Range Planning

- General Plan
  - Full Plan Update
  - Future Land Use Map
  - Water Element
- Annexation Policy Plan
- Transportation Master Plan
  - City filed for a grant, if awarded, could start this fall

Other and Future Projects

- Parks and Open Space Master Plan
- 2100 W Street Area Master Plan
- Midland Area Master Plan

Code and Process

Process: The state is requiring each City to change the subdivision review process. Staff recommends that our site plan follow a similar process

- Subdivision Code
  - Need to update the review process
  - Review other standards
- Design Review Code
  - Update process to match what the City decided for subdivisions
- Development Standards:
  - Parking
  - Landscaping
  - Mix Use Zone
  - Noticing

Others:

- Planning Commission Procedures
- General Plan Recommendations
- Home Occupation

Current Planning

Current Planning typically refers to land use applications

- Update staff report format to provide additional details
- Broader involvement from key staff
- Hire City Planner



Discussion and Your Ideas

WEST HAVEN PLANNING COMMISSION MINUTES

January 8, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Attendees

Chairman Roundy	Vice Chairman Reyna
Commission member Stimpson	Commission Reed
Commission member Galt	Commission member Hepworth
Commission member LaMar (via Zoom)	Community Development Dir. Stephen Nelson
Planner/City Attorney Amy Hugie	Deputy Recorder Robyn VanCampen

Excused
Commission member Galt

5:30 Work Session – In City Council Chambers

Due to Technical Difficulties, the work session began at 5:44 pm.

MEETING TO ORDER: Chairman Roundy

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

   Open discussion on possible nominations for Chair & Vice-Chairman, also discussed possible work session training opportunities in 2025.

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 pm
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

Commission member Reed requested a correction on item #8 in first sentence be changed from Phase 2a, 2b, & 3 still needed to be dealt, to dealt with, and second paragraph to state Phase 1 passed to past. He also mentioned that the end of item #12 was cut off.

Commission member Stimpson made a motion to approve the notes from the last planning commission. **Commission member Reed** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

DRAFT

4. **REPORTS -** Actions taken by City Council on Planning Commission Recommendations

Stephen Nelson advised the commission that the rezone from A2 to R2.5 on 3600 S was approved, the ordinance amending the Westwood Estates Master Development Agreement was approved, the sign standard where we removed the max square feet and just had the percentage was approved, the mixed-use zone where we talked about existing commercial uses being able to remain as commercial uses and commercial uses adjacent to I-15. They did change the word "adjacent" to approximately 200 square feet. If a property is within the 200 square feet from I-15 it can remain 100% commercial, and the Standards of the Accessory Dwelling Unit was approved as recommended by Planning Commission.

5. **APPOINTMENTS -** Chairman & Vice-Chairman

Commission member Stimpson made a motion to nominate Chairman Roundy as Chairman for the upcoming year. **Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

Commission member Reed made a motion to nominate Vice-Chairman Reyna as Vice-Chairman **Commission member Hepworth** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

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.

Steven Nelson briefed the commission on the improvements to the interior/exterior to the structure and a Certificate of Occupancy from the Building Department. They have added 14 parking stalls one of which is ADA compliant. They have applied for a Sign Permit through the Building Department. Old trees have been removed and have been replaced with landscape rock due to the property not having access to secondary/irrigation water.

Kent Butters/Applicant is present.

Commission member Hepworth made a motion to grant 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. **Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

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.

Steven Nelson advised that new information was received today which answers the questions that were in staff report. This information was forward to the commission member's early this afternoon. Parking has been moved to the other side of the access point. Due to the building being a Well House parking would not require as many parking stalls. Parking has been reduced to 10 stalls. This is not a commercial type of shop; the existing structure already has parking. The original landscaping proposed 20 shrubs & 10 trees. The applicant has requested that the commission give some consideration because of the utility lines and other sensitive infrastructure that the trees may disturb. A dumpster has been added to the site plan, and will serve letters have been provided since the original staff report was created.

Ryan Rogers/Applicant/Manager of Taylor West Weber was present for any questions and/or concerns the commission or staff had. He did mention that putting in some of the trees would destroy the communication equipment that tells the pumps when to turn on. They are willing to put trees around the detention basin, and may take out the rest of the trees around the building and add them to the retention basin.

Commission member Reed made a motion to grant 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 updated staff report. **Commission member LaMar** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

8. DISCUSSION AND ACTION

a. 2025 Planning Commission Schedule

Commission member Hepworth made a motion to adopt the 2025 Planning Commission schedule. **Commission member Reed** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

9. ADJOURNMENT

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

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Hepworth, and Commission member LaMar.
NAYS –
ABSENT/EXCUSED – Commission member Galt

Robyn VanCampen
Deputy City Recorder

Date Approve:

Planning Commission
Staff Review Memo

January 22, 2025

PRELIMINARY SITE PLAN AND CUP APPROVAL

Request:	Review and consider a preliminary site plan and conditional use permit application for a Commercial Supply Warehouse
Property Address:	Parcel# 157790001
Property Zone:	Commercial C-3
Property Size:	1.8 acres
Applicant:	Cascade Holdings LLC. Agent Fernando Perez
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 a commercial supply warehouse at 2160 W 2100 W. Cascade Holdings is a construction company looking to build a new 15,000 sq. ft. warehouse and office space for its regional operation.



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:

Conditional Use Permit

§157.294 USES

The application is for a warehouse, which is a Conditional Use within the C-3 Zone. This would require approval of a Conditional Use Permit as part of the preliminary site plan. The standards for reviewing a conditional use permit are defined in §157.515-529 Conditional Uses. Many of the Conditional Use Standards are address by the site plan, but there is additional review that

needs to take place to ensure the use meets the standards of the code. The following are standards for review as listed in the referenced section:

In this section, staff's responses are in ***RED.***

(A) *General plan.* The proposed use conforms to policies of the city's general plan.
The General Plan shows this area as a mixture of C-2 and C-3 Zoning. This plan complies.

(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
The site design generally meets the code with a few exceptions listed within this report. The site will require additional civil drawings and review as part of the site plan approval process.

(C) *Access.* Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.
The City Engineer has raised several concerns about access and site layout (see engineering comments below). The applicant has provided vehicle paths to show how a fire truck would access the site. Staff would recommend that the Planning Commission require additional traffic information as part of the site design review.

(D) *Circulation.* On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.
The main focus of the review will likely be internal traffic circulation. Prior to final approval, the applicant should provide a narrative on the type, size, and frequency of vehicles accessing the site. Vehicle path tracking shows how a fire truck will maneuver the ingress/egress points, circulate on-site, and access loading docks.

(E) *Parking.* The location and design of off-street parking complies with standards of this subchapter.
The site design shows adequate off-street parking.

(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.
The applicant has provided a dumpster enclosure location along the rear property line located behind the main gate.

(G) *Utility services.* Utility capacity supports the use at normal service levels.
The applicant has provided will serve letters from Weber Basin Water Conservancy District, Bona Vista Water Improvement District, and West Haven Special Service District.

(H) *Screening.* The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.
The application shows the required landscaping along the frontage and parking areas. The applicant also included an 8' chain link fence around the North and west sides. Since the surrounding properties are commercial, staff would not recommend special screening requirements. Property to the North and West is currently vacant.

(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.
The hours of operation are from 7:00 am-6:00 pm.

(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.
The application provides a preliminary signage plan. The applicant is not planning on any monuments signs and have two 70 sq. ft. wall signs on the front of the building. They have noted on the plans that all signs will meet West Haven standards.

(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.
The City Engineer is reviewing the application (noted below). The applicant has provided will-serve letters and a tentative stormwater location. The applicant also shows a preliminary utility line layout. A complete construction drawing will be required before final approval.

(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.
There are no known environmental impacts at the site. The applicant has indicated that the proposed use will not deteriorate the environment or ecology in the general area, produce conditions, or emit pollutants. Engineering has noted some concerns about stormwater that would require additional information as part of the full civil drawings.

(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.
The operation is unlikely to create any additional nuisances. The applicant included lighting plan shows that lighting from the sight significantly decreases once it reaches the property lines.

Preliminary Site Plan

§157.291 Site Development Standards

	C-3 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	None	24'-2"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	19%	Y
Minimum lot area	None	1.8 Acres	Y
Min lot width	None	365.12''	Y
Min yard setbacks			
Front	15 ft.	Building is more than 15' from the front property line	Y
Rear	None, except 10 ft. where building rears on a residential zone	Rear zone is C-2. Building is 59' 5 ¾"	Y
Side	10 ft. when adjacent to residential	Complies	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 the applicable sections are included. Some portions of Section 157.733 may 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

*(In this section, staff's responses are in **RED**)*

(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 the preliminary site plan and has raised a few concerns (see comments below). The main concerns focus on internal circulation and the number and type of vehicles likely to need access to the facility. Engineering also does not know if the stormwater plans will work in the designated location.***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***West Haven City Code requires that thirty-six parking spaces be provided, which has been provided (see included calculations in General Notes 4). Each space is 9'x20', which meets West Haven's minimum requirements. The applicant has provided two ADA parking spaces that meet the minimum standard. Developments are required to provide two ADA stalls for parking lots with 26-50 parking spaces. West Haven's building official has made a few comments, noting that the applicant must ensure an accessible route from the ADA Parking stalls to the main entrance. There is also no designated pedestrian route from the eastern parking stalls to the main entrance.***

§157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES.

Office, general	*1 space per 250 square feet GFA*
Warehouse	*20 spaces, plus 1 space per 2,000 square feet GFA. Office space parking shall be calculated separately based on office, general standards*

The code also requires that parking lots for commercial uses "shall provide site access which is no less than 24 feet wide at any given point" (157.635(D)(2)). The eastern and western access points are 36' wide, and the drive aisles are 24' wide.

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***The application indicates that two signs, each 70 sq. ft., will be placed on the face of the building, meeting our standards. The applicant has noted on the plan that each sign will comply with West Haven City standards. The site plan also notes that no monument sign will be constructed for the project.***

(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 applicant has provided a 15' landscape strip along the property frontage.**

(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 has left an area around the perimeter with gravel. Between parking lots on the east side, the applicant has provided landscaping that complies with this code. This area measures just over 5', and landscaping is visible from public access areas.***

(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 shows a mixture of trees, shrubs, and groundcover. The applicant has also provided a sufficient number of trees and shrubs (1 tree for every 400 sq. ft. and one shrub for every 200 sq. ft.). The plan also shows a minimum of 50% ground cover. See the landscaping coverage calculation in the Landscape Summary on the landscape plans for additional details.

(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 has three materials along the front façade: 40% metal paneling, 15% stone, and 45% Insulated Metal Panels (IMPS). There are breaks within the facades with stone along the lower section, and the IMPS covering the middle of the building where the offices are located.***

(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? ***Full construction drawings are required to be approved as part of the Final Site Plan. These will need to be submitted to the City, reviewed, and approved by City staff, associated utility companies and districts,***

§ 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.

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

(C) Materials list and architectural features.

(1) Primary materials. Shall include, but are not limited to:

(a) Architectural insulated metal panels;

(b) Brick;

(c) Concrete masonry unit (CMU), if it is textured to have the appearance of a different material;

(d) Glass;

(e) Rock;

(f) Stone (may be natural or manufactured);

(g) Fiber cement siding, if used in a craftsman style of architecture; and

(h) Engineered wood siding, if used in a craftsman style of architecture.

(2) Secondary materials. May include, but shall not be limited to:

(a) Concrete;

(b) Non-insulated corrugated and ribbed metal;

(c) Fiber cement siding, if used in a non-craftsman architectural style;

(d) Engineered wood siding, if used in a non-craftsman architectural style;

(e) Stucco;

(f) Tile; and

(g) Wood.

(3) Upgraded architectural features. May include, but shall not be limited to:

(a) Alternating brick patterns;

(b) Archways;

(c) Awnings;

(d) Bays;

(e) Canopies;

(f) Corbels;

(g) Cornices;

(h) Decorative art (must be permanent);

(i) Donners;

(j) Pillars;

(k) Porte Cocheres;

(l) Porches;

(m) Porticos;

(n) Shutters; and

(o) Timbers.

The building has three materials along the front façade: 40% metal paneling, 15% stone, and 45% Insulated Metal Panels (IMPS). There are breaks within the facades. The stone and IMPS are considered primary materials and makeup 60% of the front façade, which is required along 2100 S. The applicant has asked the Planning Commission to consider the 15% stone and the two canopies as the "upgraded architectural features". The applicant will need to ensure that 15% of the façade includes upgraded architectural features and include them on the elevation.

Potential Detrimental Impacts and Other Considerations

Noise: West Haven has a nuisance ordinance 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. The operation hours are listed from 7:00 a.m. to 6:00 p.m.

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 full lighting plan with compliant lighting fixtures.

Gates and Fencing: The applicant has proposed an 8' chainlink fence around the property's border and two 20' gates and one 30' gate blocking rear access to the building. Staff has concerns about western access point and gate location because any stacking entering the site would take place within the right-of-way. Weber Fire District has reviewed the plan and stated that each gate would need a key system approved by the Fire District to allow them access in case of emergency.

Fire: Staff discussed the application with Weber Fire District, and they stated that the building must be sprinkled because of the limited access to the site. The Fire Marshal also stated that the applicant needs to have the gates keyed using an approved district system to allow fire to have full access to the site in case of emergency. The final site plan will need to be reviewed and approved by Weber Fire District.

City Engineer Comments on Preliminary Site Plan

The City Engineer has done a preliminary review and found the following items need to be addressed. The City Engineer mentioned that some of these items may change the layout of the site. However, it is important to note that city code states that:

(2) *Once the applicant has received approval of their preliminary site plan from the Planning Commission, they shall prepare civil drawings and present those to the*

Planning Commission to receive approval of the final site plan." § 157.731 APPLICATION; REVIEW AND APPROVAL. (C)

Because of this provision, planning staff would recommend that these issues be fully addressed in the civil drawings and approved by City staff, namely the City Engineer. Any changes to the layout would then be presented to the Planning Commission for final approval. Site alteration would not change the proposed use.

City Engineer's Comments:

1. Stormwater management
    a. The plan indicates that underground storm chambers are proposed for stormwater management. Given several other projects in the immediate vicinity, the soils have been found to be soft and impermeable; groundwater depths are also shallow.
    b. The Applicant needs to provide a geotechnical report with borings taken within the footprint of the proposed location.
    c. Infiltration tests conducted by a licensed geotechnical engineer must be conducted at the infiltrative surface.
    d. Any infiltration system will require a minimum of two (2') separation from seasonal high groundwater to the infiltration surface.
    e. The site design must demonstrate conformance with state LID requirements. As retention is likely not feasible, treatment devices alternatives should be evaluate.
    f. The Applicant should evaluate the impact of off-site runoff from the north onto the proposed site and from the project site to the adjacent property.
2. Off/On-site traffic circulation
    a. The Applicant needs to provide additional information about the types of vehicles accessing the site, the frequency and sizes.
    b. At the proposed ingress and egress, there has to be a minimum of eighteen (18') feet, preferably twenty (20') feet past the drive approach. No vehicle waiting for a manual or automatic gate to open should extend into the drive approach/right-of-way.
    c. The Applicant must show vehicle turning paths for the largest vehicles that will be accessing the various garage bays, particularly with those shown the south face of the building within the active parking area and where ADA accessible parking is located.
    d. Bay doors on the south side and in close proximity to the office area entry doors. Bollards should be used to provide separation and protection of pedestrians from maneuvering vehicles..
    e. The Applicant should get some preliminary feedback from the Fire Marshall to ascertain if there are any concerns with fire access with the internal gates proposed.

f. The Applicant should clarify how the sliding gates will be operated. Is it the design intent that all passenger/employee vehicles using the easterly access for ingress and egress?
g. What is the number of employees. Based on the proposed floor plan, will most employees be working within the warehouse area?
h. The Applicant needs to provide an exhibit that indicates all existing and proposed access points on the north and south side of 2100 S to evaluate conformance with the City's access management plan. Ingress and egress locations should be across from exiting access points on the south side of 2100 S. The off-set between the egress for the Cascade site and the facility across the street needs to be indicated to allow the City to evaluate functionality and potential for vehicle conflicts.
i. The Applicant should be aware that the City is actively pursuing right of way acquisitions for the intended extension of 2100 S to 1800 S. Traffic volumes and patterns will necessarily change once that road in constructed.
j. There does not appear to be any pedestrian access for parking on the east side of the building. Pedestrian access should to the front of the building should not be via the active drive aisle. The Applicant should evaluate the feasibility of moving the building to the west to allow for a sidewalk on the east side of the building.

City Building Official Comments

The City Building Official has done an initial review of the site and have the following comments.

1. A complete geotechnical study shall be completed on the proposed building site. A complete report shall be provided to the City. The number of borings shall be determined by the geotechnical engineer conducting the study.
2. 2021 IBC Section1106.7 Location Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
3. Provide the slope of all accessible sidewalks, parking areas and access isles. The slope in any direction of the parking and access isles shall not exceed 2% in any direction at any point.
4. Provide a curb ramp from the sidewalk to the accessible route from the building to the accessible parking area. Show the cross slope and the slope in the direction of travel. The pathway is not required to be identified but does need to be compliant for slope. Show the accessible route across the vehicle access area to the access isle and accessible parking. It is assumed that it will be in a direct line from the curb ramp to the accessible access isle at the parking area

Staff Recommendation

Based on the above compliance with all relevant city codes, the staff recommends that the Planning Commission approve the preliminary site plan and CUP subject to the following conditions:

Conditions of Approval

1. ***The applicant must ensure that 15% of the façade includes upgraded architectural features as required by § 157.734 DESIGN REQUIREMENTS.***
2. **Before the final site plan is approved, the applicant must submit full construction and improvement drawings to City staff for review and approval. These drawings need to address and respond to the notes within this staff report and other city development standards. The City Engineer must approve the construction drawings prior to review of the Planning Commission.**
3. **The applicant must comply with all City Building Official requirements and include an ADA access route in the final site plan.**

Other Consideration:

1. **The applicant is asking that the Planning Commission consider stone façade work and canopies to count towards their 15% of "upgraded architectural features." Stone is not listed, but the code states that the list is not all-inclusive. The Planning Commission will need to decide on that standard.**
2. **The code allows the Planning Commission, in consultation with the City Engineer, to require a traffic study. The City Engineer has recommended that more traffic information be provided.**

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

"The Planning Commission grants preliminary site plan and conditional use permit approval for Cascade Holdings LLC, parcel* 157790001*, in West Haven, subject to the conditions recommended by staff in the staff report, including the applicant performing a traffic study to be submitted to the City Engineer with construction drawings."

CONDITIONAL USE PERMIT APPLICATION

West Haven Planning Commission
4150 S 3900 W West Haven, UT 84401
801-731-4519

Purposed Use: Commercial supply warehouse

Property Address 2160 W 2100 S West Haven **Parcel #** 157790001

Existing Zone C3 **No. of Acres or Sq Ft.** 1.80 **# Res. Units** _____

Building Sq Ft. 15,000 **Building Height** (stories & ft.) 24 ft.

***Items Needed:** **A site plan must be provided with the application. If a sign is requested, please attach a photo to the application. If there is landscaping involved in the request, please attach a site plan for the landscaping to this application.**

Please answer the following questions below:

- Is the proposed used necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? ☑ Yes ☐ No

  If yes, please answer the following 2 questions:

  1. Describe how the use will be necessary or desirable to provide a service or facility to the community? We provide exterior services for mainly new construction, ensuring high quality finishes for homes.
  2. Describe how the use will contribute to the general well-being of the community? our work improves the durability & appearance of new homes, supporting community growth & development.

- Will the proposed use be detrimental to the health, safety, and general welfare of persons in our community? ☐ Yes ☑ No
- Will the proposed use be injurious to property or improvements to the community? ☐ Yes ☑ No
- Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings, and structures? ☑ Yes ☐ No

  If yes, please answer the following questions about the proposed use in the proposed area:

  1. Will the proposed use generate traffic in the area?
     ☐ **Yes,** how much is anticipated_____ ☑ No
  2. Will the proposed use have an impact on parking in the area?
     ☐ **Yes,** how much is anticipated_____ ☑ No

- Will the proposed use be compatible with the building and structure designs in the area?
  ☑ Yes ☐ No
- Will the proposed use be compatible with the building and structure uses in the area?
  ☑ Yes ☐ No
- Will the proposed use be compatible with landscaping and signs in the area?
  ☑ Yes ☐ No

- Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? ☑ **Yes** ☐ **No**
- Will the proposed use lead to the deterioration of the environment or ecology in the general are? ☐ **Yes** ☑ **No**
- Will the proposed use produce conditions or emit pollutants? ☐ **Yes** ☑ **No**
  If yes, what type of pollutant shall be emitted or produced and how would they be disposed of or mitigated._____
- Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? ☐ **Yes** ☑ **No**
  If yes, please explain: _____

Owners/
Business Name: Cascade Holdings LLC. (Ben Probst) Phone # 801-427-6350

Address: 352 Gold Tip DR City Orem State UT Zip 84058

Email Address: Ben@cascade.build

If an Agent will be representing you, please complete the information below

Agents Name: Fernando Perez Phone: 626-722-7897

Address: 352 Gold Tip DR City Orem State UT Zip 84058

Email Address: Fernando@cascade.build

Signature: _____ Date: 12/23/24
(Owner/Petitioner)

I authorized Fernando Perez to act as my representative in all matters relating to this

(Owner) Ben Probst (Agent) Ben Probst

State of Utah
§
County of Utah

On this 23 day of December in the year 2024, before me, a notary public, personally appeared Ben Probst, proved on the basis of satisfactory signer evidence to be the person(s)
(Name of Document)
(is/are) whose name(s) (is/are) subscribed to this instrument, and acknowledge(he/she/they) execute the same.

Witness my hand and official seal.

_____

MONICA M PEREZ
Notary Public - State of Utah
Comm. No. 727299
My Commission Expires on
Oct 18, 2026

Conditional Use Permit Fee's:
City Review Fee $100.00, plus
$10.00 (1-5 acres)
$20.00 (5.01 + acres)

Amount Paid:_____

Date Paid:_____

Office Use Only

Scheduled for Planning Commission on:_____

Date Approved:_____ Denied:_____

Conditions of Approval:_____

SITE PLAN
AND DESIGN REVIEW

Address of Site Lot 1 Norris Commercial Park Parcel # 15779001

Applicant Name Cascade Holdings LLC. (Ben Probst)

Agent Name

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

Site Preparation & Construction of Steel Commercial Bldg. and

Site plan design for 15,000 (Square Feet) building be approved on 1.80 (acreage) of

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

Signed: Ben Probst (Owner/Petitioner) Date: 12/15/24

I authorize Paul Nielson/Dave Peterson P.E. to act as my representative in all matters relating to this application.

Ben Probst (Owner)

Fernando Perez (Agent as Authorized by Owner)

State of Utah)

§

County of Utah)

On this 16 day of December, in the year 2024, before me, Monica Perez

a notary public, personally appeared Ben Probst (name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

MONICA M PEREZ
Notary Public - State of Utah
Comm. No. 727299
My Commission Expires on
Oct 18, 2026

Witness my hand and official seal.

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		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

Owner Information

Address 352 Gold Tip Dr. City OREM State UT Zip 84058

Phone 801-427-6350 Fax /

Email Ben@Cascade.build

Agents Information

Address 352 Gold Tip Dr. City OREM State UT Zip 84058

Phone 1-626-722-7897 Fax /

Email: Fernando@Cascade.build.

Surveyor/Engineer (Excel Engineering inc)

Name David W. Peterson P.E. Phone 801-756-4504 Fax /

Email David@Excelcivil.com

Address 12 West 100 north 201C City American Fork State UT Zip 84003

COSTS TO BE INCURRED BY DEVELOPER

TO WEST HAVEN CITY

Fees	
City Review $250.00 per plan set	
Preliminary $500.00 + $50.00 per acres (0-5 acres) $1500.00 + $75.00 per acres (5.01 - 10 acres) $2000.00 + $100.00 per acres (10.01 - 15 acres) $3000.00 + $100.00 per acre (15.01+ acres)	**Preliminary Amount** _____ **Date Paid** _____ **Final Amount** _____ **Date Paid** _____
Needs City Council Approval ☐ Yes _____ ☐ No	**Scheduled for Planning Commission Agenda** _____ **Conditions**
Planning Commission action **Preliminary** ☐ Approved ☐ Denied **Date** **Final** ☐ Approved ☐ Denied **Date** _____	
City Council action **Preliminary** ☐ Approved ☐ Denied **Date** **Final** ☐ Approved ☐ Denied **Date** _____	

Community Development Director _____

Affidavit of Understanding and Acceptance

Of

Fees & Costs

For

[ ] West Haven City

and/or

[ ] West Haven Special Service District

Contractor/Developer:	Cascade Holdings LLC (Ben Probst) Lic# 7478949-5501
Project/Development:	Lot 1 Norris Commercial Park site
Authorized Officer/Agent:	Ben Probst (owner)
Office Notes:	

IN CONSIDERATION of a request to conduct development activities within the political boundaries of West Haven City and/or West Haven Special Service District, and having been duly sworn, by my signature below, I hereby affirm and declare that on behalf of the above-designated Contractor / Developer and Project / Development, that such due diligence and research as we have determined to sufficient to protect our interests has been conducted in this matter; and, further, that we have identified and have familiarized ourselves with the full range of impact fees, building permit fees, service fees, and all other fees that may be chargeable to or against this project by the City or District; and, having thus become familiar with said fees and costs, hereby accept those costs as valid and appropriate as applied to us and this project and acknowledge and affirm that they are a lawful exercise of relevant City or District authority.

FURTHER, in consideration of the foregoing and continued processing of our development request, we agree not to challenge or contest these fees and service costs unless and until they are proposed to be changed and, at such time, that our challenge shall be only to the proposed increase in fees or service costs, if any, that may be applicable to this project.

[X] I have read the foregoing and, desiring to be bound thereby, accept the same.

Ben Probst (owner)

Authorized Officer or Agent

[ ] I have read the foregoing and do NOT accept nor desire to be bound by the same. I understand that by this refusal to accept the above terms and conditions, 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 has been resolved either by negotiation, mediation, or litigation or have otherwise been withdrawn.

_____

Authorized Officer or Agent

State of Utah)

§

County of Utah

On this 16 day of December, in the year 2024, before me Monica Perez,

a notary public, personally appeared Ben Probst

proved on the basis of satisfactory 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.

NOTARY PUBLIC

MONICA M PEREZ
Notary Public - State of Utah
Comm. No. 727299
My Commission Expires on
Oct 18, 2026



D1 PERSPECTIVE VIEW
P201 SCALE: NTS



1 RIBBED METAL PANELING - GRAY (TO BE FINALIZED)



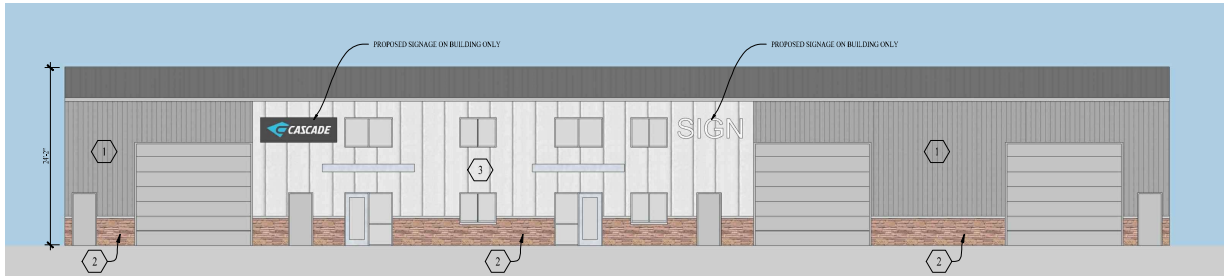
2 MOUNTAIN STRIP STONE - CAPE COD GREY (TO BE FINALIZED)



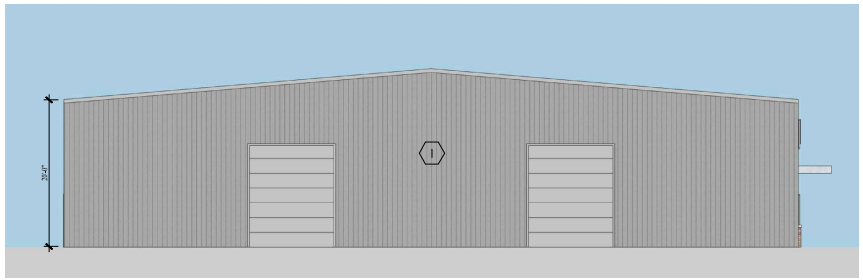
3 INSULATED METAL PANEL (IMPS) - WHITE (TO BE FINALIZED)

MATERIAL PRECENTAGES TABLE:

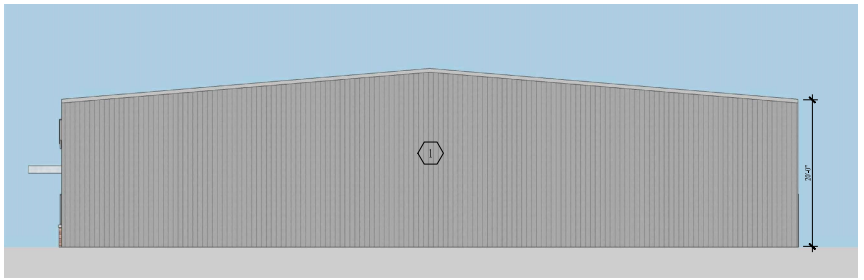
ELEVATION	METAL PANELING	STONE	IMPS
SOUTH	40%	15%	45%
WEST	100%	0%	0%
EAST	100%	0%	0%
NORTH	100%	0%	0%



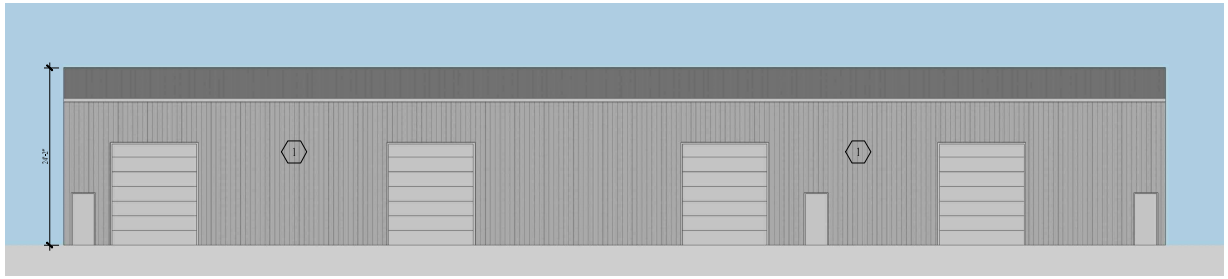
C2 SOUTH ELEVATION
P201 SCALE: 1/8" = 1'-0"



B1 WEST ELEVATION
P201 SCALE: 1/8" = 1'-0"



B4 EAST ELEVATION
P201 SCALE: 1/8" = 1'-0"



A2 NORTH ELEVATION
P201 SCALE: 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
01	SITE PLAN	01.08.2024		

ORDER
ARCHITECTURE
T: 801.597.7641
4478 W DORENA LN
SOUTH JORDAN, UT 84009
paul@order-arch.com
www.order-arch.com

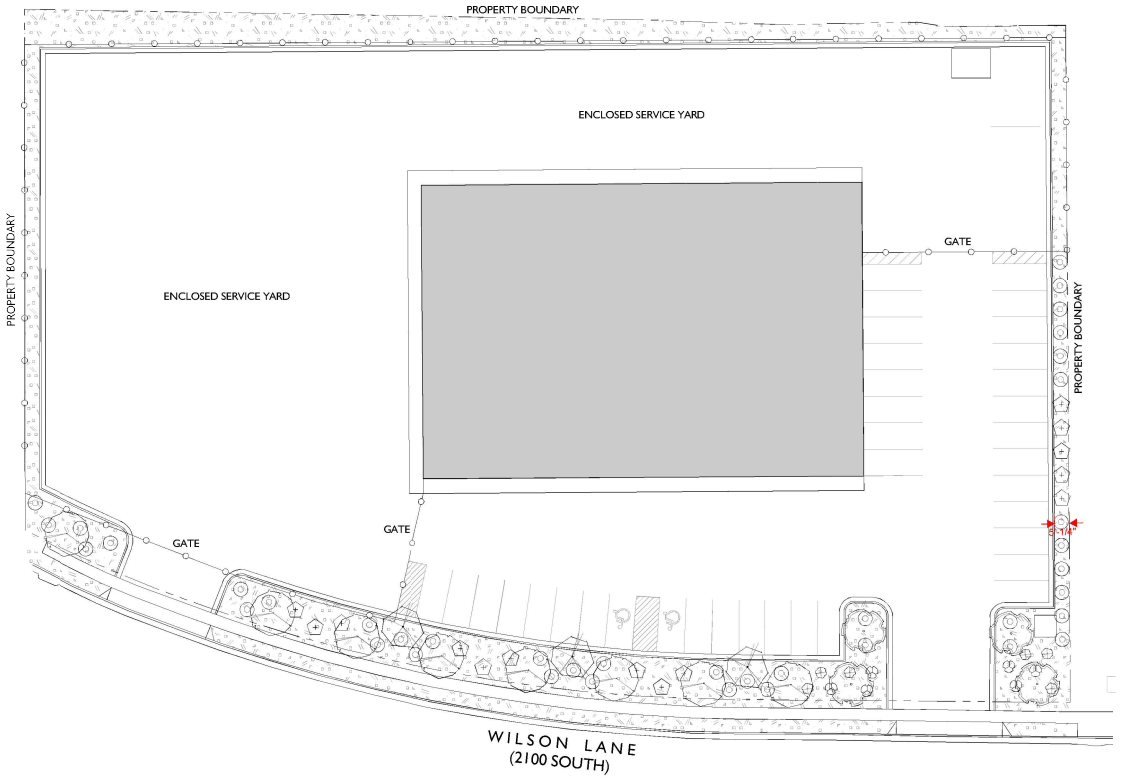
CASCADE WEST HAVEN
2160 WEST 2100 SOUTH
WEST HAVEN, UTAH 84401

PROJECT NUMBER
143.2402

EXTERIOR ELEVATIONS

DRAWING NUMBER
P201

This drawing, as an instrument of service, is the property of ORDER ARCHITECTURE and shall not be used, in whole or part, for any other project without written authorization from ORDER ARCHITECTURE. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.



LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. Pre-emergent herbicide shall be used prior to placement of all rock and gravel areas.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
8. Planting pits for trees and plants to consist of 1 part topsoil to 1 part native soils. Excavate twice the size of the rootball for planting pits.

LANDSCAPE SUMMARY

SITE AREA	78,314 S.F. - 100%
LANDSCAPE AREA	7,750 S.F. - 10%
TREES REQD - 1 / 400S.F.	19 TREES
SHRUBS REQD. - 1 /200 S.F.	39 SHRUBS
MIN. 50% LIVE MATERIAL COVERAGE	

LANDSCAPE SCHEDULE

Sym	Qnty	Scientific Name	Common Name	Size	Drought Tolerant*
		DECIDUOUS TREES			100%
	3	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	Yes
	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal.	Yes
	8	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.	Yes
		DECIDUOUS SHRUBS			100%
	40	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.	
		ORNAMENTAL GRASSES			100%
	14	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.	
		PERENNIALS			100%
	6	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.	Yes
	6	Perovskia atriplicifolia	Russian Sage	1 Gal.	Yes
		MULCH			
		11,448 S.F.2", Over DeWitt PRO5 Weed Barrier		3" Min.	

* - Drought Tolerant Plants as Selected from WBWCD Plant List

A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT THOMAS BLAKE No. 11688 REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIPTION	DATE
	1.08.2025

REV.	DESCRIPTION	DATE

This drawing, as an instrument of professional service, is the property of SCOTT THOMAS BLAKE DESIGN L.L.C. and shall not be used, in whole or part, for any other project without written permission. Copyright © 2025

CASCADE WEST HAVEN
2160 WEST 2100 SOUTH
WEST HAVEN, UTAH

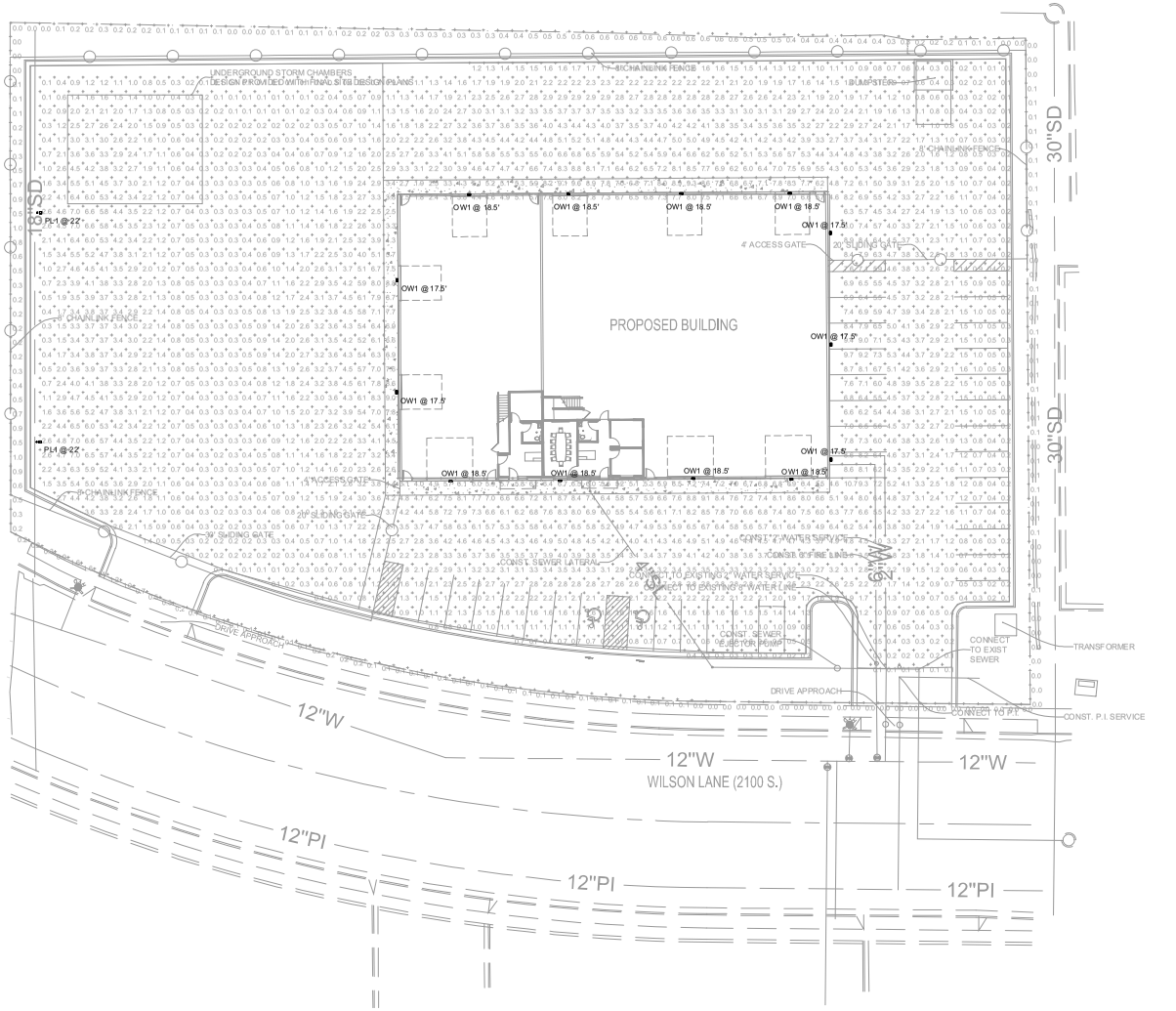
PRELIMINARY

LANDSCAPE PLAN

L101

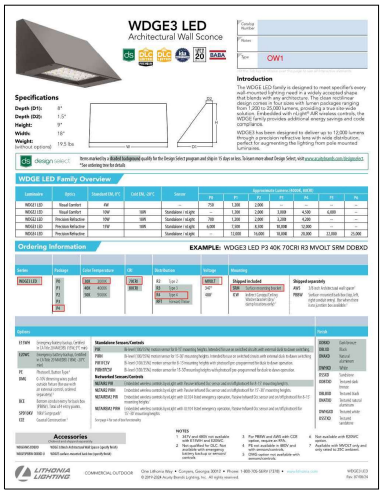
Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	OW1	13	Lithonia Lighting	WDGE3 LED P4 70CRI R4 30K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3,000K, 70CRI, TYPE 4 OPTIC	1	11554	1	87.8914
▯	PL1	2	Lithonia Lighting	RSX2 LED P3 30K R4 HS	RSX LED Area Luminaire Size 2 P3 Lumen Package 3,000K CCT Type R4 Distribution with HS shield	1	13173	1	149.98

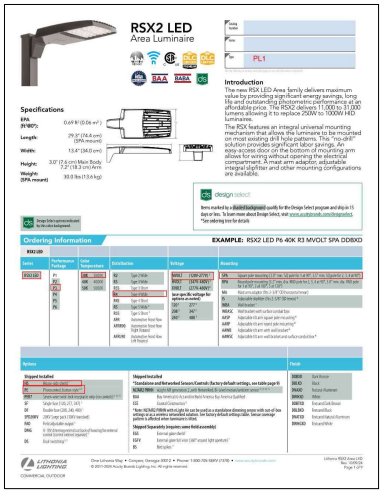
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.7 fc	10.7 fc	0.1 fc	107.0:1	27.0:1
Property Boundary	+	0.2 fc	1.6 fc	0.0 fc	N/A	N/A



1 / ESP01 ELECTRICAL SITE PHOTOMETRIC - FOR REFERENCE ONLY

SCALE: 1" = 20'-0"





CASCADE WEST HAVEN

2160 WEST 2100 SOUTH
WEST HAVEN, UT 84401

STAMP

NOT FOR CONSTRUCTION

REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2330 West 12600 South, Suite F | Riverton, UT 84065
(801) 566-0003 www.rmceutl.com

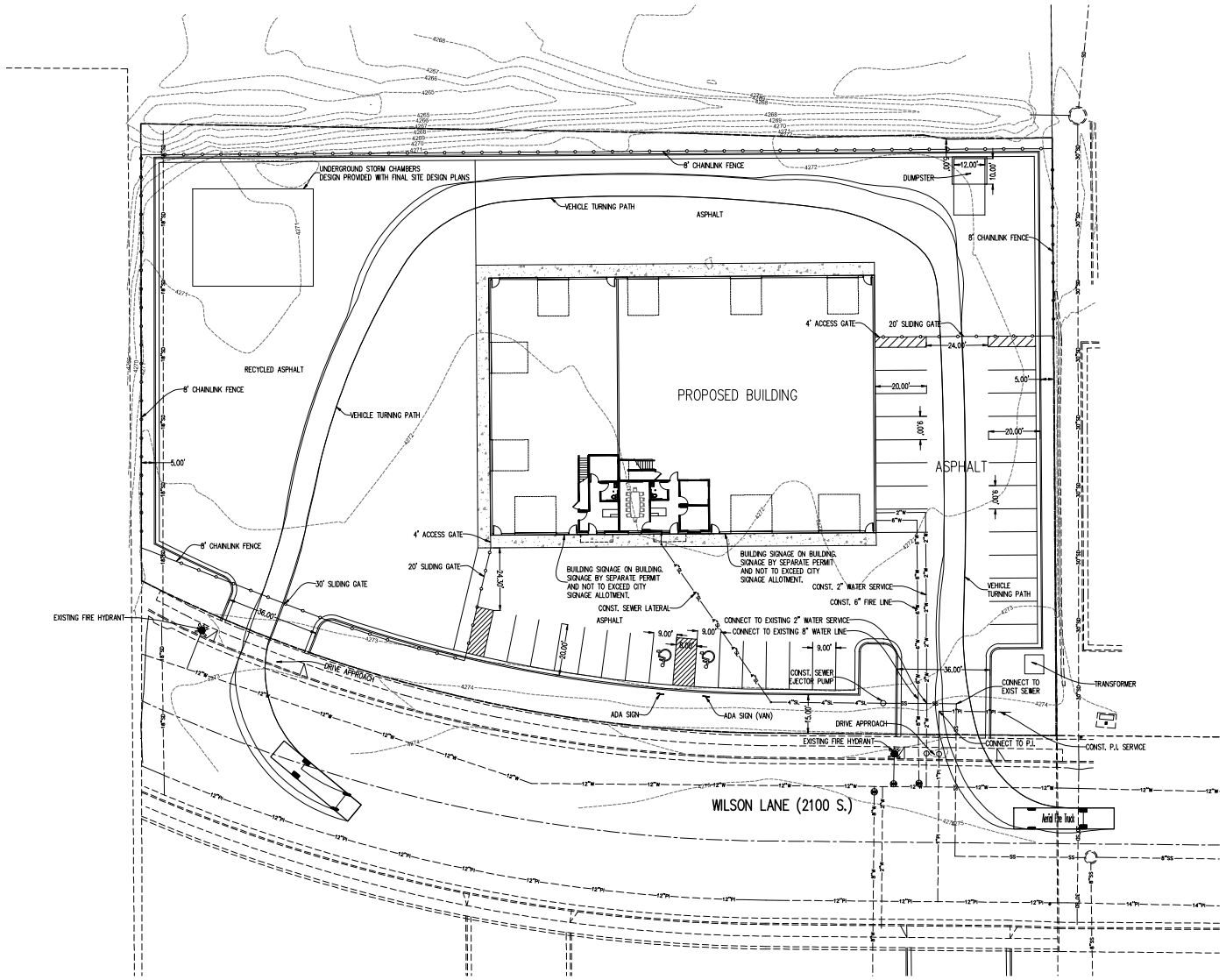
PROJECT #:	25007
DRAWN BY:	RS/ JH
CHECKED BY:	DH
DATE:	01/07/2025

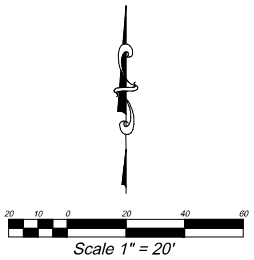
© ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2025

SHEET TITLE:

ELECTRICAL SITE PHOTOMETRIC

ESP01





GENERAL NOTES:

1. ZONE = C-3, REGIONAL COMMERCIAL
2. USE IS WAREHOUSE WHICH IS A CONDITIONAL USE.
3. TOTAL FOOTPRINT IS 15,000 S.F. WITH 2,300 S.F. OFFICE.
4. PARKING TABULATIONS:
   OFFICE: (2,300 GFA)(1 SPACE/250 GFA)=9.2 SPACES
   WAREHOUSE: 20 SPACES + (12,700 GFA)(1 SPACE/2,000 GFA) = 26.35 SPACES
   TOTAL SPACES REQUIRED = 35.55 SPACES ROUNDED UP TO 36 SPACES
   TOTAL SPACES PROVIDED = 36 SPACES
   ADA SPACES REQUIRED/PROVIDED INCLUDING ADA = 2
5. ALL CONSTRUCTION TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
6. NO MONUMENT SIGNS ARE PROPOSED FOR THIS SITE. SIGNAGE WILL BE BUILDING MOUNTED.
7. OPERATION HOURS TO BE 7 AM TO 6 PM.

BENCH MARK

EAST QUARTER CORNER, SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4286.59

REVISIONS

Rev.	Date	Description

Developer/Property Owner: Ben Probst
ben@cascade.build

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; davd@excelcivil.com

CASCADE WEST HAVEN

WEST HAVEN 2160 WEST 2100 SOUTH UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

SITE PLAN

Scale: 1"=20'
Date: 01/03/24
C1

Planning Commission
Staff Review Memo

January 16, 2025

PRELIMINARY SITE PLAN /CUP REVIEW

Request:	Grant preliminary site plan for RDO Equipment, a heavy equipment sales and service business
Property Address:	1971 W 2100 S
Parcel(s):	15-788-0003
Property Zone:	Commercial C-2
Property Size:	5.26
Applicant:	Agent: Genneva Blanchard
Governing Docs:	WHZC 157.730-737
Decision Type:	Administrative Recommendation
Recommendation:	See comments under "Staff Review/Recommendation"

Background

This petition is for a Commercial Site Plan/Conditional Use Permit. It is located on the south/west corner of 21st Street and 1900 west. The proposal is for a farm equipment sales and service facility. It is anticipated that it will have typical business operating hours. The building is approximately 32,000 square feet. The current zone is C-2. The proposed use is conditional in the C-2. The petition has been reviewed by the development review committee.

Site Design 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 subchapter regulates parking and loading spaces, vehicle traffic, and access to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city.

The proposed project falls into several different categories of the parking Ordinance.

Automobile sales, new/used	5 spaces, plus 1 space per 2,000 square feet GFA. This is exclusive of on-site inventory parking
Office, general	1 space per 250 square feet GFA

Based on the above analysis the project should have adequate parking.

§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. Prior to final approval the access shall be approved by City Engineer.

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

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***A signage plan has been submitted. 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 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

(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 are 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 issuance 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.

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 along with their locations, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

This application also requires a Conditional Use Permit.

Because CUP standards have been addressed and reviewed as part of the Site Plan review, Staff recommends combining the approval process for both processes. This will avoid redundancies and conflicts between the processes.

§ 157.520 CONDITIONAL USE STANDARDS.

This section sets forth standards for determining whether a conditional use will have any detrimental effect and should be approved as proposed, approved with conditions, or denied. Because some standards may, or may not, relate to a particular conditional use, ***the Planning Commission shall determine which standards will be considered in analyzing the possible detrimental effects that may result from a proposed conditional use.***

(A) *General plan.* The proposed use conforms to policies of the city's general plan.
(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
(C) *Access.* Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.
(D) *Circulation.* On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.
(E) *Parking.* The location and design of off-street parking complies with standards of this subchapter.
(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.
(G) *Utility services.* Utility capacity supports the use at normal service levels.
(H) *Screening.* The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.
(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.
(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.
(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.
(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.
(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Staff Review/Recommendation

In all material respects, the project is compliant with the standards necessary to receive a Conditional Use permit and preliminary site plan approval, with the following conditions:

1- Prior to receiving final site plan approval, the applicant 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.
2- Prior to receiving final site plan approval, the applicant shall submit to the City all required will serve letters and the fire review from Weber Fire District.
3- Prior to receiving final site plan approval, the applicant shall provide a vehicle path analysis for the largest expected vehicle for both access points.
4- The Conditional Use Permit shall be subject to the requirements and conditions of the approved site plan.

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 and conditional use permit for RDO, located at approximately 1971 W. 2100 S., West Haven, Parcels #157880003, subject to the conditions recommended by staff in the staff report."

CONDITIONAL USE PERMIT APPLICATION

West Haven Planning Commission
4150 S 3900 W West Haven, UT 84401
801-731-4519

Purposed Use: Heavy equipment sales and service

Property Address 1911 W. 2100 S., West Haven **Parcel #** 15-788-0001 & 0002 & 0003

Existing Zone C2 **No. of Acres or Sq Ft.** 8.33 **# Res. Units** N/A

Building Sq Ft. 36,642 **Building Height** (stories & ft.) 32 ft at max peak

***Items Needed:** A site plan must be provided with the application. If a sign is requested, please attach a photo to the application. If there is landscaping involved in the request, please attach a site plan for the landscaping to this application.

Please answer the following questions below:

- Is the proposed used necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? ☑ **Yes** ☐ **No**

  If yes, please answer the following 2 questions:

  1. Describe how the use will be necessary or desirable to provide a service or facility to the community?_____
  2. Describe how the use will contribute to the general well-being of the community?_____

- Will the proposed use be detrimental to the health, safety, and general welfare of persons in our community? ☐ **Yes** ☑ **No**
- Will the proposed use be injurious to property or improvements to the community? ☐ **Yes** ☑ **No**
- Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings, and structures? ☑ **Yes** ☐ **No**

  If yes, please answer the following questions about the proposed use in the proposed area:

  1. Will the proposed use generate traffic in the area?
     ☐ **Yes,** how much is anticipated_____ ☑ **No**
  2. Will the proposed use have an impact on parking in the area?
     ☐ **Yes,** how much is anticipated_____ ☑ **No**

- Will the proposed use be compatible with the building and structure designs in the area?
  ☑ **Yes** ☐ **No**
- Will the proposed use be compatible with the building and structure uses in the area?
  ☑ **Yes** ☐ **No**
- Will the proposed use be compatible with landscaping and signs in the area?
  ☑ **Yes** ☐ **No**

- Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? ☑ Yes ☐ No
- Will the proposed use lead to the deterioration of the environment or ecology in the general are? ☐ Yes ☑ No
- Will the proposed use produce conditions or emit pollutants? ☐ Yes ☑ No
  If yes, what type of pollutant shall be emitted or produced and how would they be disposed of or mitigated. _____
- Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? ☐ Yes ☑ No
  If yes, please explain: _____

Owners/
Business Name: RDO Equipment Co. Phone #701-850-6119

Address: 225 Broadway N City Fargo State ND Zip 58102

Email Address: _____

If an Agent will be representing you, please complete the information below

Agents Name: Genneva Blanchard Phone: 802-375-4057

Address: 5730 S. 1475 E. City Ogden State UT Zip 84403

Email Address: genneva@johnwhansen.com

Signature: _____ Date: 11/26/24
(Owner/Petitioner)

I authorized Genneva Blanchard to act as my representative in all matters relating to this

(Owner) _____ (Agent) _____

State of ~~Utah~~ North Dakota

County of § Cass

On this 19th day of Nov, in the year 20 24, before me, a notary public, personally appeared Steve Dewald (Name of Document), proved on the basis of satisfactory signer evidence to be the person(s) (is/are) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Lisa J. Rudnick

LISA J. RUDNICK
Notary Public
State of North Dakota
My Commission Expires Dec. 8, 2025

Conditional Use Permit Fee's:
City Review Fee $100.00, plus
$10.00 (1-5 acres)
$20.00 (5.01 + acres)

Amount Paid: _____

Date Paid: _____

Office Use Only

Scheduled for Planning Commission on: _____

Date Approved: _____ Denied: _____

Conditions of Approval: _____

SITE PLAN
AND DESIGN REVIEW

Address of Site 1911 W. 2100 S., West Haven Parcel # 15-788-0001 & 0002 & 0003

Applicant Name RDO Equipment Co.

Agent Name Genneva Blanchard

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

Heavy equipment sales and service and

Site plan design for 36,642 (Square Feet) building be approved on 8.33 acres (acreage) of

Property in the C2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ (Owner/Developer) Date: 11/25/24

I authorize Genneva Blanchard to act as my representative in all matters relating

to this application.

_____ (Owner)

_____ (Agent as Authorized by Owner)

State of ~~Utah~~ North Dakota)
§
County of Cass)

On this 19th day of November, in the year 2024, before me, Lisa Rudnick

a notary public, personally appeared Steve Dewald (name of document signer), proved on the basis of satisfactory

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

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

LISA J. RUDNICK
Notary Public
State of North Dakota
My Commission Expires Dec. 8, 2025

Witness my hand and official seal.

Lisa J. Rudnick

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		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

Owner Information

Address RDO Equipment Co. City Fargo State ND Zip 58102

Phone 701-850-6119 Fax _____

Email _____

Agents Information

Address 5730 S. 1475 E. City Ogden State UT Zip 84403

Phone 802-375-4057 Fax N/A

Email: genneva@johnwhansen.com

Surveyor/Engineer

Name Andy Hubbard Phone 801-394-4515 Fax N/A

Email andyh@greatbasineng.com

Address 5746 S. 1475 E. City Ogden State UT Zip 84403

COSTS TO BE INCURRED BY DEVELOPER

TO WEST HAVEN CITY

Fees	
City Review $250.00 per plan set	
Preliminary $500.00 + $50.00 per acres (0-5 acres) $1500.00 + $75.00 per acres (5.01 - 10 acres) $2000.00 + $100.00 per acres (10.01 - 15 acres) $3000.000 + $100.00 per acre (15.01+ acres)	**Preliminary Amount** _____ **Date Paid** _____ **Final Amount** _____ **Date Paid** _____
Needs City Council Approval ☐ **Yes** _____ ☐ **No**	**Scheduled for Planning Commission Agenda** _____ **Conditions**
Planning Commission action **Preliminary** ☐ **Approved** ☐ **Denied** **Date** _____ **Final** ☐ **Approved** ☐ **Denied** **Date** _____	
City Council action **Preliminary** ☐ **Approved** ☐ **Denied** **Date** _____ **Final** ☐ **Approved** ☐ **Denied** **Date** _____	

Community Development Director _____

Affidavit of Understanding and Acceptance

Of

Fees & Costs

For

[X] West Haven City

and/or

[X] West Haven Special Service District

Contractor/Developer:	RDO Equipment
Project/Development:	RDO Equipment
Authorized Officer/Agent:	Genneva Blanchard
Office Notes:	

IN CONSIDERATION of a request to conduct development activities within the political boundaries of West Haven City and/or West Haven Special Service District, and having been duly sworn, by my signature below, I hereby affirm and declare that on behalf of the above-designated Contractor / Developer and Project / Development, that such due diligence and research as we have determined to sufficient to protect our interests has been conducted in this matter; and, further, that we have identified and have familiarized ourselves with the full range of impact fees, building permit fees, service fees, and all other fees that may be chargeable to or against this project by the City or District; and, having thus become familiar with said fees and costs, hereby accept those costs as valid and appropriate as applied to us and this project and acknowledge and affirm that they are a lawful exercise of relevant City or District authority.

FURTHER, in consideration of the foregoing and continued processing of our development request, we agree not to challenge or contest these fees and service costs unless and until they are proposed to be changed and, at such time, that our challenge shall be only to the proposed increase in fees or service costs, if any, that may be applicable to this project.

[X] I have read the foregoing and, desiring to be bound thereby, accept the same.

Authorized Officer or Agent

[ ] I have read the foregoing and do NOT accept nor desire to be bound by the same. I understand that by this refusal to accept the above terms and conditions, 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 has been resolved either by negotiation, mediation, or litigation or have otherwise been withdrawn.

Authorized Officer or Agent

State of Utah)

§

County of Davis

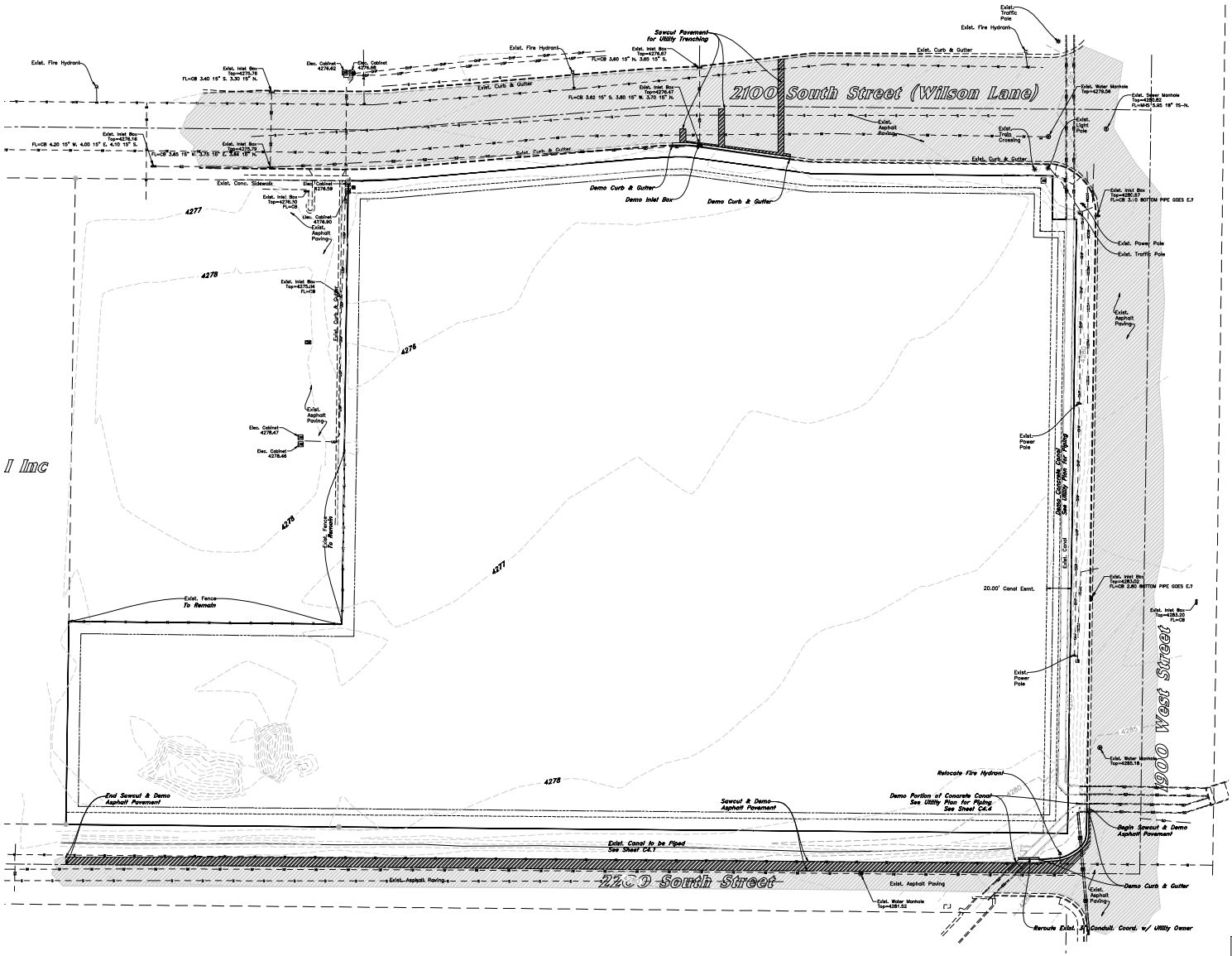
On this 25 day of Nov., in the year 2024, before me Jacob Earl,

a notary public, personally appeared Genneva Blanchard

proved on the basis of satisfactory 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.

NOTARY PUBLIC

JACOB EARL
Notary Public, State of Utah
Commission # 739175
My Commission Expires
September 13, 2028



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Manhole
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

Scale 1" = 40'

Graphic Scale

Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call 811

1-800-662-4111

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

FOR REVIEW ONLY
Not for Construction

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Demolition Plan

RDO Equipment

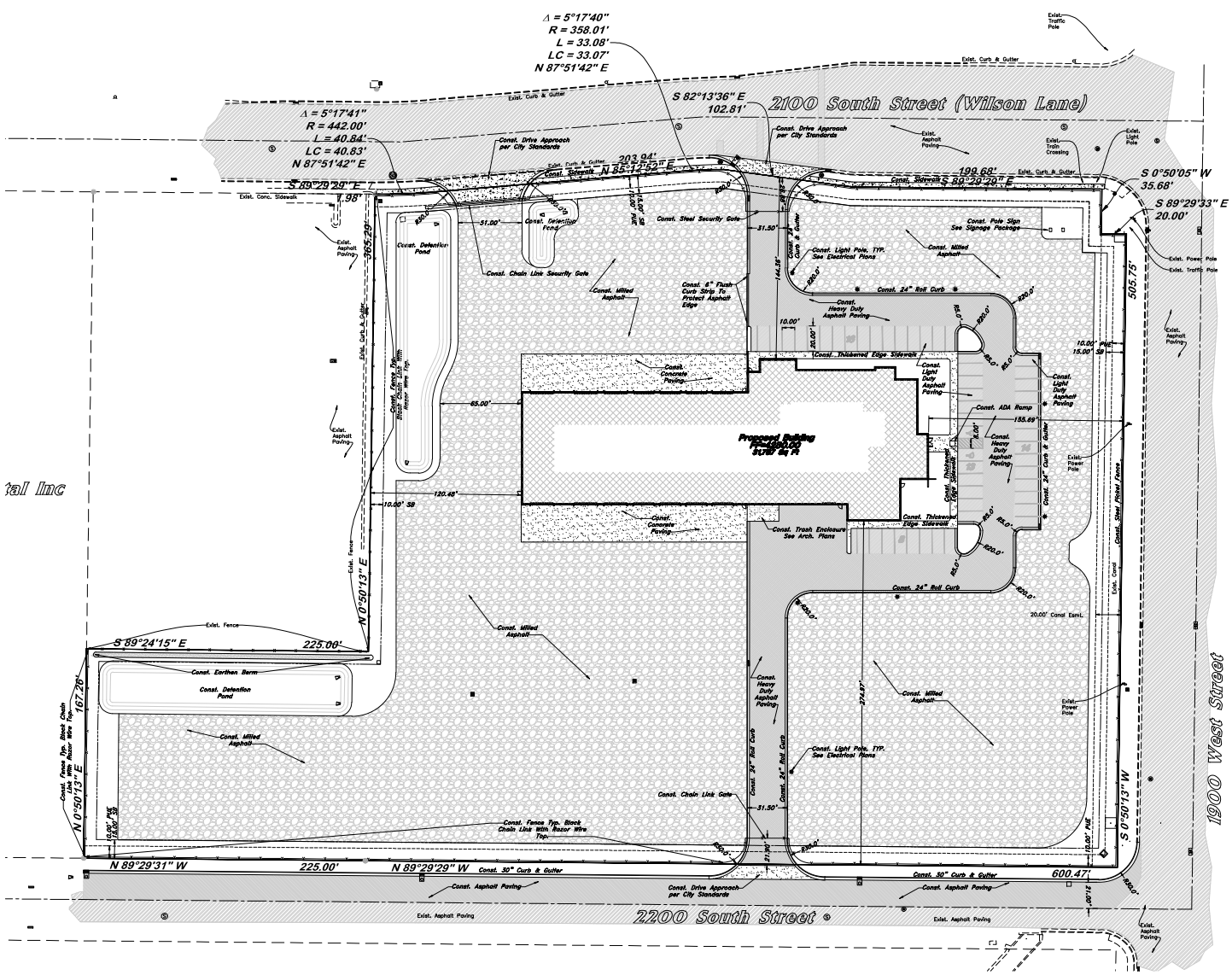
West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

January 2025

SHEET NO.

C1

21N716



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Property line
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Division of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Split Curb & Gutter
- Demo Tree

Scale 1" = 40'

Graphic Scale

Call before you Dig

Call 811

1-800-662-4111

BUILDING SETBACKS	
Front	15 ft.
Rear	None, except 10 ft. where building rears on a Residential Zone
Side	None, except 10 ft. to Residential Zone boundary
Side, facing street on corner lot	15 ft.

SITE DATA TABLE

Parcel Area: 363,113 SF (8.34 AC)
Hardscape: 92,997 SF (2.13 AC)
Milled Asphalt Ground Covers 204,126 SF (4.68 AC)
Open Space: 32,623 SF (0.75 AC)
Non Open Space: 48,473 SF (1.11 AC)
Total Landscape: 81,099 SF (1.86 AC) [22.3%]
Building Footprint: 31,767 SF (See Arch Plans for Actual Building Square Footage)

Total Parking Stalls: 51
ADA Stalls: 2

GENERAL SITE NOTES:
1. Construction within the Public Right of Way to Conform with West Haven City Standards and Specifications, unless excepted by Utility Company requirements.
2. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
3. Fire lane markings and signs to be installed as directed by the Fire Marshall.
4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

FOR REVIEW ONLY
Not for Construction

REV	DATE	DESCRIPTION
1	4-13-2025	1st City Comments

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

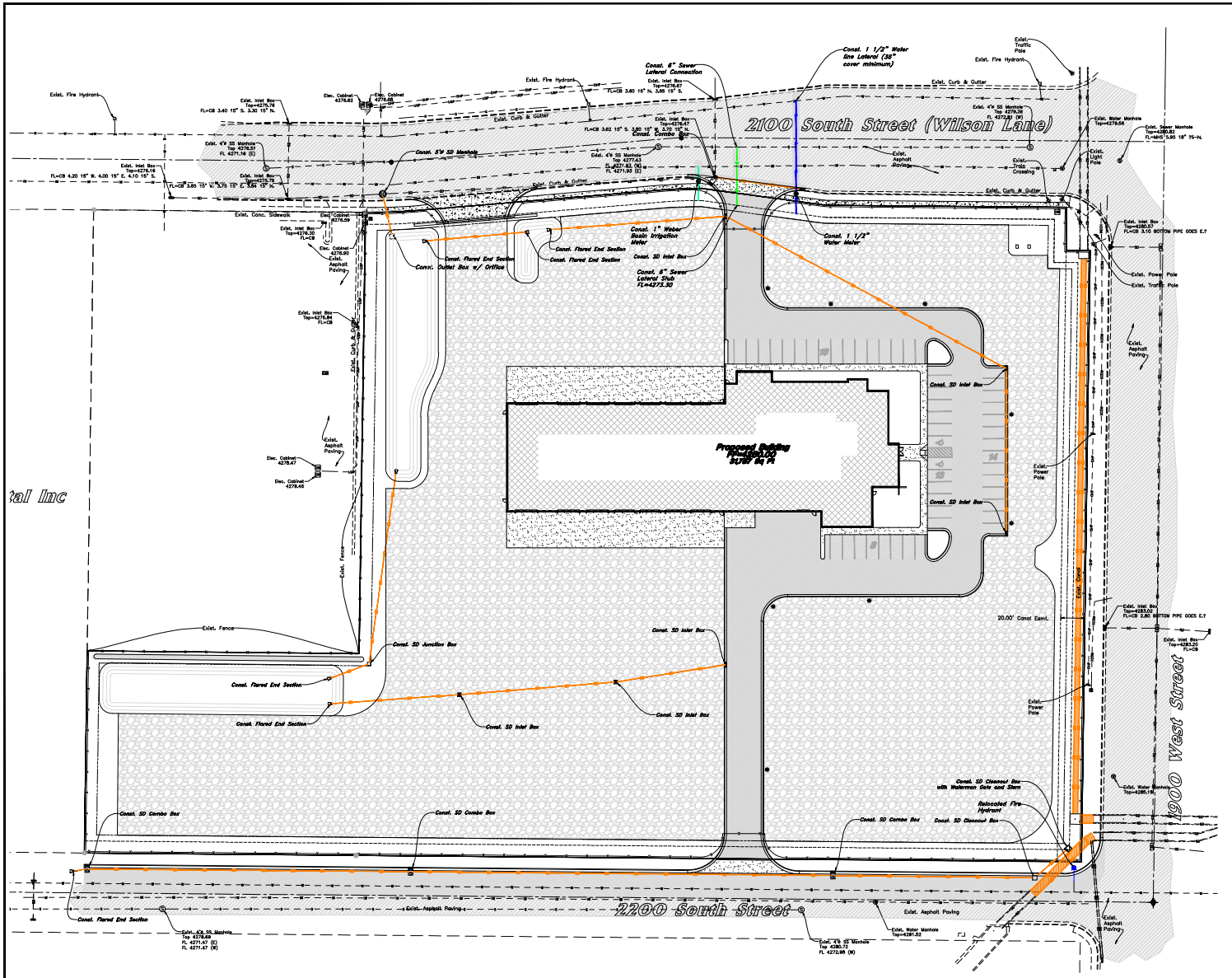
RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

January 2025

SHEET NO.
C2

21N716



Legend

(Notes: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	WV
Water Valve	WV
Sanitary Sewer	SS
Culinary Water	W
Gas Line	G
Irrigation Line	IRR
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	PP
Power pole w/guy	PP
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TW
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	90.32TA
Exist. Grade	90.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Split Curb & Gutter	
Demo Tree	

Scale: 1" = 40'

Graphic Scale

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

GENERAL UTILITY NOTES:
1. Construction within the Public Right of Way to Conform with West Haven City Standards and Specifications, unless exceeded by Utility Company requirements
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grade. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specification for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, Green in Color, ASTM D 3034, Type PSM, SDR 35
2. 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.

STORM DRAIN LINES
1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene materia and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

FOR REVIEW ONLY
Not for Construction

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION
1	4-12-2025	1st City Comments

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

January 2025

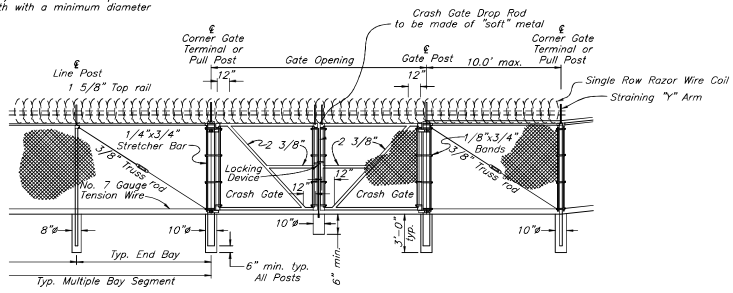
SHEET NO.
C4

21N716

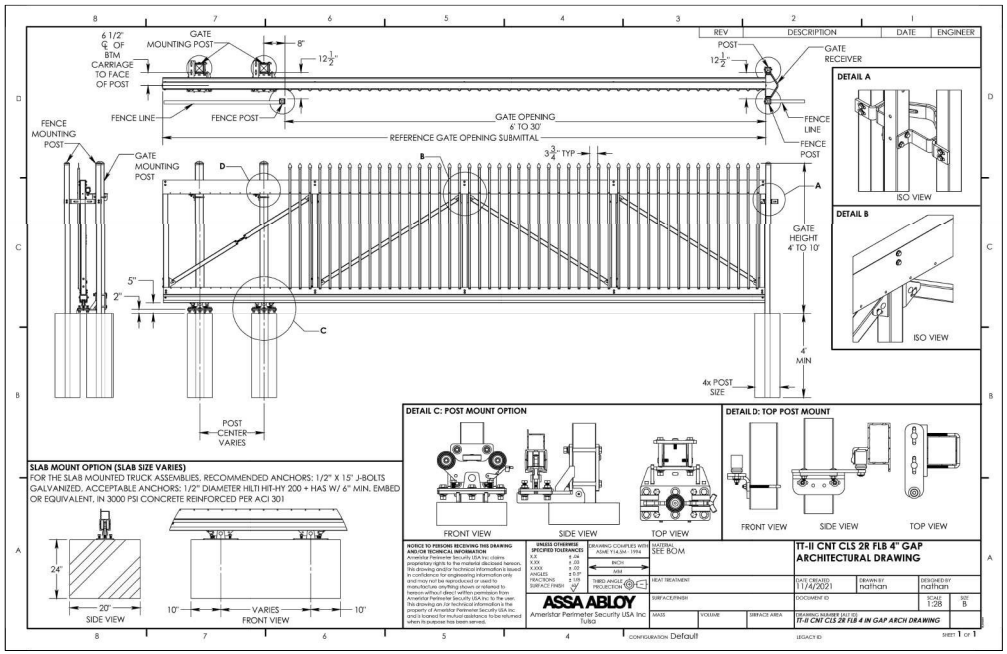
Note:

1. All fabric shall be 8' high chainlink of 2" galvanized mesh of 9 gauge.
2. All steel pipe members shall conform to the requirements of ASTM designation A-120, schedule 40, hot dipped zinc coated steel pipe with black acrylic topcoat
3. All post shall be set in concrete and shall be topped with ball type or other approved ornament.
4. All end corner or pull post shall be 9 feet in length with a minimum diameter of 2 3/8 inches. All line posts shall be 8 feet 8 inches in length with a minimum diameter of 1 7/8 inches.

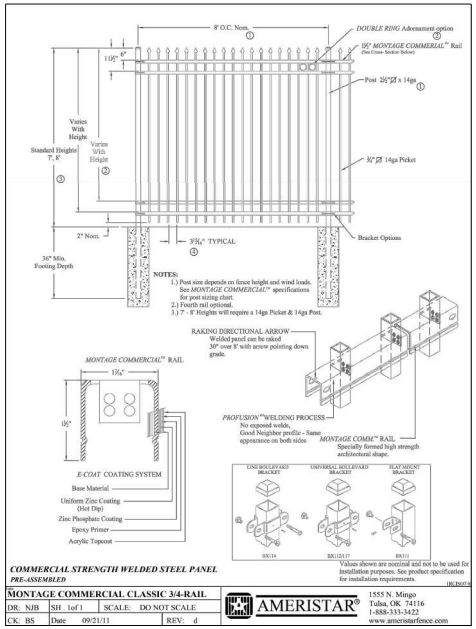
GATES			
GATE POSTS AND GATE FRAMES			
HEIGHT	GATE OPENING	GATE POST	GATE FRAME
8 feet and over	Single to 6' or double to 12'	2 7/8"	1 7/8"
	Single over 6' to 13' or double over 12' to 24'	4"	
	Single over 13' to 18' or double over 24' to 36'	6 5/8"	
	Single over 18' or double over 36'	8 5/8"	
8'	Crash Gate – Single 6' to 8' or double 12' to 16'	6"	2 3/8"



1 Typical Chainlink Fence and Crash Gate
Not to Scale



2 Cantilever Gate
Not to Scale



3 8' Steel Security Fence
Not to Scale

REV	DATE	DESCRIPTION
1	4-12-2023	1st City Comments

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Details

RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

January 2025

SHEET NO.

21N716

RDO Equipment

West Haven, UT - PRELIMINARY SITE DESIGN

1911 W. 2100 Street, West Haven, UT 84401

PROJECT NUMBER: 2747.016.00

DOCUMENT PACKAGE

ISSUED: 01/13/2025

PACKAGE: PRELIMINARY SITE DESIGN

LOCATION MAP



PROJECT TEAM

OWNER

RJD, OF TUTT Company
Fargo, ND

Timothy M. Curran
Phone: 701.237.7348
Mobile: 701.893.5140
Email: tcurran@rdoflutt.com

Chris Schmitz
Mobile: 701.540.8677
Email: cschmitz@rdoflutt.com

CIVIL ENGINEER

Great Basin Engineering, Inc.
5746 S 1475 East, Suite 4000
South Ogden, UT 84403
Phone: 801.394.4515

Andy Hubbard, Civil Engineer
Phone: 801.394.4515, EXT 9410
Email: andyh@greatbasineng.com

ARCHITECT

RSP Architects, Ltd.
1220 Marshall Street NE
Minneapolis, MN 55413
Phone: 612.677.7100 Fax: 612.677.7459

David Serrano, Principal
Phone: 612.677.7312
Email: david.serrano@rsparch.com

Terry Holland, Project Architect/Manager/AOR
Phone: 612.617.7155
Email: terry.holland@rsparch.com

CODE SUMMARY

PROJECT NAME

RDO Equipment - Ogden, UT

PROJECT DESCRIPTION:

The project consists of a new 31,885 sf building with repair shop and office spaces. The site renovation will include parking spaces, vehicle circulation, and stormwater retention ponds.

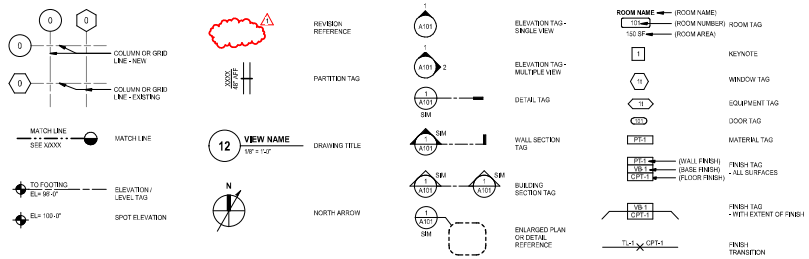
General Information

The site is currently undeveloped agricultural land that has a drainage canal along the east edge.

SHEET INDEX

SHEET NO.	NAME	ISSUES: 01/13/2025 PRELIM SITE DESIGN
	ISSUE KEY: 1 ISSUED (WITH SIGNATURE) 2 REVISED AND RE-ISSUED (WITH SIGNATURE) 3 NOT FOR CONSTRUCTION - REFERENCE ONLY 4 RE-ISSUED FROM A PRIOR BID PACK - NO REVISIONS	
00 GENERAL		
G000	COVER SHEET	1
10 ARCHITECTURAL SITE		
A000	OVERALL SITE PLAN	1
40 ARCHITECTURAL		
A101	FIRST FLOOR PLAN	1
A400	PERSPECTIVES	1
A401	EXTERIOR ELEVATIONS	1

DRAWING SYMBOLS



NOT FOR CONSTRUCTION

RSP Architects
1220 Marshall St NE
Minneapolis, MN
55413-1030
612.677.7100
rsparch.com

CONSULTANTS

PROJECT FOR
RDO Equipment
West Haven, UT - PRELIMINARY SITE DESIGN

Project No.	2747.016.00
Drawn By	Author
Checked By	CNT
Date	01/13/2025

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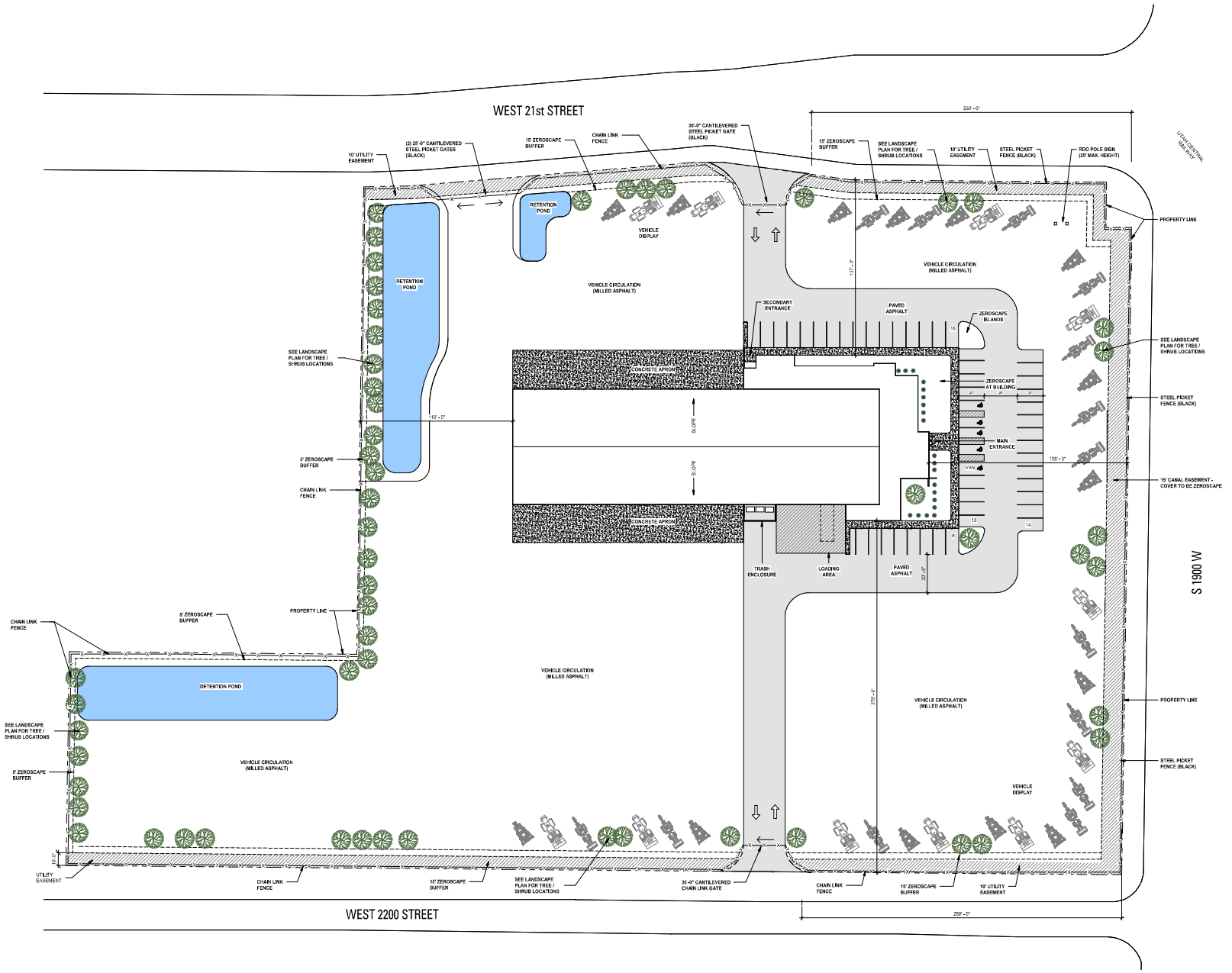
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET

G000

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1 OVERALL SITE PLAN
1" = 30'-0"

SCALE : 1" = 30'-0"

RSP

RSP Architects
1120 NW 56th Street
Seattle, WA 98107
480.809.2060
rsparch.com

CONSULTANTS

CERTIFICATION

NOT FOR CONSTRUCTION

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

RDO Equipment

West Haven, UT - PRELIMINARY SITE DESIGN

Project No.	2747.016.00
Drawn By	Author
Checked By	CNT
Date	01/13/2025

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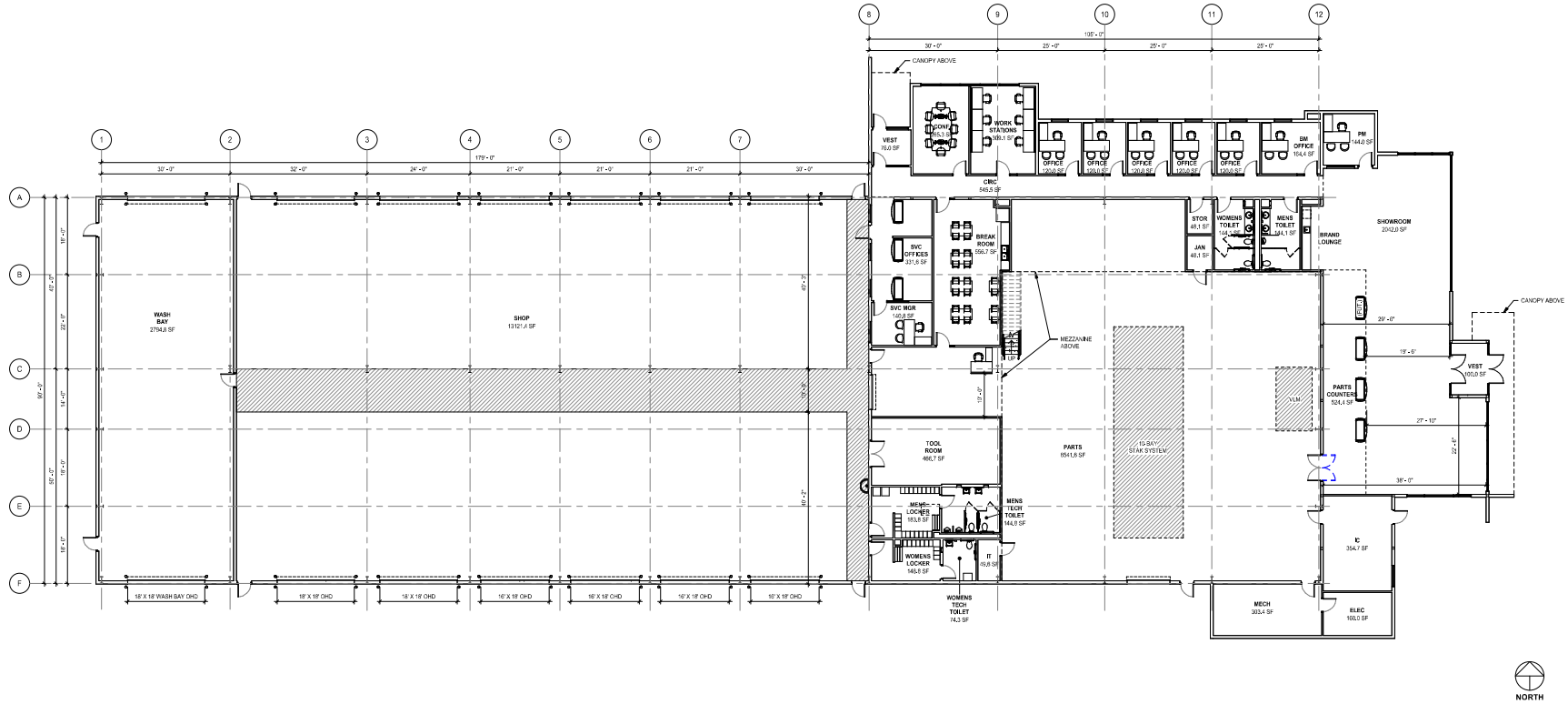
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN

A000

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1 FIRST FLOOR PLAN - 3/32" = 1'-0"

RSP

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1220 Marshall St NE
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rsparch.com

CONSULTANTS

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PROJECT FOR

RDO Equipment

West Haven, UT - PRELIMINARY SITE DESIGN

Project No.	2747.016.00
Drawn By	JHW
Checked By	CNT
Date	01/11/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

A101

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NORTHEAST BIRDSEYE VIEW



NORTHEAST PERSPECTIVE VIEW



SOUTHEAST BIRDSEYE VIEW



SOUTHEAST PERSPECTIVE VIEW



NORTH BIRDSEYE VIEW



NORTH PERSPECTIVE VIEW

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CONSULTANTS

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PROJECT FOR

RDO Equipment

West Haven, UT - PRELIMINARY SITE DESIGN

Project No.	2747.016.00
Drawn By	JHW
Checked By	CNT
Date	01/13/2025

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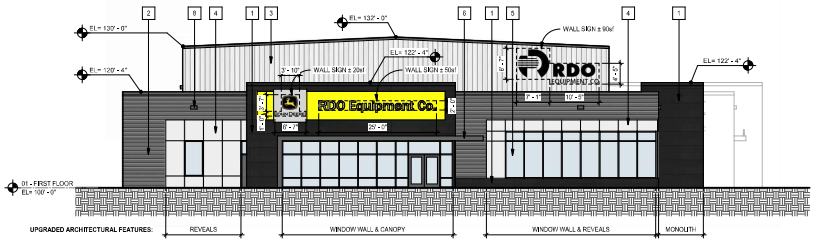
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

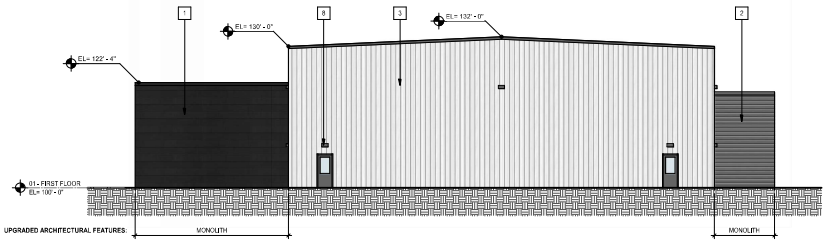
PERSPECTIVES

A400

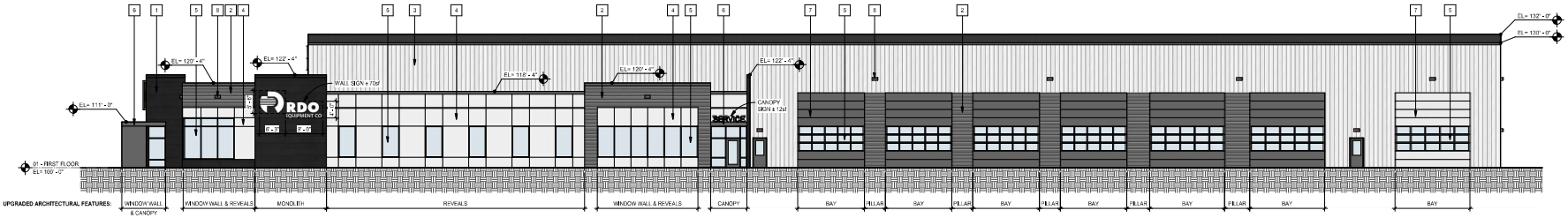
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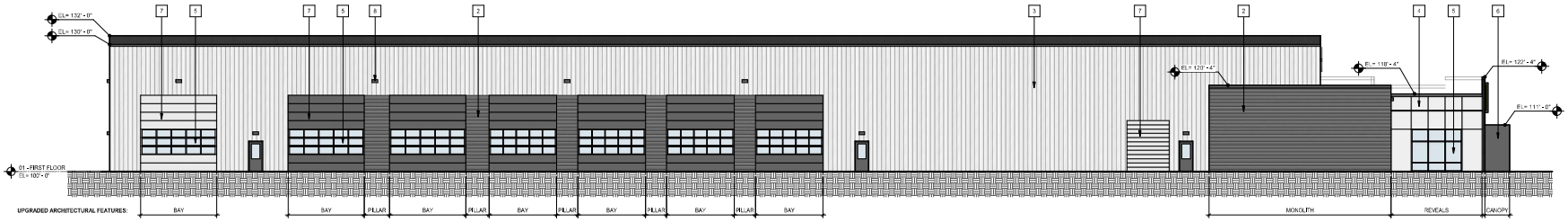
1 ELEVATION - EAST
3/32" = 1'-0"



2 ELEVATION - WEST
3/32" = 1'-0"



3 ELEVATION - NORTH
3/32" = 1'-0"



4 ELEVATION - SOUTH
3/32" = 1'-0"

KEYNOTE LEGEND

1 - DARK GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL
2 - MEDIUM GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL
3 - WHITE VERTICAL ARCHITECTURAL INSULATED METAL PANEL
4 - LIGHT GRAY EIFS
5 - VISION GLASS
6 - METAL CANOPY
7 - OVERHEAD DOOR
8 - SECURITY LIGHTING

EXTERIOR MATERIAL PERCENTAGES	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
PRIMARY MATERIALS				
DARK GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL	4.8%	25.3%	0.2%	19.6%
MEDIUM GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL	9.4%	18.7%	14.8%	7.0%
WHITE VERTICAL ARCHITECTURAL INSULATED METAL PANEL	42.6%	25.5%	56.2%	73.4%
VISION GLASS	13.7%	19.2%	9.0%	
TOTAL PRIMARY MATERIALS	**70.5%**	**88.8%**	**80.3%**	**100.0%**
SECONDARY MATERIALS				
LIGHT GRAY EIFS	13.8%	11.2%	2.9%	
OVERHEAD DOOR	15.7%		16.9%	
TOTAL SECONDARY MATERIALS	**29.5%**	**11.2%**	**19.7%**	

WALL SIGNS	NORTH ELEVATION	EAST ELEVATION
WALL SURFACE AREA (SF)	9,500	3,785
15% OF WALL SURFACE AREA (SF)	1,425	568
PROPOSED TOTAL WALL SIGN AREA (SF)	± 82	± 160

UPGRADED ARCHITECTURAL FEATURES (SEE IDENTIFICATION STRING BELOW EACH ELEVATION)	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
CANOPIES	0.9%	1.5%	0.7%	
PILLARS	5.3%		5.2%	
WINDOW WALL	3.5%	18.1%		
REVEALS	12.8%	9.2%	2.8%	
BAY	15.7%		15.6%	
MONOLITH	4.1%	6.1%	9.3%	26.6%
TOTAL UPGRADED ARCHITECTURAL FEATURES	**42.3%**	**34.9%**	**33.6%**	**26.6%**

RSP

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1220 Marshall St NE
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55413-1030
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CONSULTANTS

NOT FOR CONSTRUCTION

PROJECT FOR
RDO Equipment
West Haven, UT -
PRELIMINARY SITE
DESIGN

Project No.	2747.016.00
Drawn By	JHW
Checked By	CNT
Date	01/13/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

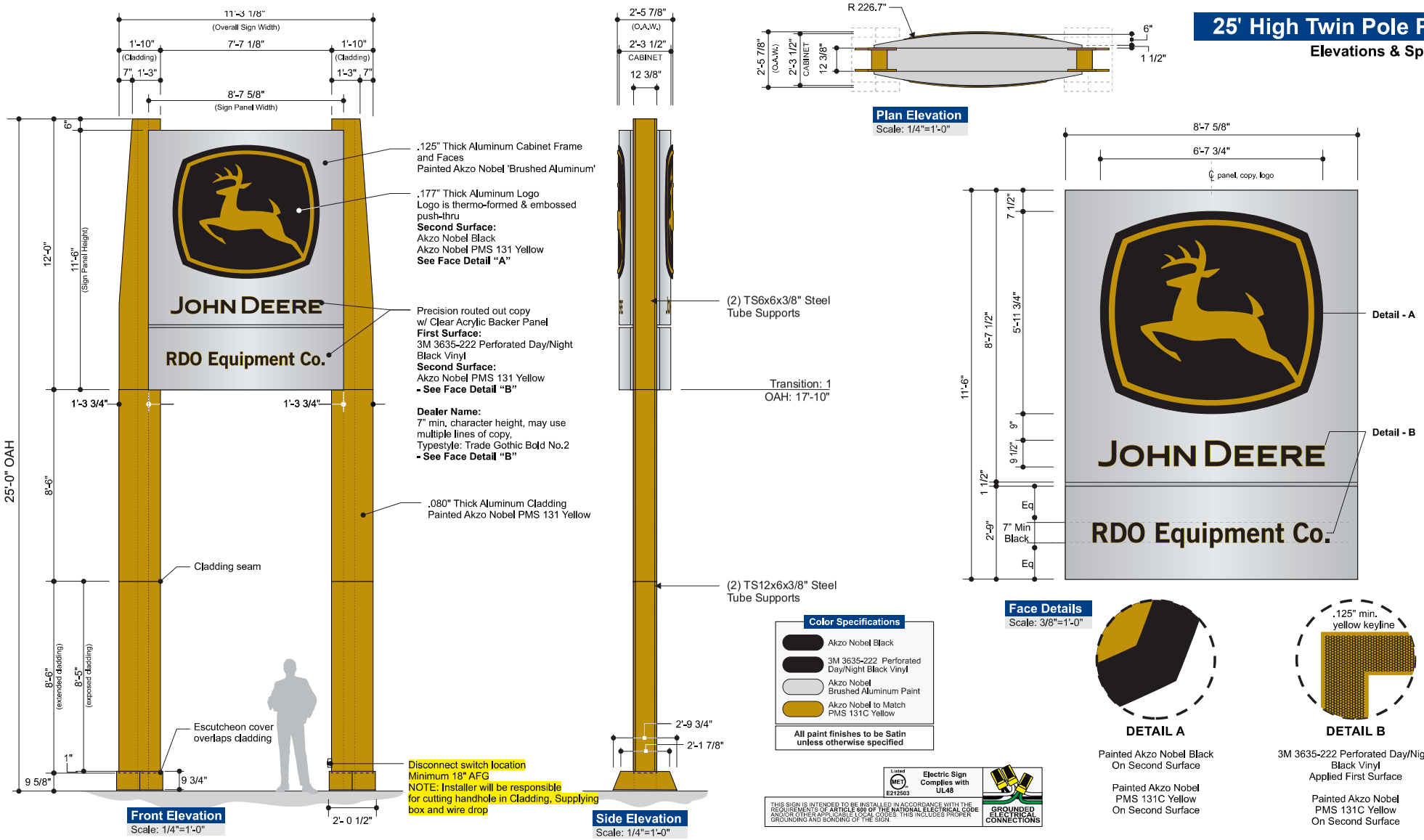
EXTERIOR ELEVATIONS

A401

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25' High Twin Pole Pylon

Elevations & Specs (A)



McFarland Engineering
183 Edgewater Ct
Mocksville, NC 27028
Structural Sign Design & Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

JOHN DEERE - RDO EQUIPMENT

Address:

City/State:

Client: ALLEN INDUSTRIES

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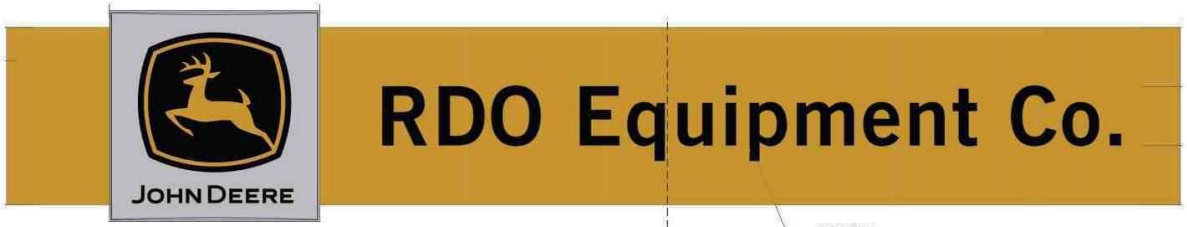
Initial Drawing: (58980) DS

Date:

Sheet #: 1 OF 3

Type “B” Storefront

Elevations & Specs



Front Elevation



Side View

Face:	4mm Green ACM precision routed out face sign panel with acrylic push thru
Returns:	continuous 2" x 2" aluminum angle frame with 2" x 3" aluminum angle retainer
Backs:	.080" thick aluminum
Illum:	White LEDs as required by manufacturer, Remote power supplies **Installer will require (1)120Volt Circuit at 20 Amps to sign location**
Wall Type:	TBD
Install:	Sign to be installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
Copy:	3/4" thk. Clear Acrylic with 1/2" Push-Thru with translucent white vinyl applied 2nd surface
Quantity:	(1) ONE TYPE B SIGN REQUIRED FOR EXTERIOR ELEVATION



Night View

Color Specifications

- Akzo Nobel Brushed Aluminum Paint (JD Logo Sign Frame)
- Akzo Nobel to Match PMS 131C Yellow (High Gloss Finish)
- Akzo Nobel Black (High Gloss Finish)

All paint finishes to be Satin unless otherwise specified

Missing Information

Required:

Electrical

☑ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Sign Item

Pattison Sign Group
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

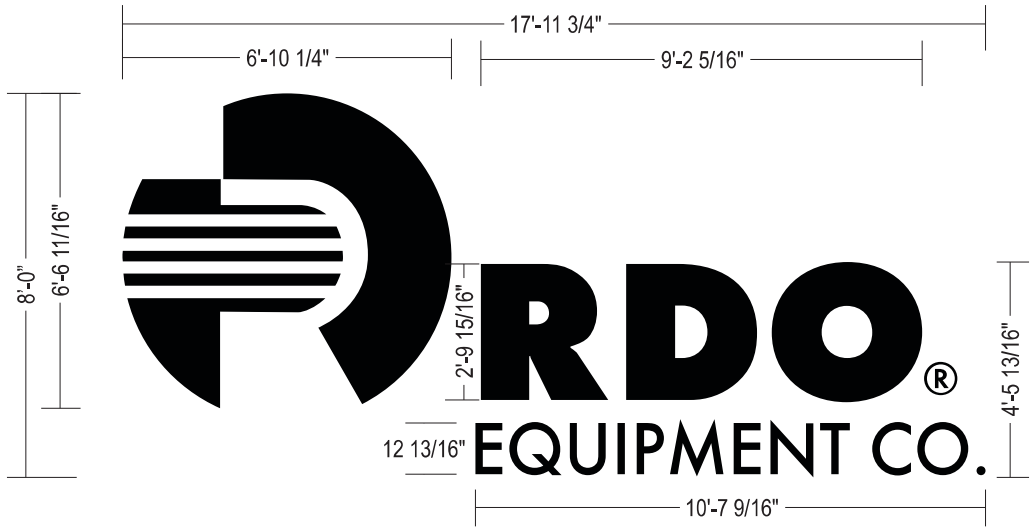
Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

1

ELEVATION
SCALE: 1/32” = 1’-0”

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION





GRAPHIC DETAIL
SCALE: 1/4” = 1’-0”

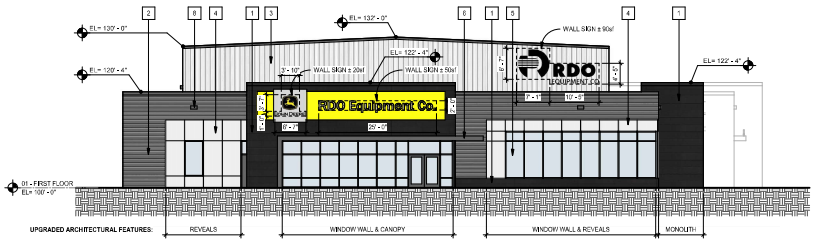
1

persōna
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

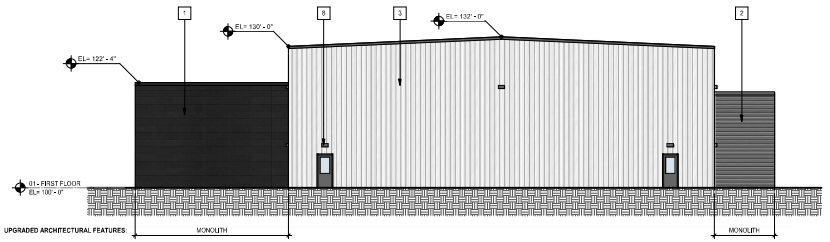
Customer: RDO EQUIPMENT	Project No.: -	Request No.:	Customer Approval (Please Initial):
Location:	Prepared By:		
File Name:	Date:	Revision:	Approval Date:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

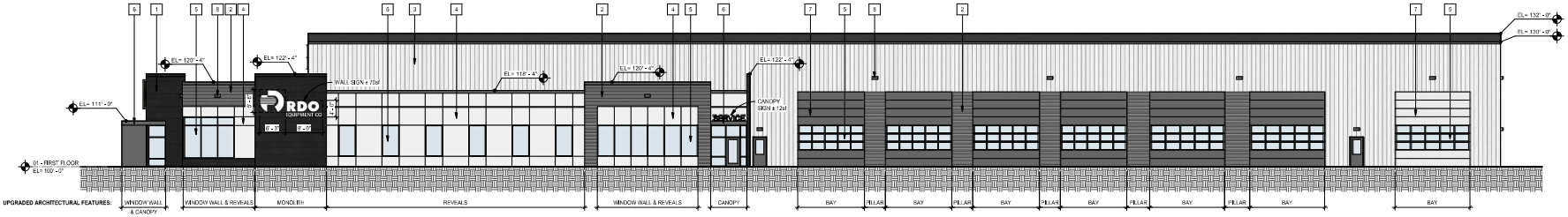
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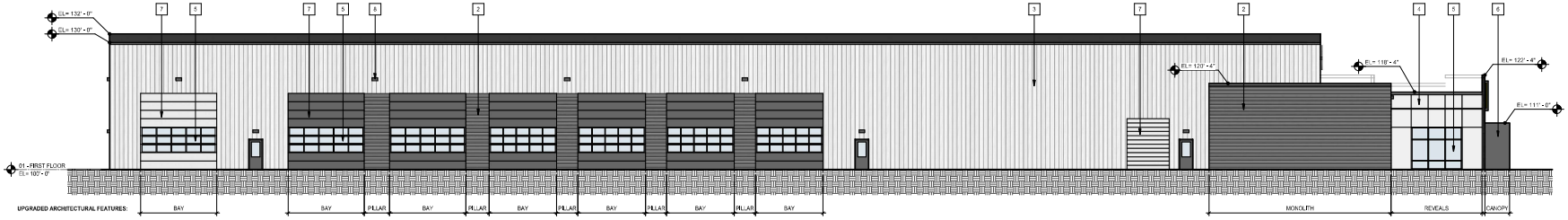
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3 ELEVATION - NORTH
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4 ELEVATION - SOUTH
3/32" = 1'-0"

KEYNOTE LEGEND

1 - DARK GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL
2 - MEDIUM GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL
3 - WHITE VERTICAL ARCHITECTURAL INSULATED METAL PANEL
4 - LIGHT GRAY EIFS
5 - VISION GLASS
6 - METAL CANOPY
7 - OVERHEAD DOOR
8 - SECURITY LIGHTING

EXTERIOR MATERIAL PERCENTAGES	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
PRIMARY MATERIALS				
DARK GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL	4.8%	25.3%	0.2%	19.6%
MEDIUM GRAY HORIZONTAL ARCHITECTURAL INSULATED METAL PANEL	9.4%	18.7%	14.8%	7.0%
WHITE VERTICAL ARCHITECTURAL INSULATED METAL PANEL	42.6%	25.5%	56.2%	73.4%
VISION GLASS	13.7%	19.2%	9.0%	
TOTAL PRIMARY MATERIALS	**70.5%**	**88.8%**	**80.3%**	**100.0%**
SECONDARY MATERIALS				
LIGHT GRAY EIFS	13.8%	11.2%	2.9%	
OVERHEAD DOOR	15.7%		16.9%	
TOTAL SECONDARY MATERIALS	**29.5%**	**11.2%**	**19.7%**	

WALL SIGNS	NORTH ELEVATION	EAST ELEVATION
WALL SURFACE AREA (SF)	9,500	3,785
15% OF WALL SURFACE AREA (SF)	1,425	568
PROPOSED TOTAL WALL SIGN AREA (SF)	± 82	± 160

UPGRADED ARCHITECTURAL FEATURES (SEE IDENTIFICATION STRING BELOW EACH ELEVATION)	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
CANOPIES	0.9%	1.5%	0.7%	
PILLARS	5.3%		5.2%	
WINDOW WALL	3.5%	18.1%		
REVEALS	12.8%	9.2%	2.8%	
BAY	15.7%		15.6%	
MONOLITH	4.1%	6.1%	9.3%	26.6%
TOTAL UPGRADED ARCHITECTURAL FEATURES	**42.3%**	**34.9%**	**33.6%**	**26.6%**

RSP Architects
1220 Marshall St NE
Minneapolis, MN
55413-1030
612.677.7100
rsparch.com

CONSULTANTS

NOT FOR CONSTRUCTION

PROJECT FOR
RDO Equipment
West Haven, UT -
PRELIMINARY SITE DESIGN

Project No.	2747.016.00
Drawn By	JHW
Checked By	CNT
Date	01/09/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A401

Autodesk Docs://RDO Equipment - Update_v2/2025_RDO Equipm.rvt
1/9/2025 4:31:45 PM

Job Name : RDO Equipment - Kalispell
Manufacturer : LITHONIA
Model Number : WPX3 LED 40K MVOLT ??
Notes : Please confirm finish required.

Type : BB



WPX LED
Wall Packs

5 YEAR warranty

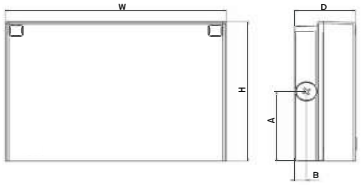
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

WALL PACK
COLOR - RSP

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

PLEASE CONFIRM COLOR REQUIRED

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
	8	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal
	3	Celtis occidentalis / Common Hackberry	B&B	2"Cal
	13	Malus x 'Jarmin' / Marilee® Crabapple	B&B	2"Cal
	4	Malus x 'Donald Wyman' / Donald Wyman Crabapple	B&B	2"Cal
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B&B	2"Cal

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	70	Juniperus sabina 'Arcadia' / Arcadia Juniper	3 gal
	8	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	3 gal
	38	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal
	64	Rosa Meidiland series 'Bonica' / Bonica Meidiland Rose	3 gal
	193	Rosa x 'Groundcover Pink' / Pink Groundcover Rose	3 gal
	7	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	3 gal
GRASSES			
	33	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.
	15	Miscanthus sinensis 'Cosmopolitan' / Cosmopolitan Silver Grass	1 gal.

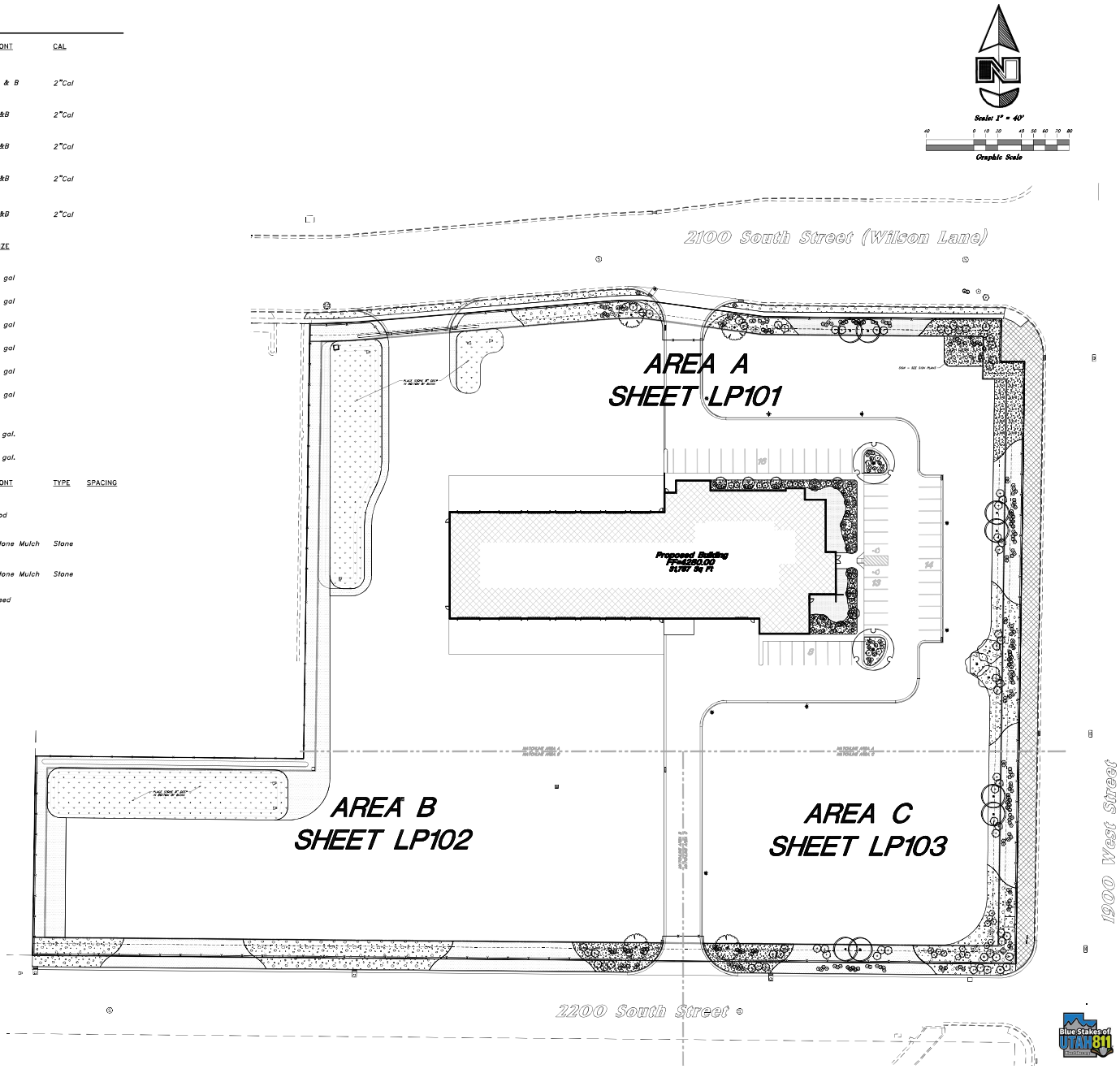
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
GROUND COVERS					
	8,785 sf	Existing Vegetation to Remain Maintain and protect existing vegetation along 1900 West	sod		
	35,207 sf	Gravel Mulch 1 / Staker Parsons 1" Wasatch Grey 1" Grey, Clean, Washed Decorative Crushed Gravel Mulch Or approved Equal, Place 3" deep over Dewitt Pro 5 weed barrier fabric.	Stone Mulch	Stone	
	28,218 sf	Gravel Mulch 2 / 1.5" Staker Parsons MI White Marble 1.5" clean, washed, white crushed gravel or Approved Equal, Place 3" deep over Dewitt Pro 5 weed barrier fabric.	Stone Mulch	Stone	
	17,598 sf	Native Grass Seed Mix Hydroseed over 2" Deep Stockpiled Topsoil- See Grass Seed Mix Schedule	seed		

PLANTING TABLE

LANDSCAPE AREA	12,000 SF
TREES REQUIRED 1/400 SF	30
TREES PROVIDED	30
SHRUBS REQUIRED 1/200 SF	60
SHRUBS PROVIDED	428

LANDSCAPE MATERIAL TABLE

LANDSCAPE MATERIAL	TOTAL SF	% OF TOTAL LANDSCAPE AREA
TURFGRASS	0	0%



REV	DATE	DESCRIPTION
1	4-12-2023	1st City Comments

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Overall Landscape Plan

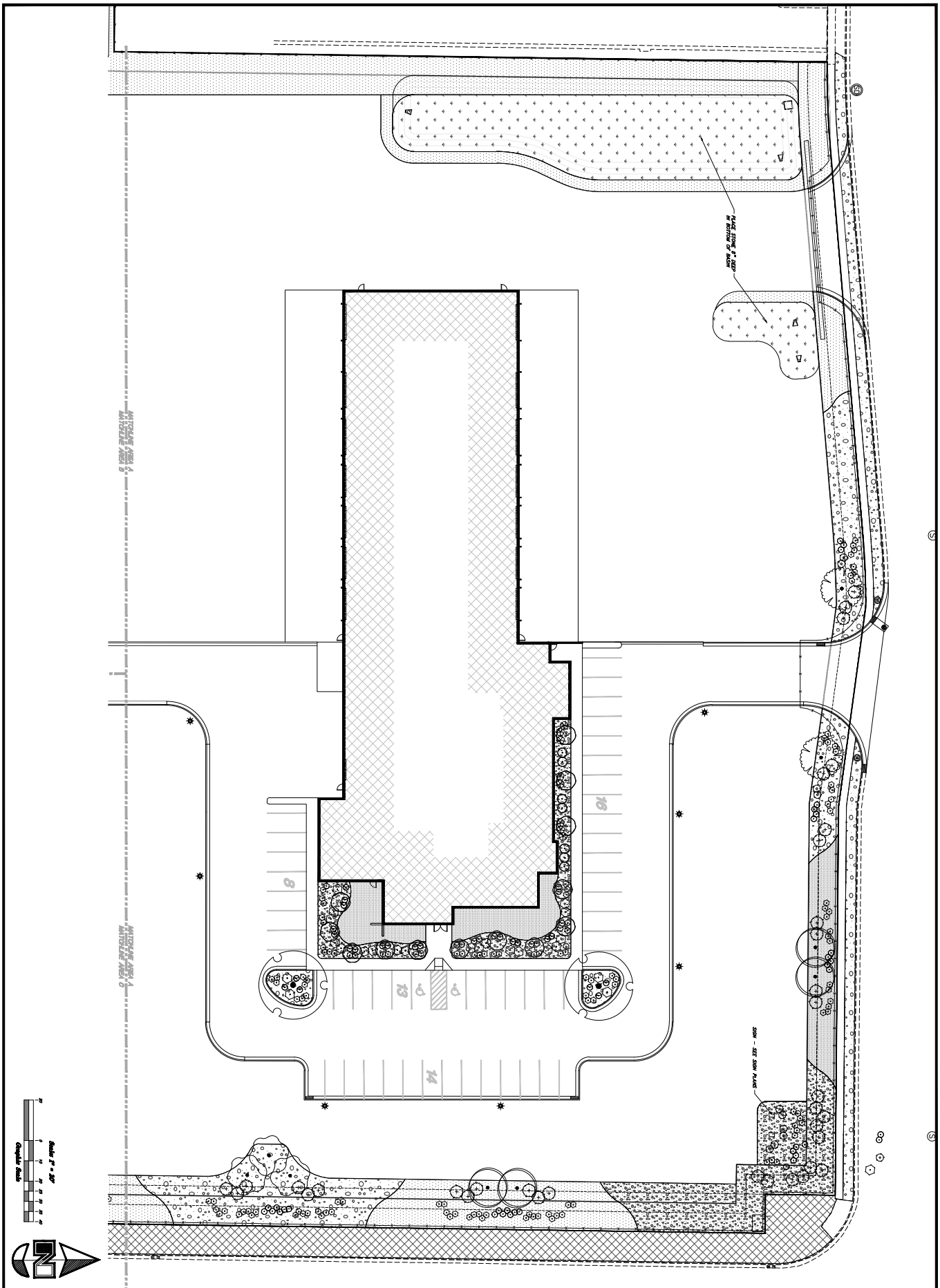
RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

January 17 2025

SHEET NO.
LP100

21N716



Enlarged Landscape Plan

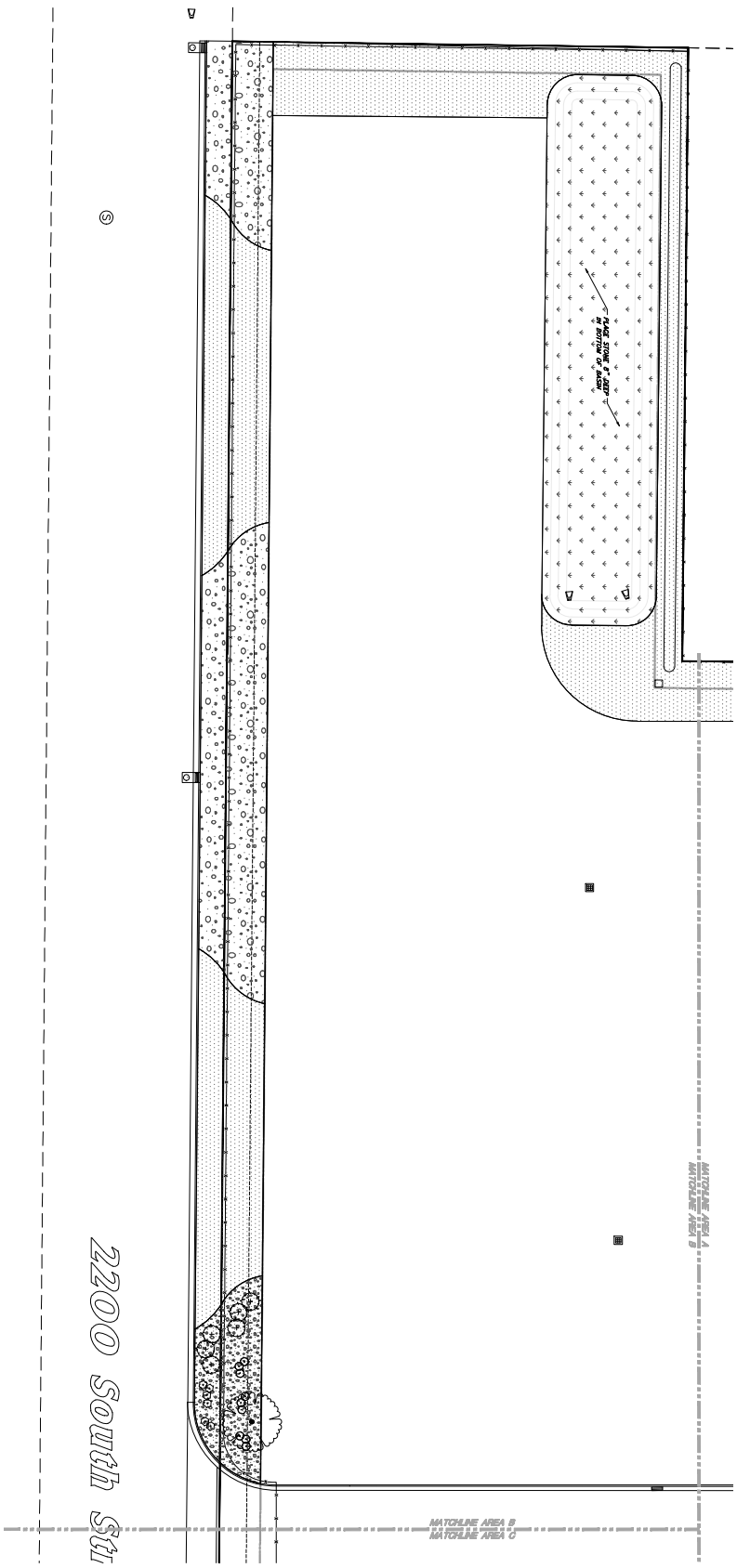
RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

REV	DATE	DESCRIPTION
1	4-12-2023	1st City Comments

LP101
SHEET NO.
January 17 2023
21-078



Graphic Scale
Scale 1" = 30'

Enlarged Landscape Plan

RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N, R2W, SLB&M, U.S. Survey

LP102
SHEET NO.
January 17 2023
21-078

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Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

REV	DATE	DESCRIPTION
1	4-12-2023	1st City Comments

PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.

2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED. ANY PLANT QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PLAN QUANTITIES PRIOR TO BIDDING.

3. SPACING BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MATURE SPREAD OF THE PLANTS. PRIOR TO PLANTING, VERIFY ROOM TO ACCOMMODATE MATURE PLANT WITHOUT OVERCROWDING AND ENCROACHING ON PAVING.

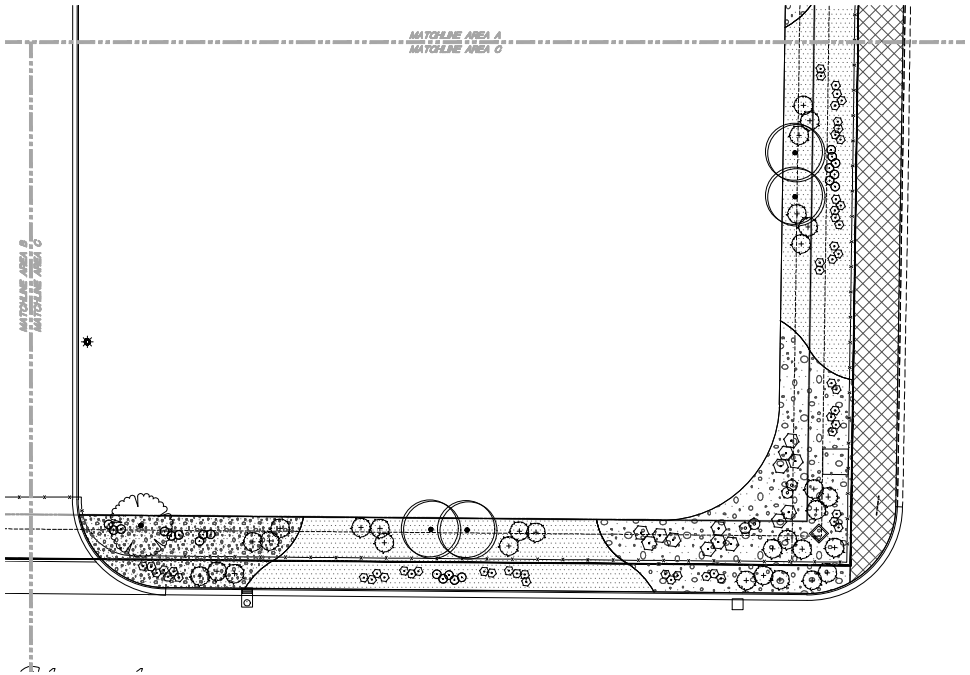
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.

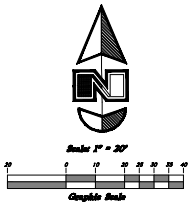
5. TOPSOIL IS TO BE HARVESTED AND STOCKPILED ON SITE. SCREEN AND AMEND TO MEET THE FOLLOWING STANDARDS.
   - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
   - 5.2. SOLUBLE SALTS: LESS THAN 4 dS/m
   - 5.3. PH: BETWEEN 5.0 AND 8.2
   - 5.4. TEXTURE: SAND: 15-80%, SILT: 10-60% CLAY 5-30%.
   - 5.5. SODIUM ADSORPTION RATIO (SAR): BELOW 10 FOR SANDY CLAY LOAM, SANDY LOAM AND LOAM. BELOW 7 FOR SILT LOAM, SILTY CLAY LOAM, AND CLAY LOAM.
   - 5.6. COARSE FRAGMENTS 2mm AND SMALLER: LESS THAN 5%.
   - 5.7. NO ROCKS OVER 1.5"

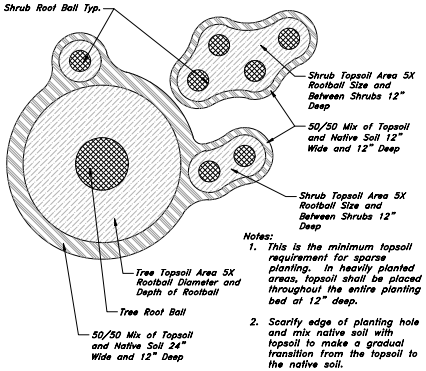
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL AROUND TREES AND SHRUBS AS INDICATED IN THE TOPSOIL PLACEMENT DETAIL.

7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR SPECIFIED TOPSOIL AND MULCH LAYER THICKNESS. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.

8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.

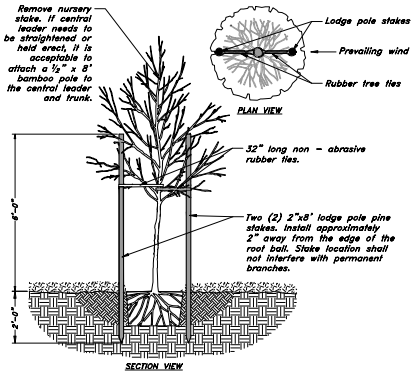




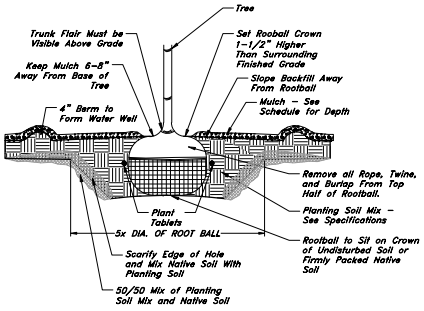


Notes:
1. This is the minimum topsoil requirement for sparse planting. In heavily planted areas, topsoil shall be placed throughout the entire planting bed at 12" deep.
2. Scarify edge of planting hole and mix native soil with topsoil to make a gradual transition from the topsoil to the native soil.

4 TOPSOIL PLACEMENT AT SHRUBS AND TREES
NTS 32 9408-01

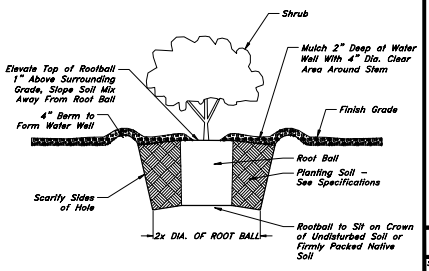


3 TREE STAKING DETAIL
NTS 32 9343.01-01



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 TREE PLANTING
NTS 32 9343.01-01



1 SHRUB PLANTING
NTS 32 9333.01-01

REV	DATE	DESCRIPTION
1	4-13-2023	1st City Comments

STATE OF UTAH
JAMES D. ZAUGG
309/5204
LICENSED LANDSCAPE ARCHITECT

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST ODDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Enlarged Landscape Plan

RDO Equipment

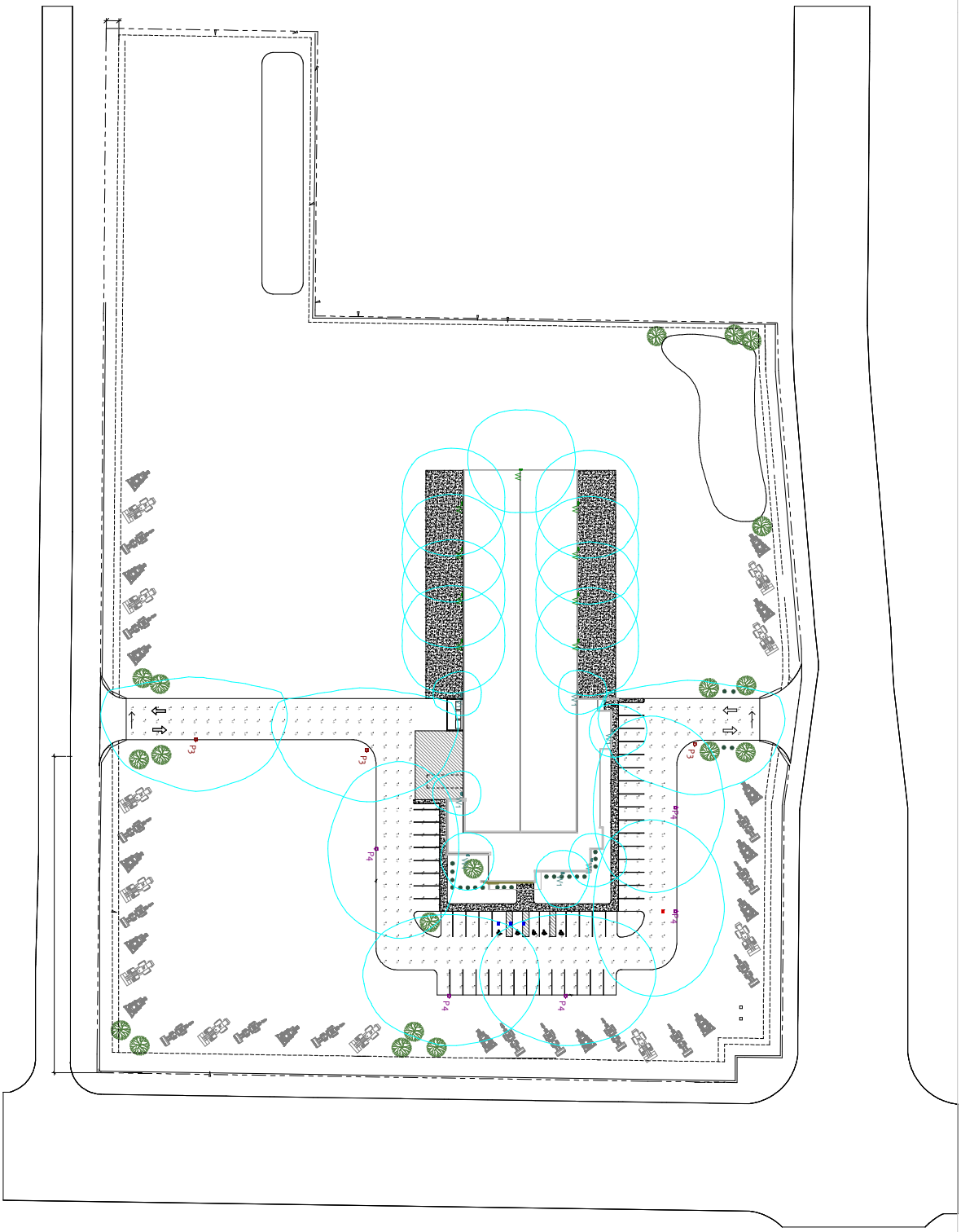
West Haven City, Weber County, Utah
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January 17 2025

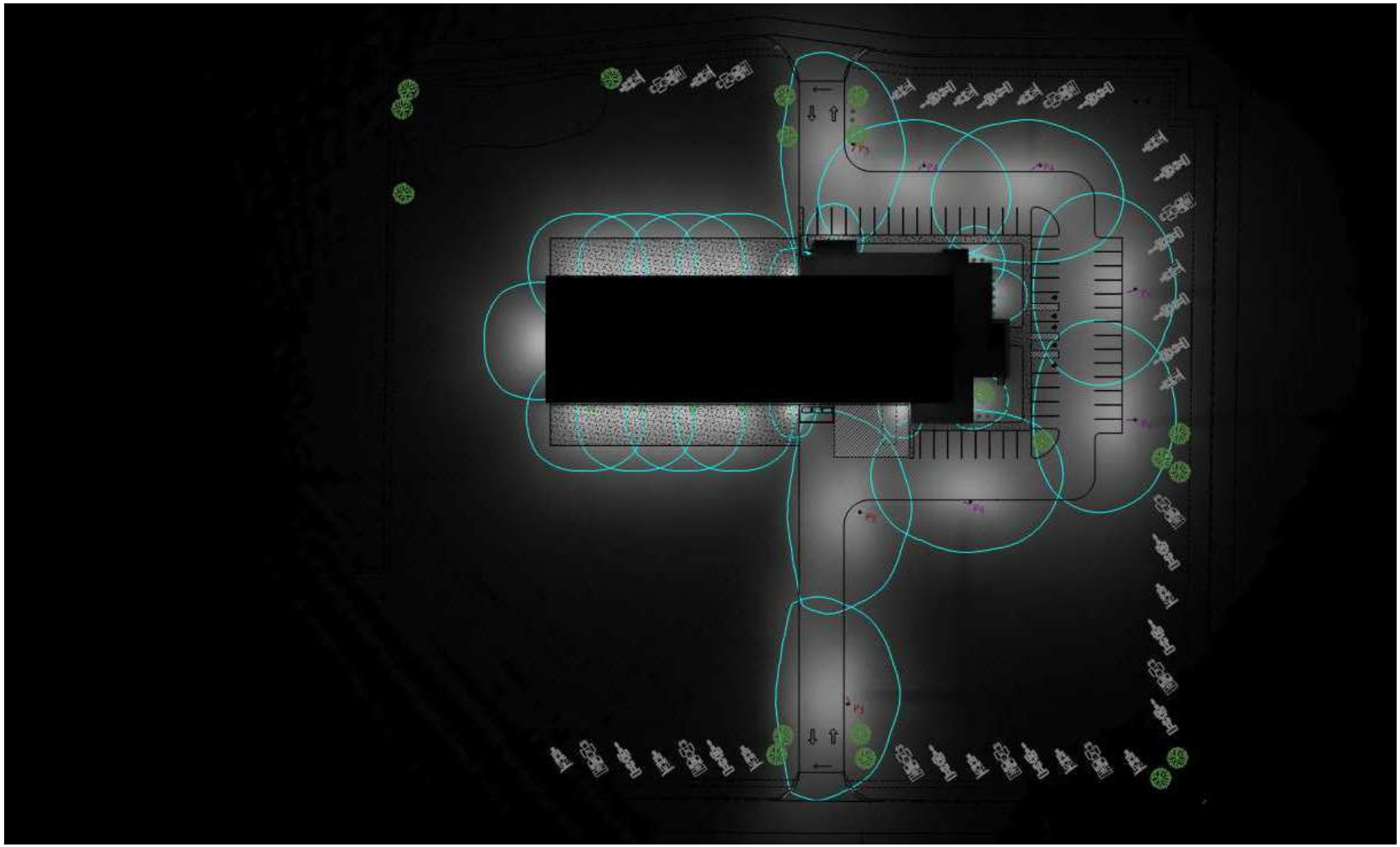
SHEET NO.
LP103

21H716

Scale: 1 inch= 80 Ft.



RDO West Haven UT	Drawn By:	Revisions	#	Date	Comments	PERSONA TRIANGLE
	Checked By:					
Parking Lot	Date:1/9/2025					
	Scale:					



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Tag	Lumens	Watts
	7	WPC28UT4-WCSBPCCR_4000K	Single	W1	3727	27.12
	9	WPC100HT4-WCSBPCCR_4000K	Single	W	14240	98.73
	3	LSBX200-40-UD3_d7cf6e29-473e-	Single	P3	25151	200.66
	5	LSBX200-40-UD4_43e02afb-ce09-	Single	P4	24635	200.065

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Parking	Illuminance	Fc	2.86	6.4	1.0

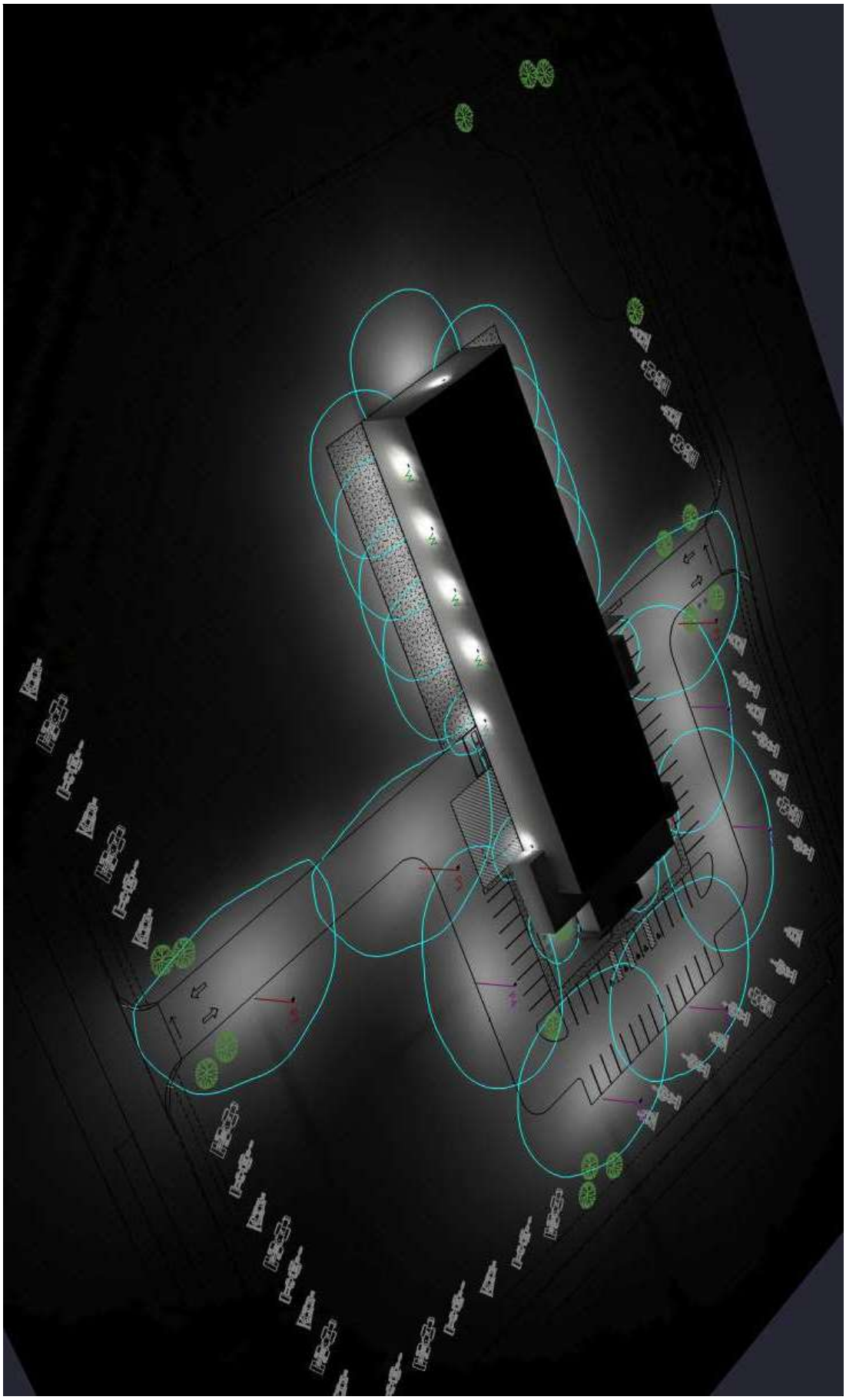
PERSONA TRIANGLE

Revisions			
#	Date	Comments	

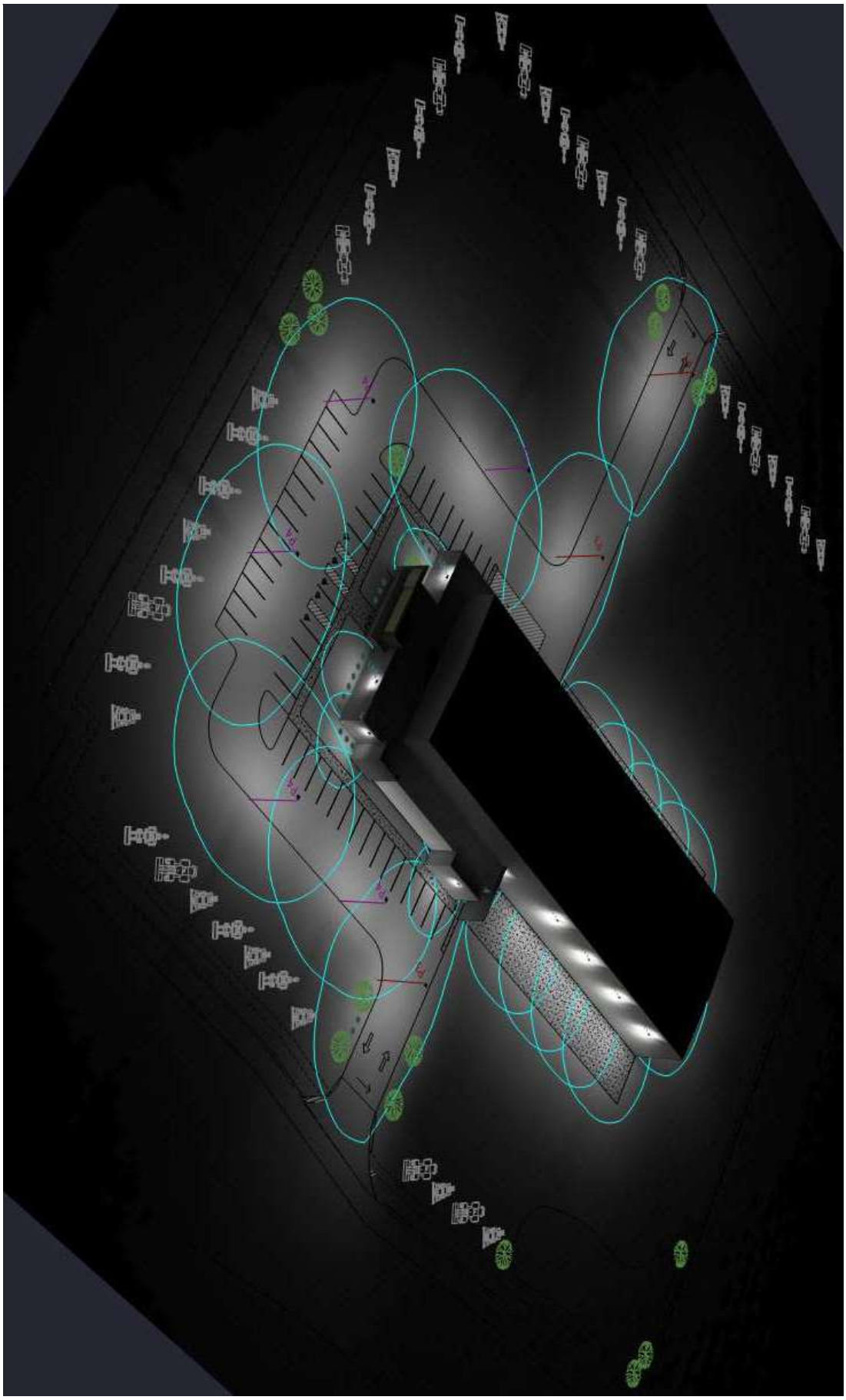
Drawn By:
Checked By:
Date:1/9/2025
Scale:

RDO West Haven UT

Parking Lot



RDO West Haven UT	Drawn By:	Revisions	#	Date	Comments
	Checked By:				
Parking Lot	Date:1/9/2025				
	Scale:				



RDO West Haven UT

Parking Lot

Drawn By:

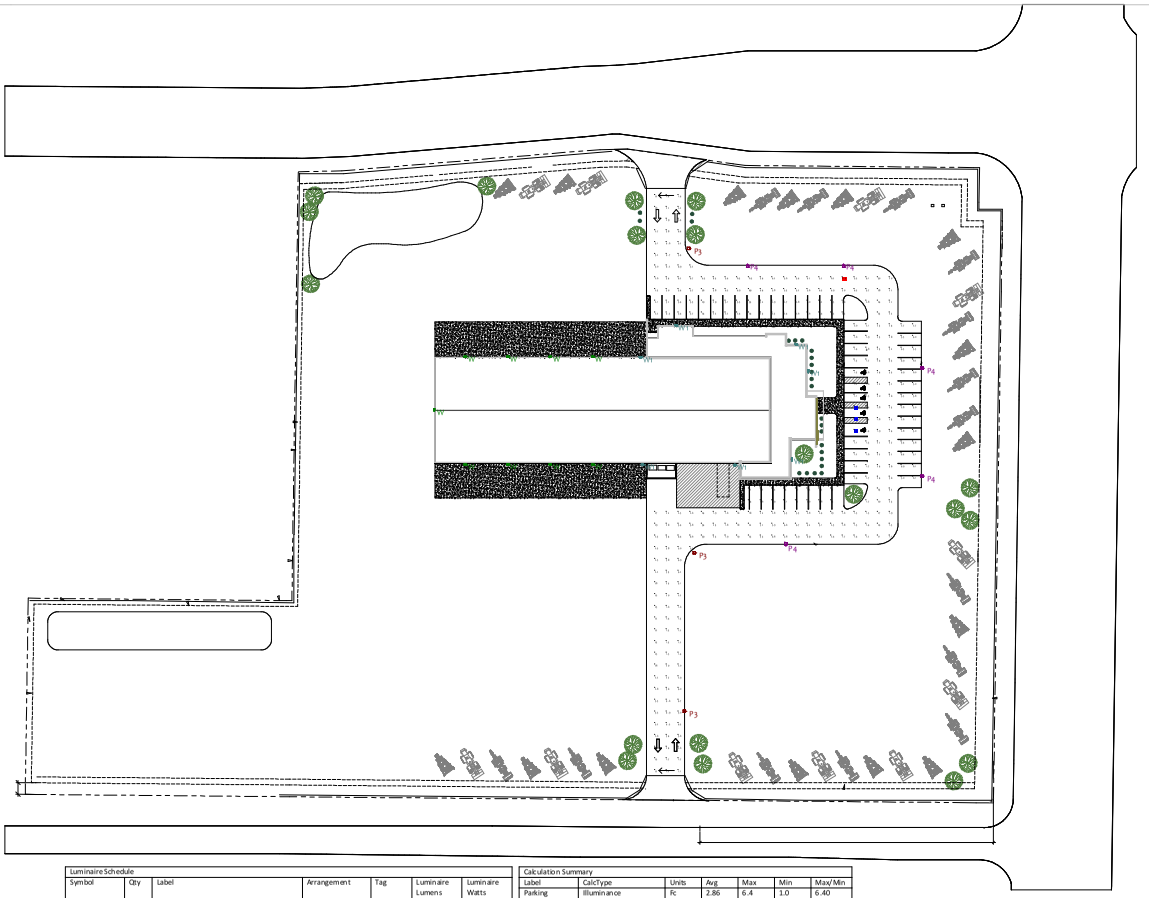
Checked By:

Date:1/9/2025

Scale:

Revisions

#	Date	Comments



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts
	7	WPC2BUT4-WCSBPCCR_4000K	Single	W1	3727	27.12
	9	WPC100HT4-WCSBPCCR_4000K	Single	W	14240	98.73
	3	LSBX200-40-UD3_d7cf6e29-473e-	Single	P3	25151	200.66
	5	LSBX200-40-UD4_43e02afb-ce09-	Single	P4	24635	200.065

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
Parking	Illuminance	Fc	2.86	6.4	1.0	6.40

Scale 1.0'' = 50.0'

Planning Commission
Staff Review Memo

January 16, 2025

Amy F. Hugie, Interim City Planner/City Attorney

PLAT APPROVAL- Goodwin Acres Subdivision First Amendment	
Request:	Grant approval of a subdivision amendment
Property Address:	2219 West 1800 South, West Haven
Property Zone:	R-2
Property Size:	The subdivision is overall 2.27 acres. The current Lot 1 is 1.04 acres, and the current Lot 2 is 1.23 acres. The proposed split of Lot 1 would be Lot 1A would be .46 acres (20,114 sq. ft.) and Lot 1B would be .46 acres (20,114 sq. ft.).
Applicant:	Curtis Goodwin; Agent: Hansen & Assoc. Jim Flint
Governing Document(s):	WHZC
Decision Type:	Administrative

Background/Staff Review

The Goodwin Acres Subdivision is a 2-lot subdivision that was created in June 2003. The zoning is R-2. The frontage of Lot 1 is 1800 South with Lot 2 being a flag lot with a 20 ft. wide access easement. LWE has received preliminary approval of their commercial site plan to build a commercial building to the west of this subdivision and are using the easement as a part of their access. LWE has additional access noted on their site plan.

The applicant is presenting a subdivision amendment to Goodwin Acres Subdivision to split the original Lot 1 into Lot 1A and Lot 1B. Lot 1A and Lot 1B would each be .46 acres (20,114 sq. ft.). This would be a 3-lot subdivision if the subdivision amendment is granted. Staff has reviewed the plat for zoning compliance of the R-2 zone.

Staff Review

§ 157.123 BUILDING LOT REQUIREMENTS.

(A) *Density.* There shall be no more than two residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still two residential units per acre or less.

- ***This subdivision complies with the density requirement.***

(B) *Lot area.* There shall be a minimum of 12,500 square feet in each lot. When a variety of lot sizes are used, the larger will be placed against existing lots.

- ***Since the subdivision is contiguous to two different zones, the lots will have to comply with the buffer requirements.***

(C) *Lot width.* All lots are to average 90 feet, with no less than 80 feet.

- ***Lot 1A and Lot 1B are each 133.50' in width and thereby complies with the width requirement.***

(D) *Buffer.* All lots contiguous to an A-1, A-2, or R-1 Zone are to be a minimum of 17,000 square feet.

- ***Lot 1A and Lot 1B are contiguous to a C2 zone and an A1 zone. Lot 1A and Lot 1B are each 20,114 square feet which complies with the buffer lot square footage.***

§ 157.124 LOCATION OF STRUCTURES.

(A) *Dwellings.*

(1) *Front setback.* Twenty-five feet from property line to garage, 20 feet for the home;

(2) *Side setback.* Eight feet minimum on each side, except 20 feet minimum for side fronting on a street. Variance can be given for odd-shaped lots by the Planning Commission; and

(3) *Rear setback.* Rear lot line must average 22 feet.

- ***The residential dwelling on Lot 1A meets all the setback requirements and are shown on the proposed subdivision amendment plat.***
- ***The existing building on Lot 1B is an accessory building and meets those setback requirements. Accessory building requirements are 25 feet for the front setback and 5 feet for the side and rear setback.***

OTHER ISSUES.

Gardner Engineering has reviewed the legal description of the 20' access easement and finds that it describes what is depicted on the subdivision amendment plat.

Staff Conclusion

Staff has reviewed the plat and finds that it meets all of the Utah State Code and West Haven City Code requirements. Staff recommends that the Planning Commission grant approval of this subdivision amendment.

Recommended Motions

"I make the motion that the Planning Commission grant approval for Goodwin Acres Subdivision First Amendment."

SUBDIVISION APPLICATION

☑ Residential ☐ Commercial
☐ Mixed Use ☐ Planned Residential Unit Development (PRUD)

Subdivision Name: Goodwin Acres Subdivision First Amendment

Location: 2219 West 1800 South Parcel#: 15-344-0001

Phase: 1 No. of Lots: 2 Zone: R-2

Applicant Name: Curtis W Goodwin

Agent Name: HAI - Jim Flint

Signed: _____ Date: _____
(Owner/Petitioner)

Owner Information

Address: 2219 West 1800 South City: West Haven State: UT Zip: 84401

Phone: 801-628-7700 Fax: _____

Email: curtis.goodwin@gmail.com

Agent Information (if applicable, Agent affidavit form required)

Address: 538 North Main Street City: Brigham City State: UT Zip: 84302

Phone: 435-723-3491 Fax: 435-723-3492

Email: jimf@haies.net

Surveyor/Engineer

Address: 538 North Main Street City: Brigham City State: UT Zip: 84302

Phone: 435-723-3491 Fax: 435-723-3492

Email: jimf@haies.net

PHASES

PHASE 1 # OF LOTS 2 PHASE 2 # OF LOTS _____ PHASE 3 # OF LOTS _____

PHASE 4 # OF LOTS _____ PHASE 5 # OF LOTS _____ PHASE 6 # OF LOTS _____

Checklist

PRELIMINARY

- ☐ Affidavit of Understanding and Acceptance of Fees.
- ☐ Acknowledgement that the application has received the most current version of the engineering standards.
- ☐ Attached Checklist for Preliminary.
- ☐ If, applicable, a notarized statement from the owner stating that the agent has authority to act in the owner's name.
- ☐ All other item as required by the City Planner.

FINAL

- ☐ Attached Checklist for Final.
- ☐ All other items as required by the City Planner.

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

Agent Affidavit

I authorize Curtis W Goodwin to act as my representative in all matters relating to this application.

(Owner) (Agent as Authorized by Owner) Jim Flint

State of Utah)

§

County of Weber)

On this 2 day of January, in the year 2025, before me, Curtis W. Goodwin

a notary public, personally appeared Drivers License, proved on the basis of satisfactory
(name of document signer)

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

Witness my hand and official seal.

Signature

ROBYN VANCAMPEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. [illegible]
COMM. EXP. 05-18-[illegible]

MULTI -LOT SUBDIVISION COST TO BE INCURRED BY DEVELOPER TO WEST HAVEN CITY

There will be an additional cost of $400.00 for a SWPPP permit per subdivision that expires six months after issuance.

Number of Lots	Preliminary Subdivision Fee	Preliminary Per Lot	Final	Final Per Lot	Inspection Per Lot
1 to 5	$500.00	$50.00	$700.00	$25	$150.00
6 and above	$500.00	$50.00	$700.00	$75	$150.00
Amendment to Original Preliminary Plat $200.00			Design Review Committee (DRC) $300.00		

OFFICE USE ONLY

Planning Commission Preliminary Action

☐ Approved ☐ Denied Date: _____

Planning Commission Final Recommendation

☐ Approved ☐ Denied Date_____

Scheduled for Planning Commission:

Date:_____

Conditions:_____

_____

City Council Final Action

☐ Approved ☐ Denied Date: _____

Administrative Land Use Authority (ALUA) Final Action

☐ Approved ☐ Denied Date: _____ Initials_____

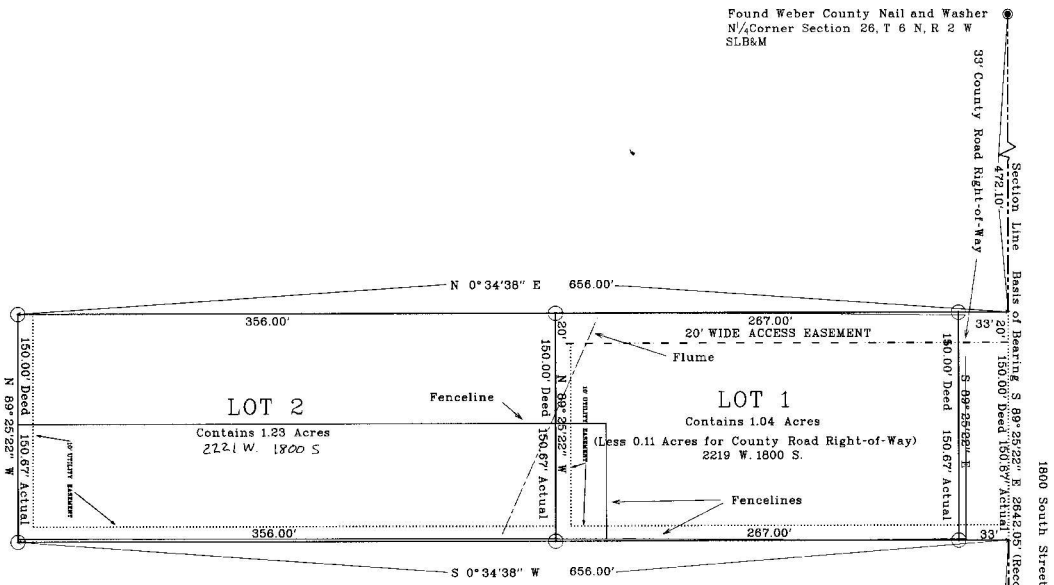
	Number of Lots	Preliminary	Paid	Final	Paid
Phase 1		$	$	$	$
Phase 2		$	$	$	$
Phase 3		$	$	$	$
Phase 4		$	$	$	$
Phase 5		$	$	$	$
Phase 6		$	$	$	$

58-06

GOODWIN ACRES

PART OF THE NE¼OF SEC. 26

T 6 N, R 2 W, SLB&M, U.S. SURVEY



SCALE: 1"=40'

⊙ Set ⅝ Rebar and Cap

BOUNDARY DESCRIPTIONS

Part of the Northwest Quarter of Section 26, Township 6 North, Range 2 west, Salt Lake Base and Meridian; Beginning at a point located 472.1 feet East along the Section line from the North Quarter Corner of said Section 26; Thence East along the Section line 356 feet; Thence South 300 feet; Thence West 356 feet; Thence North 300 feet to Beginning. Subject to County Road Right-of-Way across the North appurtenant only 33 feet thereof and also subject to a 20-foot wide easement along the west boundary for the purpose of ingress and egress.

Part of the Northwest Quarter of Section 26, Township 6 North, Range 2 west, Salt Lake Base and Meridian; Beginning at a point located 472.1 feet East along the Section line and South 300 feet from the North Quarter Corner of said Section 26; Thence East 356 feet; Thence South 300 feet; Thence West 356 feet; Thence North 300 feet to Beginning. Together with a 20 foot wide easement along the West line of the property to the North for the purpose of ingress and egress.

SURVEYORS NARRATIVE

The purpose of survey was to monument the boundary corners of the 2 parcels shown on this record of survey. The Northwest Corner of Section 26, T 6 N, R 2 W was found in Weber County Surveyor's Monument. A Nail and Washer stamped Weber County Surveyor was found at the North ¼ corner of said section. The Basis of Bearing for this Survey is between these two monuments as shown on this record of Survey. The parent parcel from which came the Surveyed parcels was found on the East by a line 1800 feet from the Northwest Corner of said section. This same line was used for the Surveyed parcels resulting in 30.00 feet of frontage rather than the 150 feet described in the deed.

SURVEYORS CERTIFICATE

I, Ryan B. Christensen do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 363358 as prescribed by the laws of the State of Utah, and that I have conducted a Survey on the ground as shown on this plat.

05/09/03
DATE

RYAN B. CHRISTENSEN

LICENSED PROFESSIONAL LAND SURVEYOR RYAN B. CHRISTENSEN No. 363358 STATE OF UTAH

CITY ATTORNEY'S APPROVAL

I have examined the financial guarantee and other documents associated with this subdivision and, in my opinion, they conform with the City Ordinance applicable thereto and now in force and affect.

Signed this 16 day of June, 2003.

West Haven City Attorney

CITY PLANNING COMMISION APPROVAL

This is to certify that this Subdivision Plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Planning Commission of West Haven City, Utah this 3 day of June, 2003

Chairperson of West Haven City Planning Commission

CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Haven City, Utah on this 16 day of JUNE, 2003.

Attest Steve Mikesell Mayor Lin R Wagner

Title Deputy Recorder

CITY ENGINEER'S APPROVAL

I hereby certify that this office has examined this plat and find that it is correct in accordance with the information on file in this office.

Approved this 3 day of June, 2003

West Haven City Engineer

OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land hereby set apart and subdivide same into lots as shown on this plat and name said tract GOODWIN ACRES and hereby dedicate, grant and convey to West Haven City, Weber County, Utah all those strips shown as easements for public utilities and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by West Haven City.

Signed this 16 day of June, 2003

Courtney W. Goodwin D. Nadine Goodwin

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the 16 day of June, 2003 personally appeared before me Courtney W. Goodwin and D. Nadine Goodwin the signer(s) of the above owners dedication, who duly acknowledged to me that they executed the same.

Steven J. Mikesell
NOTARY PUBLIC

Found Weber County Monument
NE Corner Section 26, T 6 N, R 2 W
SLB&M

COUNTY RECORDER

Entry No. 1949338 Fee Paid 30.00 Filed for record and recorded this 19 day of June, 2003, at 4:16 PM in Book 59 Page 06 of the Official Records.

Laura Fowles
Deputy

DOUG CROFTS
County Recorder

CHRIS-CORP
CONSTRUCTION STAKING - CONTRACT SURVEYS
2779 E. 2450 N. LAYTON, UT. 84040
PHONE: 801-544-6526 FAX: 801-544-6539

58-06

PART OF THE NE.1/4, OF SECTION 26, T.6N., R.2W., S.L.B. & M.

GOODWIN ACRES

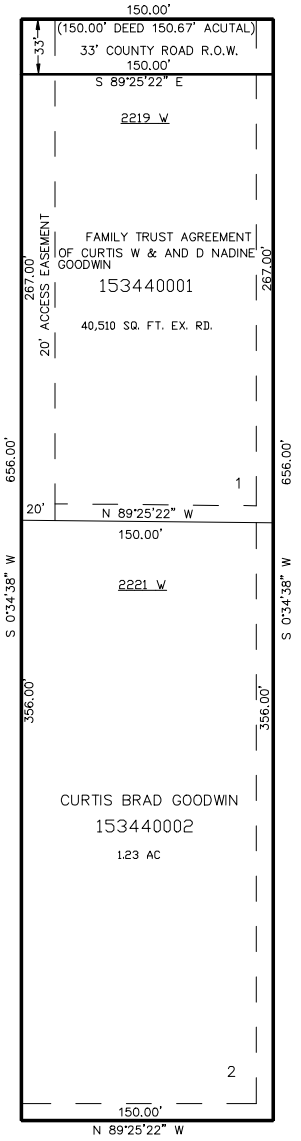
IN WEST HAVEN CITY

TAXING UNIT: 277

SCALE 1" = 60'

SEE PAGE 71

1800 SOUTH STREET



SEE PAGE 71

SEE PAGE 71

SEE PAGE 71

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

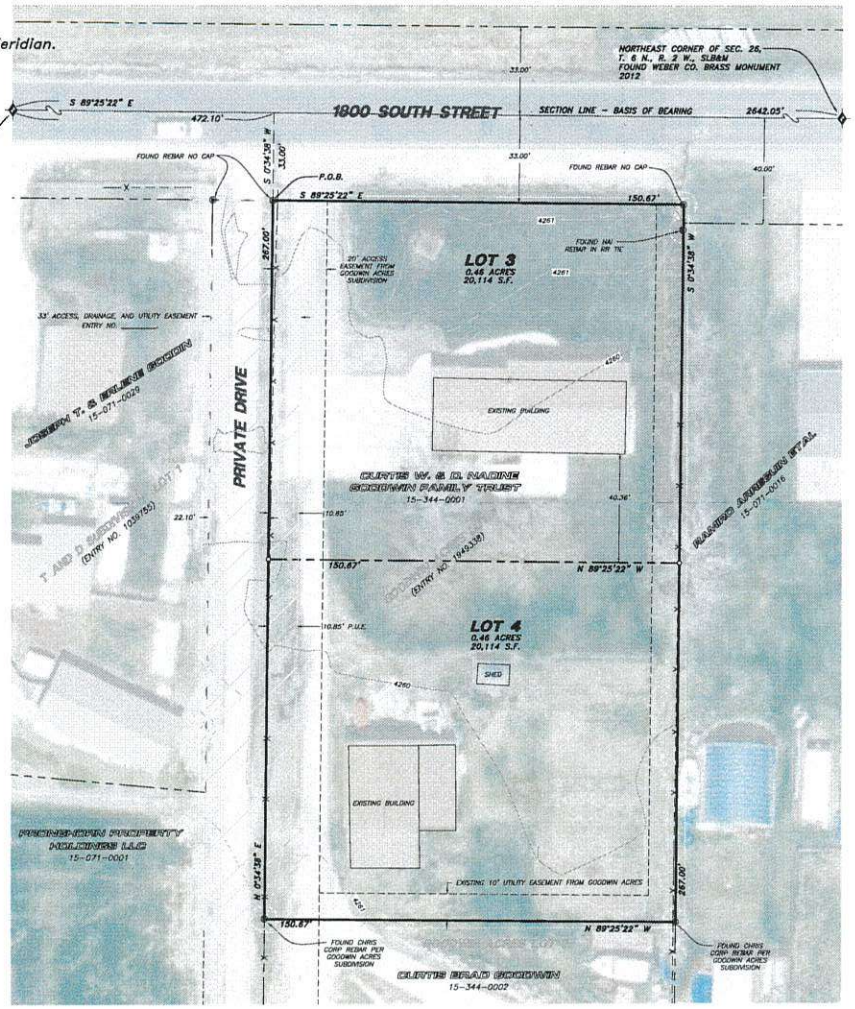
FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 58, PAGE 06 OF RECORDS.

FOR TAX PURPOSES ONLY

Goodwin Acres Subdivision First Amendment

Amending Lot 1 Goodwin Acres

West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26,
Township 6 North, Range 2 West of the Salt Lake Base and Meridian.
December 2024



Scale: 1" = 20'
0 20 40
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Easement
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

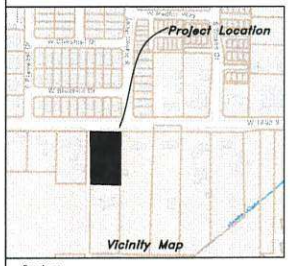
NOTE:

1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.

3 - LOT 4 SERVED BY 33-FOOT ACCESS, DRAINAGE, AND UTILITIES EASEMENT (SHOWN AS "PRIVATE DRIVE") RECORDED UNDER ENTRY NO. _____.

4 - PRIVATE DRIVE ACROSS WEST SIDE OF LOTS 3 AND 4 IS HEREBY DEDICATED AS A PUBLIC UTILITIES EASEMENT.



Developer:
BRAD GOODWIN
(801) 628-7700

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3481 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 68 Years of Business

24-129 24-129r18.dwg 12/27/2024

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS GOODWIN ACRES SUBDIVISION FIRST AMENDMENT IN WEST HAVEN CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUNDS.

SIGNED THIS _____ DAY OF _____, 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 10437995

PRELIMINARY

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, GOODWIN ACRES SUBDIVISION, ENTRY NO. 1949338, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 472.10 FEET SOUTH 89°25'22" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 33.00 FEET SOUTH 00°34'38" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 26;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°25'22" EAST 150.67 FEET; (2) SOUTH 00°34'38" WEST 267.00 FEET; (3) NORTH 89°25'22" WEST 150.67 FEET; AND (4) NORTH 00°34'38" EAST 267.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND DESCRIBED HEREON, AND NAME SAID TRACT GOODWIN ACRES SUBDIVISION FIRST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO THE PUBLIC AND WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AS PUBLIC UTILITY EASEMENTS, THE SAME TO INCLUDE PROVISION FOR IRRIGATION, SECONDARY WATER AND DRAINAGE PURPOSES, THE SAME TO BE USED FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND DRAINAGE ASPECTS. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS_____DAY OF_____, 2025.

_____
CURTIS W. GOODWIN - TRUSTEE OF THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021

_____
D. NADINE GOODWIN - TRUSTEE OF THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

ON THIS_____DAY OF_____, 2025, CURTIS W. GOODWIN AND D. NADINE GOODWIN, TRUSTEES FOR THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

State of Utah Notary Public_____ Commission Number _____
Notary Printed Name _____ My Commission Expires _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRAD GOODWIN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS GOODWIN ACRES SUBDIVISION, ENTRY NO. 1949338, T AND D SUBDIVISION, ENTRY NO. 1039755, AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°25'22" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this_____day of _____2025.

_____
Signature

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____day of_____ 2025.

_____
Chairman, West Haven Planning Commission

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this day of _____2025.

_____
Mayor

_____
Attest

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this ___ day of _____, 2025.

_____
City Attorney

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND
RECORDED_____
_____IN BOOK_____OF OFFICIAL
RECORDS, PAGE_____. RECORDED
FOR_____

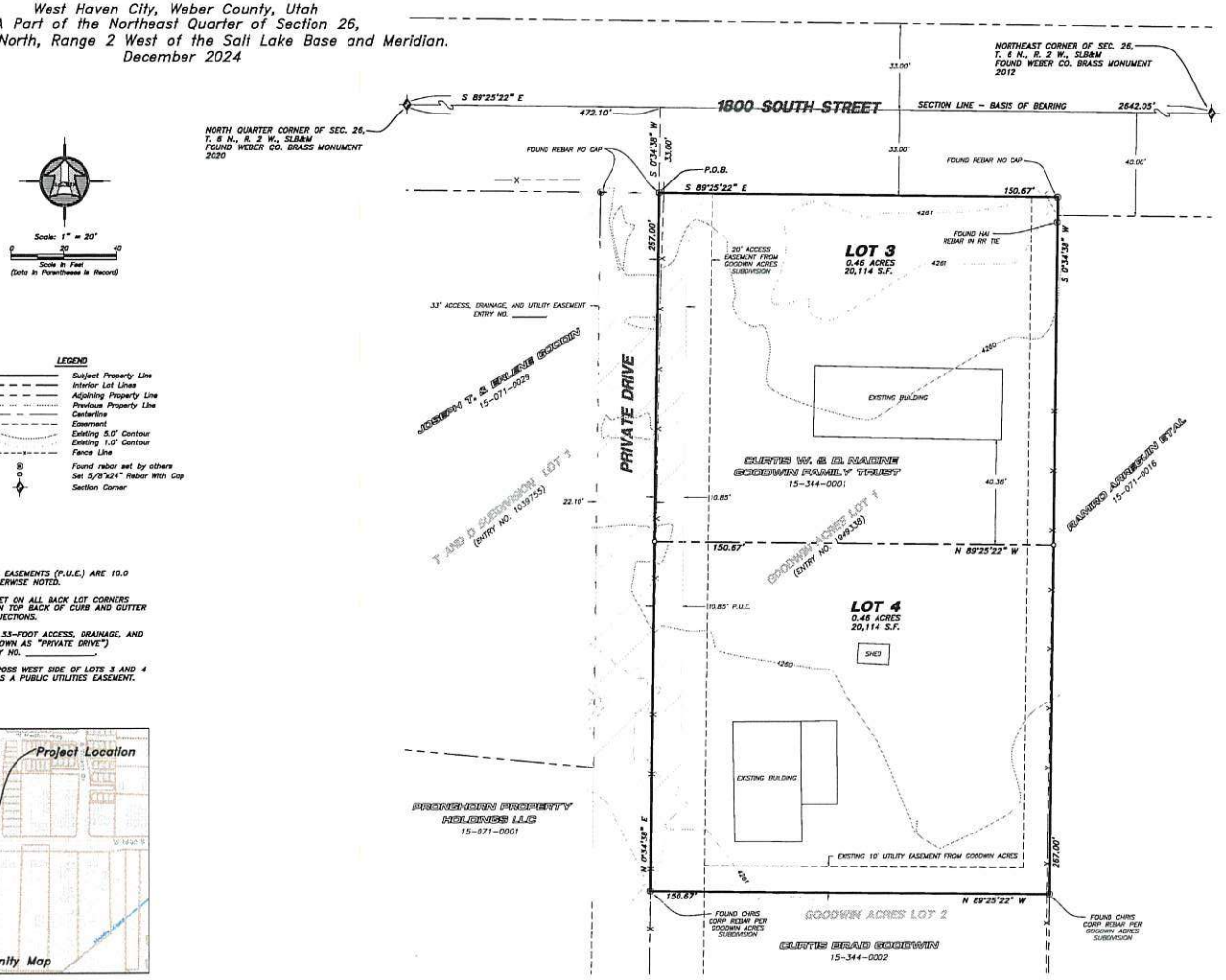
_____
COUNTY RECORDER

BY:_____
DEPUTY

Goodwin Acres Subdivision First Amendment

Amending Lot 1 Goodwin Acres

West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26,
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December 2024



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- Existing 1.0' Contour
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- Set 5/8"x24" Rebar With Cap
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Developer:
BRAD GOODWIN
(801) 628-7700

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Celebrating over 68 Years of Business

24-129 24-129x18.dwg 12/27/2024

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS GOODWIN ACRES SUBDIVISION FIRST AMENDMENT IN WEST HAVEN CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SIGNED THIS DAY OF , 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 10437995

PRELIMINARY

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A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

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RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 89°25'22" EAST 150.67 FEET; (2) SOUTH 00°34'38" WEST 267.00 FEET; (3) NORTH 89°25'22" WEST 150.67 FEET; AND (4) NORTH 00°34'38" EAST 267.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND DESCRIBED HEREON, AND NAME SAID TRACT GOODWIN ACRES SUBDIVISION FIRST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO THE PUBLIC AND WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AS PUBLIC UTILITY EASEMENTS, THE SAME TO INCLUDE PROVISION FOR IRRIGATION, SECONDARY WATER AND DRAINAGE PURPOSES, THE SAME TO BE USED FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND DRAINAGE ASPECTS. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS_____DAY OF_____, 2025.

CURTIS W. GOODWIN - TRUSTEE OF THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021

D. NADINE GOODWIN - TRUSTEE OF THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF WEBER)

ON THIS_____DAY OF_____, 2025, CURTIS W. GOODWIN AND D. NADINE GOODWIN, TRUSTEES FOR THE CURTIS W. AND D. NADINE GOODWIN FAMILY TRUST DATED THE 29TH DAY OF JUNE 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

State of Utah Notary Public_____ Commission Number _____
Notary Printed Name _____ My Commission Expires _____

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WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this_____day of _____2025.

_____
Signature

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____day of_____ 2025.

_____
Chairman, West Haven Planning Commission

WEST HAVEN CITY ACCEPTANCE

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_____
Mayor

_____
Attest

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this ___ day of _____, 2025.

_____
City Attorney

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
COUNTY RECORDER

BY:_____
DEPUTY