



WEST HAVEN PLANNING COMMISSION AGENDA

February 12, 2025 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **Wednesday, February 12, 2025** THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***5:15 PM: WORK SESSION**

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

JOIN US DIGITALLY FOR THE WORK SESSION AND REGULAR PLANNING MEETING AT

[HTTPS://US06WEB.ZOOM.US/J/86539464549.](https://us06web.zoom.us/j/86539464549)

WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA.](https://www.youtube.com/channel/UCEEQNQBTFZJWTGOPHMCNCBA)

5:15 Work Session – In City Council Chambers

MEETING TO ORDER: Chairman Roundy

1. **DISCUSSION** – Subdivision and Development Review Process 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** Commission Member Hepworth
 - b. **PRAYER/MOMENT OF SILENCE** Commission Member LaMar
3. **ACTION ON MINUTES** – Approve minutes for the Meeting of 01/22/2024
4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations
5. **DISCUSSION AND ACTION ON PRELIMINARY AND FINAL SITE PLAN APPROVAL** – For Bowser Bath Pet Wash Kiosk located at approximately 3775 S 2700 W Parcel #080320012 (Applicant Vickie & Company/Bowser's Bath of Utah/Agent John Michaelis & Boyd Casselman.
6. **PUBLIC HEARING** – To consider a change to Chapter 156 of the Subdivision Regulation.
7. **DISCUSSION AND ACTION ON PUBLIC HEARING** – To consider a change to Chapter 156 of the Subdivision Regulation.
8. **TRAINING** – Stormwater Video Training

9. **ADJOURNMENT**

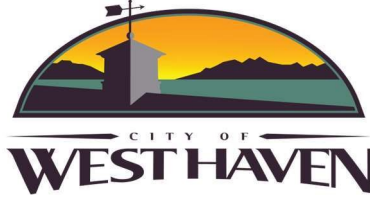
Robyn Van Campen

Robyn Van Campen, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: robynv@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at www.westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

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

| Present: | |
|---|---|
| Becky Roundy Andrew Reyna Melinda Stimpson Jeff Reed Russell Galt George LaMar Stephen Nelson Robyn VanCampen Amy Hugie | Chairman Vice-Chairman Commission member Commission member Commission member Commission member Community Development Director Deputy Recorder City Attorney |
| Absent/Excused | |
| Dustin Hepworth | Commission member |

5:30 Work Session – In City Council Chambers

The Work Session began at 5:33 pm. Stephen Nelson reviewed the presentation outlining the goals for the Planning Commission in 2025. Commission members requested more training on Conditional Use Permits and when they are needed as well as other Planning Commission processes.

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:03 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Reed
 - b. **PRAYER/MOMENT OF SILENCE** Commission Member Galt
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 01/08/2025

*Commission member Reed stated that the Attendee's list on the Minutes reflected him as Commission Reed and needs to be corrected to Commission member Reed.

*Commission Galt stated that he is reflecting as an Attendee and an Excused member and needs to be removed from the Attendee list.

*Commission LaMar requested that the last sentence on agenda item #4 be changed from 200 square feet to 200 feet.

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

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth
4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations

**Stephen reported that there was nothing to report on regarding anything that was recommended to the City Council by the Planning Commission, but they did have a couple of contracts that were on the agenda. One of the contracts was Landmark Design who will be helping us with longer range planning and G Brown Design will be doing landscaping design and also do planning. Both contracts were proved.*

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)

**Ben Probst/Applicant was present via Zoom.*

**Stephen presented a brief summary of the Staff report that was provided in the packet. The applicant is asking for a special consideration. Along the frontage, 15% of the material has to be the what our materials listed calls, "Upgraded Architectural Features". The applicant has requested that the commission consider the stone and the two canopies as the upgrade architectural features the applicant will need to ensure that it is 15% of the facade. The reason it would be a special consideration is because the stone work that they plan to use is not specifically on the list for upgraded architectural features. There is currently no room for stacking of vehicles under the east gate, which is listed in the engineer comments. The big concerns are Storm Water and the off- and on-site traffic circulation. Stephen recommended that the gate be moved back because if a truck were to come up then it would be in the right of way.*

**Mr. Probst made a suggestion what if he added a small gable-type portico using timbers and integrated that as part of the exterior per entrances to break up the square flat surface of the front. Mr. Probst was concerned on the trucks going from east to west of the yard instead of just having a particular area on one side. He proposed that they take the design on the east side where the strips, the extension, and the gate be put further in and match that on the west so you have a pocket of 25 to 30 feet.*

**Vice-Chairman Reyna wanted to clarify the concern with the gate it will stack up on the street.*

Commission member Reed asked Mr. Probst if he would be willing to make the gate a one-way entry and exit so that you can only come out of the gate on the west side so that the stacking would be on the east side.

Commission member Reed made motion to a grant preliminary site plan and conditional use permit approval for Cascade Holding, LLC parcel 157790001, in West Haven, subject to the conditions recommended by staff in the staff report. Vice-Chairman Reyna seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

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)

**Amy present to the Commission members and gave a brief staff report summary of staff recommendations. Amy advised that Ed/City Engineer was not concerned about the drainage on this particular property.*

**Commission member Stimpson had a concern is coming off 2200 S is how small the road is and the heavy equipment.*

**Agent Genneva Blanchard advised the commission that they are making road improvements to widen 2200 S on their side to make it the 60'/66' right of way (curb, gutter, sidewalk, and extension of asphalt). The actual entrance from 1900 W onto 2200 S will be improved as well. That will be the employee entrance. She also advised the commission members that they will be creating their own drainage system to avoid any*

drainage issues. She also advised that they would be happy to address signage for employee and public entrances.

**Chris Schmidts indicated that 2200 S is currently under engineer review.*

**Commission member Galt was concerned about a possible drainage issue on this site.*

**Commission member Reed commented that the dedicated delivery access be made off of 2200 S as part of the staff report recommendations.*

Vice-Chairman Reyna made a motion to grant 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.
Vice-Chairman Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

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)

**Amy presented the brief staff report to the Commission members. Amy wanted to note to the commission that if they come in to put a house on lot 1B the accessory building has to be behind the front plain of the house.*

**Curtis Goodwin/Applicant and Jim Flint/Agent are present.*

**Jim Flint/Agent just confirmed that it was splitting a lot from 1 to 2 (1a & 1b)*

**Mr. Goodwin stated he would be building a single level for his parents.*

Commission member Stimpson made a motion to grant approval for Goodwin Acres Subdivision First Amendment. Vice-Chairman Reyna seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

8. **ADJOURNMENT**

Vice-Chairman Galt made a motion to adjourn. Commission member Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

Robyn VanCampen

Deputy City Recorder

Date Approve:

Planning Commission Staff Review Memo

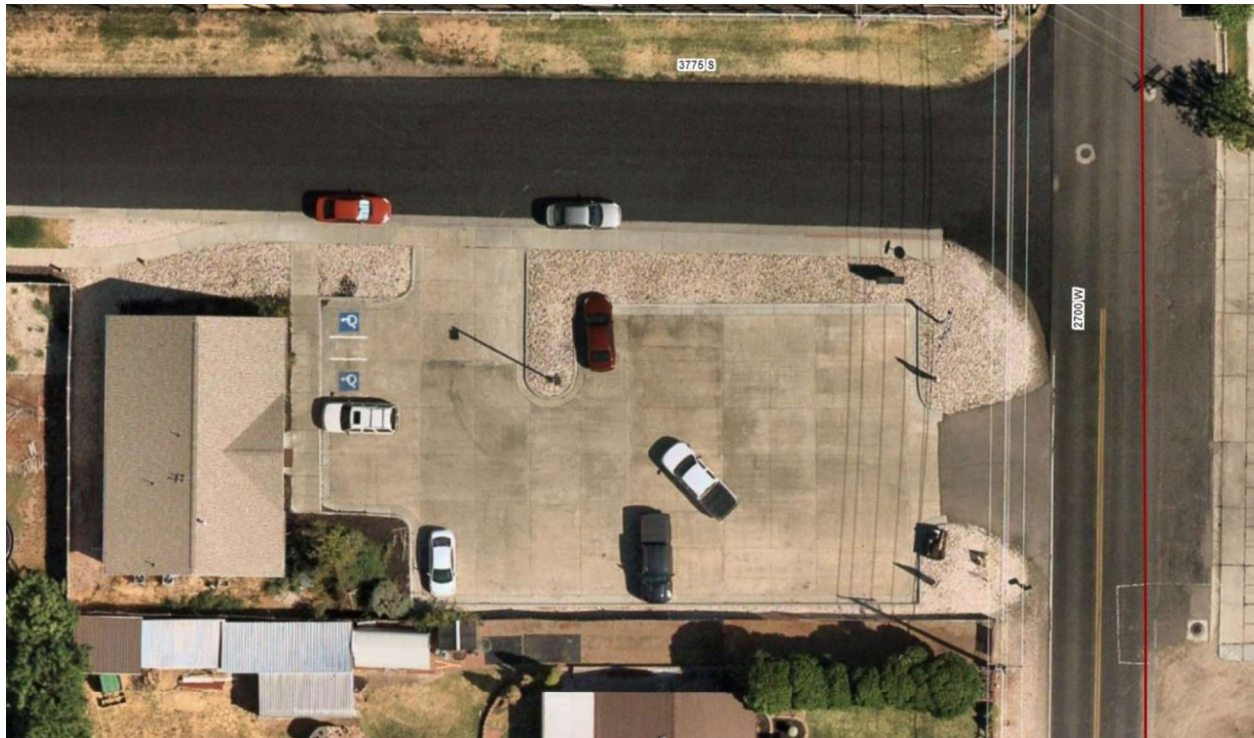
February 12, 2025



PRELIMINARY AND FINAL SITE PLAN APPROVAL

Request: Final site plan approval for Bowser Bath Pet Wash Kiosk
Property Address: Parcel# 080320012
Property Zone: C-2
Property Size: .33 Acres
Applicant: Vickie + Company /Vickie Hall, Boyd Casseman Agent

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



Background

The Applicant is seeking a site plan approval for a pet wash kiosk to be placed within an existing commercial property. It will be in the same location as a previous snow cone shack. The kiosk provides pet washing facilities without the need to provide onsite staff to support the use.

Since the site is existing, there are very little improvements required. Because no construction drawings are required for this project, staff recommends that the Planning Commission approve both the preliminary and final site plans subject to the report's findings and conditions.

Staff Review

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

Use

Within the C-2 Zone, Pet grooming (no overnight stay) is a permitted use, (see **§ 157.294 USES**)

§157.291 Site Development Standards

The site includes one other approved structure that is currently occupied. The information below applies to the new pet wash kiosk.

| | C-2 Requirement | Site Plan Proposal | Compliant? |
|----------------------|--|--|-------------------|
| Building height | | | |
| Maximum | 35 ft. when adjacent to residential | Less than 10' | Y |
| Minimum | 1 story | 1 story | Y |
| Max lot coverage | 60% by buildings (main & accessory) | Less Than 60% (92 sq. ft.) | Y |
| Minimum lot area | None | .33 acres | Y |
| Min lot width | None | 93' on 2700 S 150' on 3775 S | Y |
| Min yard setbacks | | | |
| Front | 15 ft. | The building is more than 15' from the front property line | Y |
| Rear | 10 ft., where the building rears on a residential zone | Buildings are not adjacent to a residential zone | Y |
| Side | 10 ft. when adjacent to residential | The building is not adjacent to a residential zone | Y |
| Side, adj. to street | 15 ft. | Not Shown | |

§157.730 Design Review

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

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

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

The site currently exists, and no significant changes to the layout have been proposed or constructed. The applicant plans to place the kiosk on the site, taking up a parking space on the property. This will have little to no impact on traffic ingress, egress, and internal circulation.

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***The current building on site is a 2,000 sq. ft. Hair Solan, with 23 spots. The applicant would like to use three spots to support to the new kiosk. The City's parking table does not list hair solans, barber shops, or pet grooming. According to that table:***

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

For other uses not listed above, the parking requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

Staff does not believe that the kiosk will cause any conflicts with the current parking needs. There is only room for one pet at a time, and the current site has adequate parking for the current business.

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***The applicant is not proposing any new signage except for the along the top, which makes up about 10 sq. ft. of the façade.***

(D) Landscaping.

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

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

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping

is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

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

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

The applicant has not proposed any additional landscaping at this time. The current landscaping is rockwork along the front of the site. The applicant has asked that the Planning Commission consider approving the existing landscaping since they do not have a secondary water or irrigation system, and the existing site layout was approved prior to current standards.

(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 a prefabricated structure with aluminum siding on the outside. Along its frontage are glass doors and windows.

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***The City Engineer has reviewed the site plan, and his comments are included below.***

§ 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.

(4) Minimum. Developers shall have a minimum of three different building materials, not including those which are considered upgraded architectural features.

(5) Alternative materials. Upon recommendation of the Planning Commission, the City Council may approve alternative materials if the Council makes specific findings that the requested material is comparable to or superior to a listed, approved material for the specific development or remodeling project proposed.

The building does not meet the standards set out within our code. Since it is prefabricated, it may be difficult to alter. The exterior is composed of aluminum siding with a few windows. The main façade, minus the doors, contains approximately 27.6 sq. ft. of aluminum siding (approximately 73%) and approximately 10 sq. ft. of windows (approximately 27%). Glass is listed as a primary material; metal panels are listed as a secondary material. The other side of the building facing the street will be entirely aluminum siding. One side of the building is a primary window, but that side will be facing the interior of the lot.

Staff reach out to the applicant to notify them of the City's concerns. They had the following response:

"In regard to the design requested, we would be able to change the colors of the equipment room door and add a faux brick on bottom of door, if necessary. Or be willing to work with other suggestions that the planning commission may have."

Sent 2-6-2025

In conversation with the applicant, they indicated that they are willing to make modifications to the exterior and add faux brick onto the outside. To meet West Haven standards, sides facing the street must make up 60% of primary materials. As noted in the response above the applicant is willing to make the needed modifications to the building to comply with City standards.

The following pictures are of the structure that has temporarily been placed on the site.





Utilities

The applicant will need to run a sewer and water line to the pet spa. Power is currently available on the site, where the snow cone shack was connected. Staff asked the applicant to define the installation process for the utilities and the applicant stated the following:

As for the water and sewer, we will connect inside the sidewalk for both, in the gravel landscape areas. Sewer and electric are close, but will need to trench and probably saw cut the driveway and then replace, for water connection. No street cutting needed.

West Haven Special Service District has reviewed the site plan and indicated they did not have any additional requirements. The applicant has also supplied a will-serve letter from Hooper Water Improvement District.

Engineering Review:

The following is a review by the City Engineer. Engineering told staff that they do not need to provide any additional construction drawings since the site has been constructed:

1. I recommend that the parking spaces be striped.
2. Their sample exhibit shows two (2) bollards, however, there should be several closely spaced bollards installed between the closest parking stall and the spa structure.
3. There should be cross-hatch striping on the south side of the spa structure and posted no parking.
4. It's hard to know how the parking lot drainage works from the old site plan. They will need to make sure that there will be no water inundation/ponding along the structure west and south sides that could cause icing hazards for the facility users.

Building Official Review

The following is a review by the Building Official:

As far as building, we would like to have a site plan for location and parking requirements, the engineering for 115 mph (3) sec gust and the details on how this structure will be secured to the ground/parking lot surface. AADA compliance will also need to be verified. Questions I have if they tie to the existing sewer and water, or they create a new connection are there any impact fees from the sewer and water districts that need to be paid. If they tie to existing this would be in a lease agreement with the property owners. They will need to work with the power company to get power to the structure on a separate connection or work with the existing property owner to take power from the existing building. Once again, a lease issue.

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Planning Commission approve the final site plan with the following findings and conditions:**

Findings

1. The building does not meet design review requirements listed in the following section: § 157.734 DESIGN REQUIREMENTS. The Planning Commission has the option to recommend to the Council that the current façade material be approved, but it *needs to make findings that the material is comparable or superior to those that are needed. The applicant has shown a willingness to meet façade standards.*
2. *The parking lot is adequate to meet the current demand, but it must be restriped.*
3. *The addition of the pet spa will not negatively impact the site*
4. *The location of the spa meets the setbacks*
5. *The building size and height meet zoning standards.*
6. *The current landscaping does not comply with West Haven Standards. However, the site improvements were installed according to the original site plan, which the City approved. The addition of the Pet Wash Kiosk will not trigger an update on the current landscaping.*

Conditions

1. Landscaping: The City has accepted current landscaping when a site has been altered without bringing the landscaping to current standards for minor alteration.
2. All facades facing the street must contain 60% of primary materials.
3. The parking lot should be restriped to match the proposed parking plan. Cross-hatch striping should be placed on the south side of the spa structure, and no parking should be posted.
4. Several closely spaced bollards should be installed between the closest parking stall and the spa structure.
5. The applicant must get a building permit before permanently placing the kiosk on site or installing any utilities. The applicant must also address the concerns listed in this report from the building official and other building code requirements.

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

“The Planning Commission grants final approval of the commercial site plan for Bowser Bath Pet Wash Kiosk, Parcel # 080320012, in West Haven, subject to the findings and conditions recommended in the staff report.”

SITE PLAN
AND DESIGN REVIEW



Address of Site 3775 S. 2700W. WEST HAVEN 84401 Parcel # 080320012
080320016

Applicant Name Vickie + Company / EAWSENATH OF UTAH

Agent Name JOHN MICHAELIS / BOYD CASSELMAN

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

INSTALLATION OF PETWASH Kiosk and

Site plan design for 96 building be approved on 0.81 acre of
(Square Feet) (acreage)

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

→ Signed: X (Owner/Petitioner) Date: _____

I authorize JOHN MICHAELIS / BOYD CASSELMAN to act as my representative in all matters relating to this application.

→ X (Owner)

[Signature]
(Agent as Authorized by Owner)

State of Utah)

County of Weber

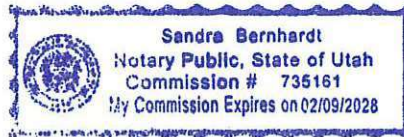
On this 14 day of November, in the year 2024, before me Sandra M. Bernhardt

a notary public, personally appeared Vickie Hall, 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.

Sandra M. Bernhardt



| 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 3775 S. 2700 WEST City WEST HAVEN State UT Zip 84401

Phone 801-686-5699 Fax _____

Email VICKIE5014@GMAIL.COM

Agents Information

Address 447 CREEKSIDE LANE City KAYSVILLE State UT Zip 84037

Phone 801-628-1032 BOYD
970-261-6647 JOHN Fax _____

Email: JOHN.M77@MSN.COM BOYDSINNOVATIONS@MSN.COM

Surveyor/Engineer

Name _____ Phone _____ Fax _____

Email _____

Address _____ City _____ State _____ Zip _____

**COSTS TO BE INCURRED BY
DEVELOPER
TO WEST HAVEN CITY**

| Fees | | | |
|--|---|---------------------------------|---|
| City Review \$250.00 per plan set | | | |
| Preliminary \$500.00 + \$50.00 per acre (0-5 acres) \$1500.00 + \$75.00 per acre (5.01 - 10 acres) \$2000.00 + \$100.00 per acre (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 <input type="checkbox"/> Yes _____ <input type="checkbox"/> No _____ | | |
| | Planning Commission action Preliminary <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ Final <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ | | |
| City Council action Preliminary <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ Final <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ | | | Scheduled for Planning Commission Agenda _____ Conditions _____ _____ _____ _____ _____ _____ |

Community Development Director _____

Affidavit of Understanding and Acceptance

Of
Fees & Costs
For

[] West Haven City

and/or

[] West Haven Special Service District

| | |
|---------------------------|--------------------------------------|
| Contractor/Developer: | GAGE COMPANY LLC Lic # 12580770-5501 |
| Project/Development: | |
| Authorized Officer/Agent: | BRAD CASSELMAN |
| 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.

☒ I have read the foregoing and, desiring to be bound thereby, accept the same.

→ *Vickie Hall*
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 Weber

On this 14 day of Nov., in the year 2024, before me Sandra M. Bernhardt

a notary public, personally appeared Vickie Hall

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.

Sandra M. Bernhardt

NOTARY PUBLIC





HOOPER WATER IMPROVEMENT DISTRICT

P.O. BOX 217 • 5555 W. 5500 S. • Hooper, Utah 84315 • (801) 985-1991

Water Availability Letter

February 4, 2025

John Michales

RE: Bowser Bath at Vickie and Company

To whom it may concern,

John Michales has contacted Hooper Water Improvement District to supply water to a dog washing station (Bowser Bath), which is proposed to be located on the same property as Vickie and Company. The address of is 3775 S 2700 W, West Haven, Utah. The proposed Bowser Bath will be located on the same lot as Vickie and Company and will lease the space it takes. It is proposed that the water service to Vickie and Company will also supply the Bowser Bath. It is also proposed that the connection to the Bowser Bath be made on the customer side of the meter. Hooper Water Improvement District approves of this use of the water contingent that the following items are met:

- 1- Vickie Hall, who is the customer of record for HWID, agrees, in writing, to the proposed use.
- 2- The customer verifies, in writing, that the current pressure and flow will be sufficient to supply all uses on the property.
- 3- A backflow device is installed between the Bowser Bath and the supply line to Vickie and Company. This can be an internal backflow apparatus but must be verified by HWID personnel.

If you have any questions concerning this matter, please call me at 801-985-1991.

Sincerely,

A handwritten signature in cursive script that reads "Cole J. Allen".

Cole Allen
General Manager



*ADA813 Shown

MANUAL

ADA Models
ADA813 & ADA821

(877) 880-6056
www.AllPawsPetWash.com

All Paws Pet Wash

PO BOX 22, Eau Claire, WI 54702

The ADA Modular buildings are the flagship products of All Paws Pet Wash. It is a piece of self-serve pet washing equipment that can be implemented and used in many different industries. These units are built with the quality and precision that our other products have been built with since 2009. The ADA is built out of the best quality aluminum and is sand blasted then powder coated for a smooth finish. APPW offers six different treatments as well as a grooming blow dryer. It provides an affordable way for a customer to wash their pet without having to worry about messing up their own home or emptying their wallets.

OWNER/OPERATOR BENEFITS

- Stand alone equipment room enclosed inside the building
- Easy to hook up to utilities
- Sloping tub and sloping floor leads to floor trough under wall for easy cleaning and drainage of water/hair
- Two inch drain for constant flow through hair strainers
- Ability to bypass payment with washdown switch
- Ability to change price and time to fit any market
- Easy to read directions for customers
- ADA Compliance

EQUIPMENT

- No ramps easy for pet to enter low wash tub or wash directly on floor
- Six wash cycles (Oat, Tearless, Flea & Tick Shampoos, Conditioner, Pet Deodorizer, Tub Disinfectant)
- High volume rinse
- Groomer-grade blow dryer
- Accepts quarters, tokens, dollar coins, and 1-20 dollar bills with credit card option.
- Non-slip mat in tub and on floor
- Filtration system to separate hair
- Easy to read directions and push button operation for customers
- Customizable color and decals

SPECIFICATIONS

- 1/2" or 3/4" Hot/Cold water lines 1/2" NPTF
 - Water usage less than 2 gallons per minute
 - 220 Volt - 100 amp electric supply
 - Weight: Single 813: Approx 2600*
Double 821: Approx 4000*
 - Building numbers refer to dimensions:
single 813 = 8' x 13' double 821 = 8' x 21'
 - Tub: 53" long x 26" wide x 6" deep
- *Depending on options

PARTNER WITH

- Dog parks
- Campgrounds
- RV parks
- Laundromats
- Gas Stations
- Large Complexes
- Pet Stores
- Groomers
- Kennels
- Pet Friendly Hotels
- Veterinary Hospital
- Car Washes

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Please Note: Due to ongoing product changes, sales literature descriptions of product features and options may not reflect current product offering. Please verify at the time order is placed.

I. OVERVIEW

1. Equipment

ADA Modular Building (813)



Equipment Room

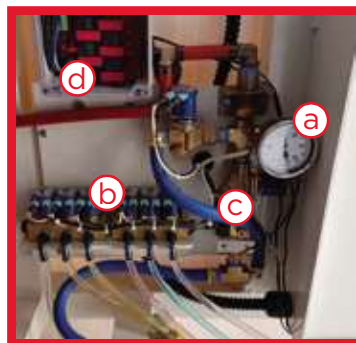
Building

- A. Wash Tub
- B. Spray Control
- C. Sprayer
- D. Vacuum
- E. Dryer
- F. Vending Machine (optional)
- G. Equipment Room

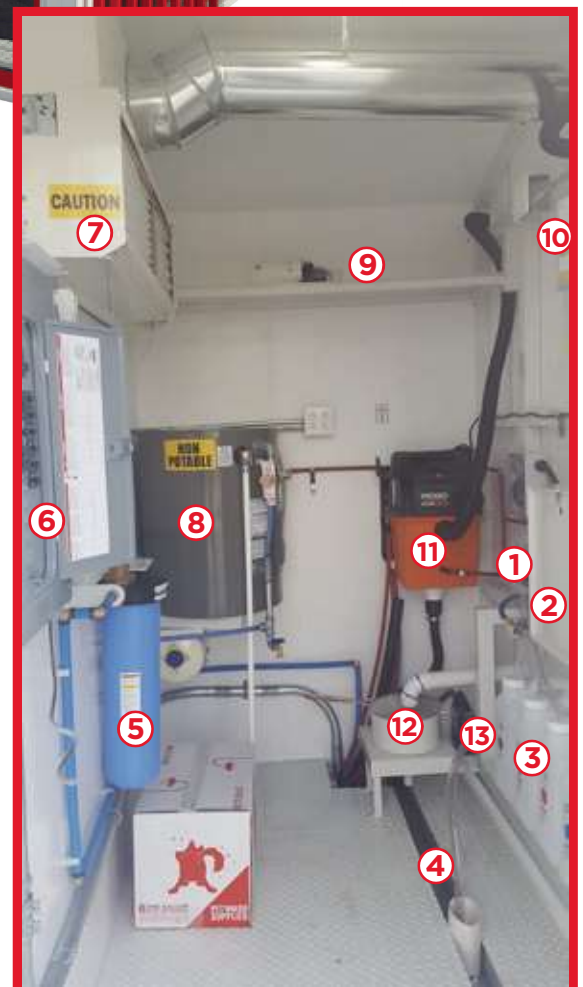
Equipment Room

- 1. Water Column
 - a. Pressure Gauge
 - b. Solenoid Valves
 - c. Flow Screw
 - d. Relay Board
- 2. Back of Spray Control
- 3. Soaps and Treatments
- 4. Trough
- 5. Water Filter
- 6. Electrical Panel (100 Amp)
- 7. Heating/AC
- 8. 20 Gal. Water Heater
 - a. Temp. Blending Valve
 - b. Pressure Relief Valve
- 9. Shelf for Storage
- 10. Washdown & Test Buttos
- 11. Vacuum
- 12. Hair Strainer
- 13. Discharge Pump

① Water Column



⑧ 20 Gal. Water Heater

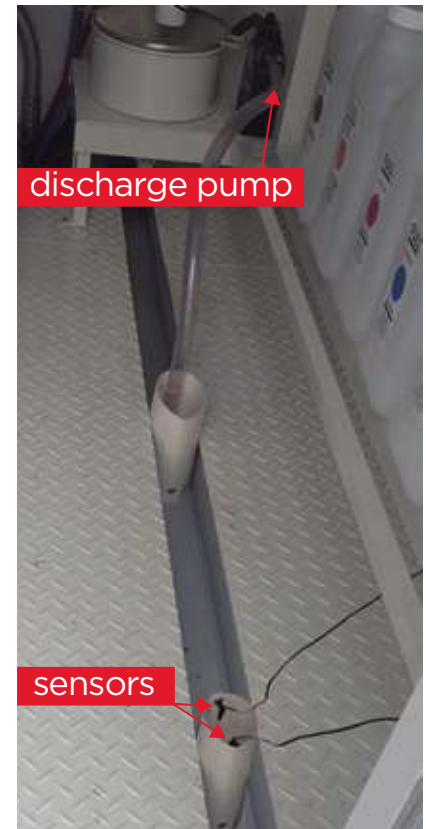


I. OVERVIEW (cont.)

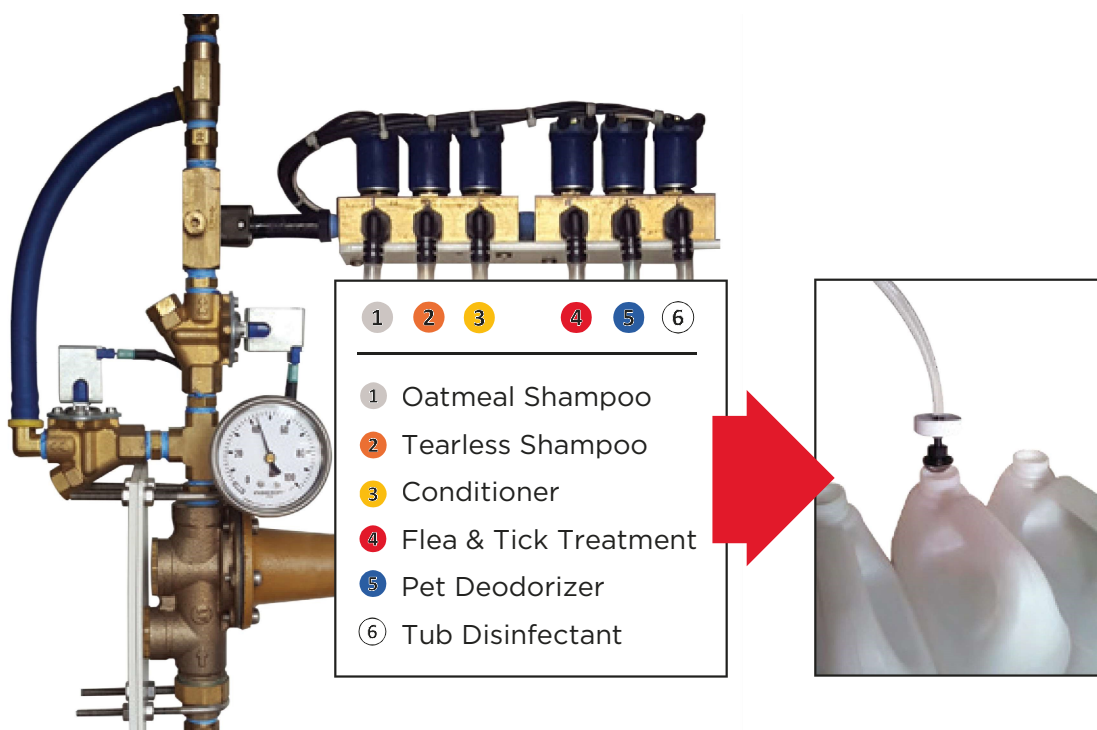
2. Plumbing

- Every ADA Modular Building comes with a trough which runs through the equipment room. The floor in the building is sloped toward the equipment room allowing gravity to carry excess water under the wall and into the trough. Once the sensors detect that there's a collection of water in the trough, the discharge pump will kick on, draining the trough.

- In this example, the blue pipe is the incoming water line. It runs through the pressure regulator which adjusts the overall pressure of the incoming water. Pressure can be adjusted by turning the bolt on top of the regulator. After passing through the regulator, water passes on to the water filter and then through the water heater. After being heated, the water then runs to the water column.



- Insert suction strainers leading from selenoid valves into appropriate soap and treatment containers.



I. OVERVIEW (cont.)

3. Electrical



Electrical Box

This box contains the electrical components that drive the spray controls. This box also contains the washdown and output test switches, used for maintenance and testing.

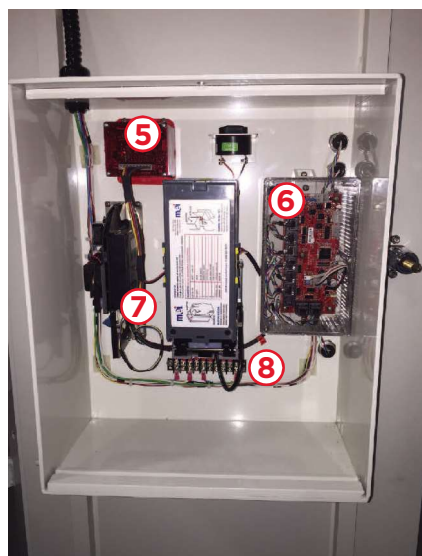
- ① Activates 2 minute timer.
Resets with each button push.
When light is on, timer is active.
- ② Activates all outputs in
sequence for 1 second each.

Cabinet Electrical Components

The relay board controls the treatment and soap solenoids as well as the water column. The electrical panel divides an electrical power feed into subsidiary circuits, while providing a protective fuse or circuit breaker for each circuit in a common enclosure.

Relay Board ③

Electrical Panel ④

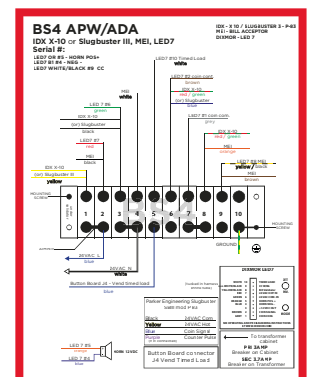


Back of Spray Control

These are the components that are responsible for relaying input selections on the control panel and handling payment.

- ⑤ Dixmor Timer
- ⑥ Button Board
- ⑦ Coin Acceptor
- ⑧ Bill Acceptor

Wiring Diagram decal
located on back of
button board panel.



II. OPERATION

1. Set-Up

- Begin by checking your water pressure on the gauge located on the water column. 45 PSI is your target (+/- 5 PSI). If you need to adjust the PSI, you can do so by tightening or loosening your regulator screw on the incoming water line (See image on Page 3)
- Locate the Washdown switch located on the electrical box and press it. The green light will illuminate. The Washdown switch allows for operation without payment. This is primarily used for maintenance and cleaning. The unit will only operate for two minutes before turning off unless another button (i.e. Rinse or Tearless Shampoo) is pressed. If the unit turns off before your maintenance is complete, press the Washdown switch again to reactivate the two minute timer.



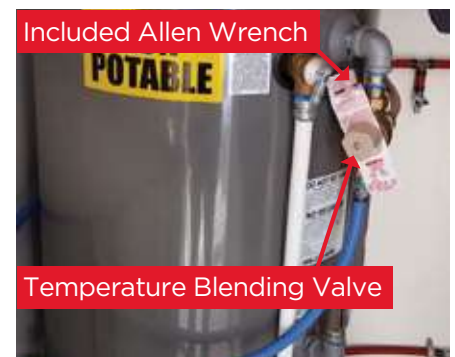
Filling Your Soap Containers

- All Paws Pet Wash recommends a dilution ratio of 20:1 for our soap concentrates. This means that for every ounce of concentrate in your jug, you need to add 20 oz of water. If this ratio isn't followed properly, you may end up with soap too viscous to syphon properly.
*Depending on water hardness, water-to-soap ratio may need to be adjusted.
- Fill all six of your soap containers to the "FULL" line on the label. Once your soap mixtures fall below the "BELOW LINE", fill them up again to assure proper operation of your APW unit.



Adjust the Temperature Blending Valve

- Located on the water heater, the blending valve is used to adjust the water to an appropriate temperature. Use the attached allen wrench to loosen the knob. The knob will pop out allowing for adjustment. Once the temperature is adjusted to the appropriate temperature, tighten the hex screw.



II. OPERATION (cont.)

Bleeding Air from Hot Water Heater

- Before use of your pet wash, it is important to bleed the air from your hot water heater. Failure to bleed air can cause failure of heating element.
- Locate the pressure relief valve on your water heater. It's a brass colored valve with an aluminum lever extending from it, pointed towards the floor. With the incoming water supply valve open (feeding water into unit) pull lever on pressure relief valve open until water is running out of release tube and onto the floor.
- Water heater is ready for use.



Anytime water supply is shut off, turn off breaker to water heater and bleed hot water prior to resuming use.

Priming Floor Pump

- Priming the floor pump before use of your pet wash will ensure your floors don't flood after the trough fills up. There are two methods for priming your pump:

Method One: Remove pipe plug on top of pump. Fill with water until full and water is running out of pump.

Method Two: Remove tube running from pump to floor trough. Using a garden hose, pour water down tube and into pump.

- To avoid clogged pumps, use a small hair strainer to skim the top of the trough water to collect larger pieces of debris, hair and other particles to avoid clogged floor pumps.



Syphoning Soaps

Before beginning this process, insert suction strainers into containers! (Ref. page 4)

- Begin by tightening the flow screw with a small flat-head screwdriver. Tighten by turning clockwise until snug. **DO NOT** over tighten the flow screw!
- Next, select the first soap to be syphoned, the Oat Shampoo. Press the Oat Shampoo button on the Spray Control located on the front of your APW.



II. OPERATION (cont.)

- Turn on the sprayer to get the water flowing. Lock the sprayer in the “on” position and place in tub to keep the water flowing.
- In your cabinet, you should see the soap from the Oat Shampoo begin the fill the line leading from the container up to the solenoid valves.
- Once the soap is flowing out of the sprayer, return to the Spray Control on the front of your APW and select Rinse. After a few moments of Rinse time, select the next soap to get it flowing. Repeat this process for all 6 treatments.
- After all of your soaps are flowing correctly, return to the flow screw and loosen the screw two full turns. If your soap is not flowing properly, double check your PSI reading.



2. Testing

- Once all of your treatments have been syphoned from the containers up to the solenoid valves, it's time to test your APW. Start the sprayer, lock it in the “on” position and place it in the tub.
- Work your way down through all of the soaps and treatments on the spray control board while switching to “Rinse” inbetween each soap or treatment. While the system is on Rinse, only water should be coming from your sprayer. When you switch to a soap or treatment, you should notice a decrease in water pressure and some foaming coming from the sprayer. Place your hand under your sprayer to double check the foaming soap.



**Please Note:
Rinse pressure
is stronger
than soap &
treatment
pressure!**

For more information or help on set-up, please visit our OWNERS HUB online at www.AllPawsPetWash.com or visit our YouTube page.

Password for OWNERS HUB is: Pawtastic! (Case sensitive, include the exclamation point)

III. DAILY MAINTENANCE SCHEDULE

The following are general, suggested guidelines for daily, weekly, monthly, and bimonthly maintenance on your All Paws Pet Wash self serve pet wash vending station. You may find more applicable methods of maintenance in the daily operation of your personal unit.

DAILY MAINTENANCE

WASH AREA

- Rinse wash tub - Open equipment room door, reel out 20ft hose to swing/sliding door of wash bay. Spray down wash bay walls, floor and tub towards equipment room wall.
- Clean glass if needed - Spray glass with Glass Stripper starting from the top and work your way to the bottom.
- Skim trough for solid debris - Using a small hair strainer, skim the trough to collect larger pieces of debris, hair and other particles to avoid clogged floor pumps.

EQUIPMENT AREA

- Rinse Vacuum - Open equipment room door, walk in and turn water valve counter-clockwise to allow water to be flushed through vacuum for a duration of five seconds. Turn valve clockwise to OFF.
- Dump hair strainer - Open equipment room door, walk in towards back corner and grab strainer by brown handle. Dump into an external trash receptacle.
- Check soap levels - Open equipment room door, walk in and locate soaps. Use the guide illustrated on this page to determine necessary fill-ups. Remember to use the ratio of 20:1 water to concentrate. Refer to the label on your 2.5 gallon jug for more information.
*Depending on water hardness, water to soap ratios may need adjusting.

WEEKLY MAINTENANCE

- Check filter on blow dryer, clean as needed - Filter is located on the back side of dryer. You will need a philips head screwdriver to gain access to the filter.
- Check operation of spray control - Push diagnostic button in equipment room to run test on all functionality of pet wash.
- Check the two HVAC filters if applicable - Slide filters up by grabbing lower section and lifting up then pulling out.
- Check under rubber mats in wash tub (floor and tub) - Depending on climate, remove rubber mat and hang dry nearby.

MONTHLY MAINTENANCE SCHEDULE

- Rinse the hair strainer - Remove excess hair and clean the strainer.
- Clean glass with Glass Stripper - Work in Glass Stripper with microfiber towel. Rinse with water afterwards.

AS NEEDED MAINTENANCE SCHEDULE

- Check and replace incoming water filter every six months
- Clean bill, coin and credit card equipment

IV. SECURITY

- All of the sales from your washes will end up in one place, behind the spray control system. The spray control system opens on the back side and is accessed via the equipment room. To access the back end of your control system, open your door and remove the pin keeping the panel in place. For additional security, install a padlock like shown in the image below.

Spray Control System

Front



Back (Inside Cabinet)



TROUBLESHOOTING

Common Problems & Solutions

Problem: No water pressure flow in the wash tub.

Solution: Check water flow from incoming water line. Check pressure gauge on water column in cabinet of APW. The unit requires 40-50 PSI to function properly. If you have sufficient flow from the incoming water line, and 40-50 PSI of required pressure, you will need to adjust the flow screw [Reference image on page 3 / #4 Inside Cabinet]. Start by counting the number of turns it takes to close the screw when tightening (clockwise). The flow at the wash tub should not be very low. Now loosen the screw (turning counter-clockwise) approximately 1 ¾ - 2 turns, which should increase the flow. Keep in mind the more you loosen the flow screw to the left the more you will increase the flow, but will be decreasing the suction for the shampoo.

Problem: One of the shampoos or treatments is not flowing correctly.

Solution: With the sprayer in the on and locked position, select the soap or treatment that's malfunctioning. If everything is working properly, you should have a low pressure flow with soap and water. If you're not receiving any soap along with the water, head to the equipment room and locate the soap containers. Screw off the cap of the soap or treatment that's malfunctioning and examine the suction strainer. Make sure the screen is clean, if not, run the suction strainer under some clean water. Next, examine the clear tube running from the soap to the water column. If you are getting air bubbles in the tube, the soap is flowing but your concentrate may be too diluted to see the soap coming out of the sprayer. If you are still having issues you can increase the flow by loosening the material volume screw.

Problem: Vacuum is running, but has no suction.

Solution: Check the hose for obstruction. With the vacuum cleaner off, use the water flush valve and flush the vacuum. Make sure water is flowing out of the vacuum. Once completed, run the vacuum and check for suction. If you still do not have suction, you will need to remove and clean the vacuum motor and filter. You can also remove the black drain hose from the check valve at the bottom of the vacuum and then turn on the vacuum. At this point feel if you are achieving suction back through the check valve. If you are the check valve flap is not sealing tight and needs to either be cleaned or replaced. Clean the filters as needed.

Problem: Water is not pumping out of the hair strainer tank.

Solution: The pump float switch is stuck. Simply unlodge the pump float. Rinse out tank as needed.

Problem: Floor pumps are not functioning correctly.

Solution: Ensure that hair is not clogging the release hole at the base of the floor pump tube. If clear, spray water directly at the probes to remove any excess film build-up. When film accumulates, the build-up will not allow the probes to function properly.

WARRANTY - ADA 813 & ADA 821



PO BOX 22 Eau Claire, WI 54702

Seller warrants the welded aluminum components for 5 years from date of shipment from our factory in Garden Prairie, IL.

All other components warranted for 1 year from date of shipment.

Powder coat finish is excluded from all warranties.

Purchaser shall notify seller of defect in writing and return the defective part for repair or replacement.

All warranty claims are to be handled by the purchaser. The purchaser will return the non-working part to the factory [8642 US Hwy 20 Garden Prairie, IL 61038] for repair or replacement. All Paws Pet Wash will ship the repaired or replaced part back to the purchaser.

Purchaser is responsible for the shipping charge to return to seller and seller is responsible for shipping charge to return to purchaser.

Labor charges are not included.

Any defect or failure caused by mistreatment or neglect is specifically excluded under this warranty. This includes damages caused by freezing.

Depending on water source, All Paws Pet Wash recommends using a pre-filter.

The seller and purchaser agree that there are no other warranties or representations made by or on behalf of the seller other than those specifically set forth in this document. Seller will in no event be liable for special or consequential damages. This agreement shall be governed by the laws of the State of Illinois and is deemed entered into in the County of Boone, State of Illinois. The seller and purchaser agree that jurisdiction of any controversy under this agreement shall be exclusively in the Courts of the County of Boone, State of Illinois.

Purchaser may contact All Paws Pet Wash factory at (800)537-8231.

Keith Caldwell

Date: 1/1/17 - Present

*information subject to change



*A Tail Waggin'
Good Time!*



Find a Pet Wash.com

Find a Pet Wash Near You!

**PET WASH
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Everything you need for
your pet wash business!

ORDINANCE NO. -2024

**AN ORDINANCE OF WEST HAVEN CITY AMENDING THE STANDARDS OF THE
SUBDIVISION REGULATIONS FOR AMENNDED SUBDIVISION PLATS; AND
PROVIDING AN EFFECTIVE DATE FOR THESE CHANGES.**

Section 1 – Recitals

WHEREAS, the City of West Haven (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and

WHEREAS, West Haven’s Planning Commission held the required public hearing on February 12, 2025 and recommended that the City Council approve the changes herein; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code in regards to amending the language for “SUBDIVISION REGULATIONS,” should be made; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED by the City Council of West Haven City, Utah that the following portions of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. In the “Subdivision Regulations, Scope” § 156.002 Scope Of Chapter, shall be amended as outlined in red in Attachment “A”.**
- b. The Mayor is authorized to sign this Ordinance.**

The forgoing Recitals are fully incorporated herein.

Section 2 – Prior Ordinances and Resolutions

That the above changes, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 3 – Repealer of Conflicting Enactments

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts thereof, which conflict with this Ordinance are, for such conflict, repealed, except that this repeal will not be construed to revive any act, order or resolution, or part.

Section 4 – Savings Clause

If any provision of this Ordinance be held or deemed invalid, inoperative, or unenforceable, such will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatsoever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 – Date of Effect

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

DATED the ____ day of December 2024

WEST HAVEN CITY

Rob Vanderwood
Mayor

ATTEST:

Emily Green, City Recorder

| | | |
|-----------------------------|-----------|----------|
| Mayor Rob Vanderwood | Yes _____ | No _____ |
| Councilmember Carrie Call | Yes _____ | No _____ |
| Councilmember Kim Dixon | Yes _____ | No _____ |
| Councilmember Nina Morse | Yes _____ | No _____ |
| Councilmember Ryan Saunders | Yes _____ | No _____ |
| Councilmember Ryan Swapp | Yes _____ | No _____ |

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. __-2025**, entitled “**AN ORDINANCE OF WEST HAVEN CITY AMENDING THE STANDARDS OF THE MIXED USE/MEDIUM/LOW DENSITY RESIDENTIAL, COMMERCIAL ZONE; AND PROVIDING AN EFFECTIVE DATE FOR THESE CHANGES.**” adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on December __, 2024 which appears of record in my office, with the date of posting or publication being December __, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of December 2024.

Emily Green
City Recorder

(city seal)

EXHIBIT A

**Amended Language §156.002- “SUBDIVISION REGULATION” as attached to Ordinance
____-2025**

§ 156.002 SCOPE OF CHAPTER.

(A) No person shall subdivide any tract of land which is located wholly in the city, except in compliance with this chapter.

(B) No person shall sell or exchange, or offer to sell or exchange, any parcel of land which is a part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created pursuant to, and in accordance with, the provisions of this chapter.

(C) This chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of the subdivision regulations adopted in the city on March 1992.

(D) No lot within a subdivision approved by the [City Planning Commission](#) and recorded in the County Recorder's office, in accordance with the provisions of this chapter, shall be further divided, rearranged, added to, or reduced in area, nor shall the boundaries of any lot be altered in any manner so as to create more lots than initially recorded or any nonconforming lot, without first [petitioning the City to amended the subdivision plat and](#) obtaining the approval of the Planning Commission. [All subdivision amendment shall comply with the provisions of this chapter, the underlying zoning standards and standards set within State Code 10-9a-608 and 10-9a-609 as amended. and the City Council.](#)

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