

#### WEST HAVEN PLANNING COMMISSION AGENDA

July 9, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON Wednesday, July 9, 2025, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

\*6:00 PM: REGULAR PLANNING COMMISSION MEETING

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

HTTPS://US06WEB.ZOOM.US/J/86539464549.

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

#### 6:00 Regular Planning Commission Meeting

1. MEETING CALLED TO ORDER: Chairman Reed

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 06/25/2025.

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

- 5. <u>DISCUSSION AND ACTION</u> For a Conditional Use Permit for Bright Life Academy located at approximately 3200 S 2050 W Parcel #153110003. (Applicant Rebecca Stoddard)
- DISCUSSION AND ACTION For a Conditional Use Permit for Lawn & Landscape on Point, LLC located at approximately 4840 W 4250 S Parcel #083110007. (Applicant Oscar Uribe)
- DISCUSSION AND ACTION To review and consider a Preliminary Plat approval for Fox Glenn Subdivision located at approximately 2600 W 3600 S. (Applicant Don Stokes/Agent Tyson Egbert)
- DISCUSSION AND ACTION To review and consider a Final Site Plan application for an Office Machines Sales and Service, located at approximately 1750 W 1700 S, Parcel # 15-064-0059. (Applicant Chad Barnett/DSI and Agent C. Kirk Laughter)
- 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 <a href="https://www.westhavencity.com">www.westhavencity.com</a>; 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

June 25, 2025 6:00 P.M.

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

Present:		
Jeff Reed	Chairman	
Andrew Reyna	Vice-Chairman	
Melinda Stimpson	Commission member	
Russell Galt	Commission member (Left at 7:29 p.m.)	
George LaMar	Commission member	
Linda Smith	Commission member	
Jennifer Streker	Commission member (via Zoom)	
Stephen Nelson	Community Development Director	
Amy Hugie	City Attorney (via (Zoom)	
Robyn VanCampen	Deputy Recorder	
Absent/	/Excused	

#### 5:15 pm Work Session – In City Council Chambers

 DISCUSSION – On the subdivision and development review process, continued from the May 28, 2025, meeting.

The Work Session began at 5:20 pm. Stephen Nelson continued the Subdivision and Development Review Process from the prior meeting held on 05/28/2025 and 06/11/2025.

#### 6:00 Regular Planning Commission Meeting

1. MEETING CALLED TO ORDER: Chairman Reed at 6:02 pm

2. OPENING CEREMONIES

a. PLEDGE OF ALLEGIANCECommission member LaMarb. PRAYER/MOMENT OF SILENCECommission member Smith

3. ACTION ON MINUTES – Approve minutes for the Meeting of 06/11/2025

**Commission member Galt made a motion to approve** the minutes from the meeting June 11,2025. **Commission member Smith** seconded the motion.

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

NAYS -

ABSENT/EXCUSED -

#### 4. REPORTS -

Action taken by City Council on Planning Commission.

Stephen reported that City Council approved the Zoning Map. He had made the correction on the Zoning Map adding the Isom Rezone that was approved by the council on 05/07/2025 to the Zoning Map and it was approved with that change. Stephen had also just wanted to mention the Planning Commission that Nilson Homes came in and wanted to present an idea to staff regarding the remaining property in Green Farms that

hasn't been developed (approximately 70 acres). They had proposed an idea of approximately 30 new homes designed for first time homebuyers. Some were against it and some thought it was a good idea so that maybe coming to the Planning Commission for discussion it may not.

5. <u>DISCUSSION AND ACTION</u> – For a Preliminary and Site Plan Approval for Riverwalk Sales Office located at approximately 1685 W 1960 S Parcel #158600001 & 158600002 (Applicant Six Star Management, LLC, Agent Dan Mickelson).

Damian presented a summary of this project to the commission. This is for a Sales Office for the Riverwalk Townhome project. Staff has reviewed the application and it was missing the landscaping plan which is required by code. The applicant has informed staff that a landscaping plan was provided prior to the meeting, but staff has not had a chance to review the landscaping plan. Staff has indicated that they are needing updated architectural features on the design of the building as well as some facade breaks, engineering has some comments and corrections. Nothing that would change the site plan drastically. Due to the missing information staff recommends tabling for final site plan approval.

Daniel Mickelson/Agent was present. They have been working on getting the list provided by staff completed. They have only had a few days to work on the list due to the holiday. Mr. Mickelson had a packet of information that was hand delivered to staff at this meeting. The packet included a set of plans and the responses to staff comments. They would like to get approval today and it be approved with conditions if needed. They do not have the electrical site photometric plan they have not been able to obtain in the last couple of days.

Staff Recommendations for approval with conditions are:

- 1. A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance.
- 2. Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation.
- 3. The project site plan and civil drawings are updated to address all city staff comments.
- 4. Necessary building permits are obtained prior to the commencement of work.

**Commission member LaMar made a motion to make a table** the review for the final site plan approval for Riverwalk Sales Office project until all the staff comments are resolved and giving them sufficient time to review what has been presented to them tonight. **Commission member Galt** seconded the motion.

AYES - Commission member Galt, Commission member LaMar,

**NAYS** – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Smith, and Commission member Streker.

ABSENT/EXCUSED -

The Commission conducted a re-vote.

Commission member Stimpson made a motion to approve with staff recommended conditions a motion to grant a Final Site Plan approval for the Riverwalk Sales Office project at 1648 W 1960 S, finding that the design of the proposed site and building are compliant with the governing code when the following conditions are applied. 1. A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance, 2. Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation, 3. The project site plan and civil drawings are updated to address all city staff comments, 4. Necessary building permits are obtained prior to the commencement of work, and the lighting plan is included to staff addressing the night standards City Code with lighting. Vice-Chairman Reyna seconded the motion.

**AYES** – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member Smith, and Commission member Streker.

NAYS - Commission member LaMar

ABSENT/EXCUSED -

**6.** <u>DISCUSSION</u> – On Wall Brothers Preliminary Site Plan (not on for approval) on Parcel #140120018 and 140120017. (Applicant Wall Brothers Construction/ Agent Jacob Wall.

Stephen briefed the commission on the Preliminary Site Plan Discussion stating that staff and the applicant are still working to get this prepared to be brought in front of the commission, however the applicant would like the commission to consider waiving some parking requirements based off a parking study that was provide with their application. The applicant has not provided what the use will be. Based on City Code the applicant would be required to have 75 parking stalls. The applicant has provided a parking study by WCG. Their recommendation was a minimum of 68 parking stalls. Staff would recommend that the landscaping plan be readdressed. Engineering had a few comments would also need to be addressed when they address the other comments.

Jacob Wall/Agent was present – The use would be warehouse/store front/office for Electrical Supplier. They wanted to have a discussion with the commission so that they can get a better idea of what the commission thought about the parking study, they know the plan will change based on that and they didn't want to do all the engineering and architectural work unless they knew it was going to change.

7. <u>DISCUSSION AND ACTION</u> – For Final Site Plan approval for Walmart Supercenter located at approximately 4227 S Midland Drive. (Applicant Walmart, Inc).

Damian present to the commission indicating that this will be a recommendation to the City Council due to the size of the project. There will be a supercenter and a fuel center. In August 2024, the project received a Preliminary Site Plan approval with no conditions. The project was in compliance with City Code at that time. In June 2025, Engineering Department approved the plan set. Staff recommends approval to City Council with the following conditions: 1. UDOT approval is obtained for the access that is purposed on Midland Drive, 2. That necessary permits are obtain prior to any work beginning at the site.

Stephen made comment about the UDOT issue. They have gained a tentative approval; they are working with UDOT for securing additional property for the light. Staff was in a meeting with UDOT a month ago and UDOT said they were fine with the application moving forward why they continue to secure that property yet and that is why the final approval hasn't been issued, but they felt comfortable with them being able to move forward with the project.

Spencer Hymas with Galloway/Agent was present. They mentioned they are looking at possibly taking out some of the parking to make more room for more landscaping as long as they stay within the City Code with parking. Nothing has taken place, but it is they do make any changes they will consult with staff prior to those changes.

Vice-Chairman Reyna made a motion to recommendation to the council final site approval for Walmart Supercenter at approximately 4227 S Midland Dr for Walmart Inc, with the conditions outlined in the staff recommendation packets to gain UDOT approval is obtained for the proposed access from Midland Dr and that all to necessary building permits are obtained before work commences.

Commission member Stimpson seconded the motion.

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

#### 8. <u>DISCUSSION</u> – Regarding the scope of the Land Use Element of the General Plan (not on for approval)

Stephen advised the commission that last March we were tentatively rewarded \$50,000 grant, since it has been officially approved from Wasatch Front Regional Council and the City added \$6770.00. Wasatch Front Regional Council does the contracting of the project and as a part of that process then the contractor works with Staff and the Council. We have a long-range planning firm that has been retained and we have expressed that we would like them to help us with the Land Use Element.

The scope will consist of 4 different tasks.

- 1. Exam the existing conditions
- 2. Land Use Vision and Public Input
- 3. Draft Land Use Element of the General Plan
- 4. Review and Adoption

#### 9. **ADJOURNMENT**

Commission member Streker made a motion that our p to adjourn. Vice-Chairman Reyna seconded the motion.

AYES - Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.

NAYS -

ABSENT/EXCUSED - Commission member Galt

Robyn Van Campen Deputy City Recorder

Date Approved:

# Planning Commission Staff Review Memo

July 9, 2025

Damian Rodriguez, Planner



# **CONDITIONAL USE PERMIT REVIEW**

**Request:** Preschool Conditional Use Permit

**Property Address:** 3200 S Bouwhuis Drive

Property Zone: M-1

**Property Size:** 1.49 acres

**Applicant:** Bright Life Academy Preschool

**Governing Document(s):** WHZC §157.515 **Decision Type:** Administrative

Staff Recommendation: Approve



Image 1: Site Aerial

## I. BACKGROUND

The applicant is seeking the approval of a Conditional Use Permit to allow for a preschool at the existing building at 3200 S Bouwhuis Drive (a.k.a. 2050 West Street). The site is developed with a multiple-unit Flex building of about 19,500 square feet in size. The unit of interest comprises about 6,000 square feet of that area.





There are no proposed changes to the site or building exterior with this request.



Image 2: Site Plan & Proposed Floor Plan

# II. STAFF REVIEW

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

#### Use

The use would be classified as a preschool which is a conditional use in the M-1, Manufacturing Zone.

# §157.520 Conditional Use Standards

(A) General plan. The proposed use conforms to policies of the city's general plan.

**Findings:** The proposed use is consistent with the 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.

**Findings:** The site design is generally compatible with the proposed use. It has ample on-site parking and maneuverability for the anticipated vehicle types. It is as well compliant with other site aspects that are explored as part of the review for a Conditional Use Permit request.

What the site does seem to lack is a dedicated area for the dropping off and picking up of children. Nevertheless, this site feature is not required by code and with similar uses (dance studio) having utilized space in the same building, staff finds that the site is adequate without requiring additional conditions of approval.

**(C)** Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

**Findings:** Access to the site exists and no changes are proposed to the site.

**(D) Circulation.** On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

**Findings:** Circulation at the site is adequate for the proposed use and existing uses.

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

**Findings:** Per§157.631 of the zoning ordinance, parking for a preschool is required at a rate of one stall per employee plus one stall per every five children in attendance. The applicant has stated that the preschool will employee 3 individuals and 28 children might be served at a time. The use would require 9 parking stalls and 16 stalls of the lot are would be dedicated to the proposed preschool.

**(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.

**Findings:** The method of refuse collection is established at the site and the addition of the applicant's business is not anticipated to create any adverse impact on the existing occupants or the occupants of adjoining property.

(G) Utility services. Utility capacity supports the use at normal service levels.

**Findings:** Utilities at the site and the unit of interest are adequate to support the proposed use.

**(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.

**Findings:** The site is developed consistent with the M-1 Zone as is the adjacent properties. Screening is not provided at the site, nor is it required by code, and staff does not anticipate any detrimental impact from the proposed land-use that would require screening.

(I) Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

**Findings:** The applicant has stated that their hours of operation would be from 9:00 am thru 2:00 pm. Staff finds that this schedule is generally consistent with the nature of the land-use and the site in general. Likewise, the hours of operation 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.

**Findings:** Signage is not proposed at this time. Business signage to be added in the future will undergo the formal review and permitting process.

**(K) Public services.** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

**Findings:** Public services are already established at the site and reasonably anticipated to be adequate for the proposed 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.

**Findings:** The use is not anticipated to have a significant environmental impact that might adversely affect the premises or any adjacent properties.

(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.

**Findings:** The operation of the use is not likely to create any nuisances to any of the adjacent uses, which are all of a similar Flex nature.

## III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends the Planning Commission move to **approve** the requested Conditional Use Permit.

# IV. POSSIBLE MOTION

#### Approve outright (staff recommended):

Motion to approve the requested Conditional Use Permit to allow for a preschool at 3200 South Bouwhuis Drive, finding that there are no reasonably anticipated detrimental effects related to the proposed land-use.

## Approve with modified conditions:

Motion to approve the requested Conditional Use Permit to allow for a preschool at 3200 South Bouwhuis Drive, finding that all anticipated detrimental effects of the proposed land-use are sufficiently mitigated when the following conditions of approval are applied:

[List Conditions]



# **CONDITIONAL USE PERMIT APPLICATION**

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

Purposed Use: PRSChOO
Property Address 3200 S 2050 W Parcel # 153 11000 3
Existing Zone M-1 No. of Acres or Sq Ft. 1. 49 Atles # Res. Units None
Building Sq Ft. 19,500 Building Height (stories & ft.) 2 6 to 105/10+1
our section is 10,000 tall Ceiling neight
*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:
<ul> <li>Is the proposed used necessary or desirable to provide a service or facility which will contribute</li> </ul>
to the general well-being of the community? XYes 🗆 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? A preschool is a community asset that promotes educational success, family well-being, economic stability, a social conesion.  2. Describe how the use will contribute to the general well-being of the community?
Our preschool will contribute to the general well-being of the community by nurturing young children & supporting families, & plays a vital role in building a strong.  • Will the proposed use be detrimental to the health, safety, and general welfare of persons in our nearthy of
community? \( \sqrt{Yes} \sqrt{No} \) No
• Will the proposed use be injurious to property or improvements to the community?   Yes No
<ul> <li>Will the proposed use be compatible with and complimentary to the existing surrounding uses,</li> </ul>
buildings, and structures? Yes \square 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 to the proposed use in the proposed area:  Just parents picking up  Et dropping off students
2. Will the proposed use have an impact on parking in the area?  Yes, how much is anticipated No
<ul> <li>Will the proposed use be compatible with the building and structure designs in the area?</li> <li>✓ Yes □ No</li> </ul>
<ul> <li>Will the proposed use be compatible with the building and structure uses in the area?</li> <li>Yes \( \subseteq \no \) No</li> </ul>
<ul> <li>Will the proposed use be compatible with landscaping and signs in the area?</li> <li>Yes □ No</li> </ul>

# **Planning Commission Staff Review Memo**

July 9, 2025

Damian Rodriguez, Planner



# **CONDITIONAL USE PERMIT REVIEW**

Request: Home Occupation Conditional Use Permit

**Property Address:** 4840 W 4250 S **Property Zone:** A-1, Agricultural **Property Size:** 40,300 square feet

Applicant: Lawn & Landscape On Point LLC

**Governing Document(s):** WHZC 157.880 **Decision Type:** Administrative

**Staff Recommendation:** Approve with conditions



## I. BACKGROUND

The applicant is seeking a Conditional Use Permit to allow for their landscaping business, *Lawn & Landscape on Point LLC*, to operate out of their home at 4840 W 4250 S, in West Haven. The applicant did specify that the said business does employ seven other individuals, and in accordance with §157.880, any home occupation which employs more than one employee who does not live at the residence shall be approvable only through the granting of a Conditional Use Permit.

Additionally, per §157.235, the storage and use of light construction equipment is also a conditional use in the zone and a staff visit to the site did reveal a skid-steer loader and dump truck on the premises.

The applicant does not propose any changes to the development of the site with this request.



Image 2: Proposed Site Plan

#### Site Plan Legend

Green: Area used for business

Red: Designated area for employee parking

Blue: Designated area for trailer and equipment storage

#### II. STAFF REVIEW

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

#### Use

The use would be classified as a home occupation that employs more than one individual who does not live at the residence. The proposed use is a conditional use in the A-1 Zone.

#### §157.520 Conditional Use Standards

(A) General plan. The proposed use conforms to policies of the city's general plan.

Findings: The proposed use, Home Occupation, conforms to the policies of the 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.

**Findings:** The subject property is in the A-1 (Agricultural) Zone where standards are emplaced for low-density residential development, yet agricultural uses remain the preferred land uses of the zone. Given the purpose and intent of the zone, as well as the size of the subject property (40,300 square feet or 0.9 acres), staff finds that the requested conditional use could be compatible with the site and its surrounding uses when the conditions enumerated in Section III of this report are applied.

(C) Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

Findings: Current access is adequate and no changes are proposed with this request.

**(D) Circulation.** On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

**Findings:** On-site vehicle circulation is amply provided with most of the rear of the lot being kept clear for vehicle parking, staging, and maneuvering. This rear area of the lot is accessed via a gravel driveway. Gravel is an approvable surface for a driveway.

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

**Findings:** Home occupations do not allow for the on-street parking of business-related vehicles. The off-street (on-site) parking that is related to the business does not entirely comply with the standards of the code. It appears that all business-related vehicles are parked behind the front plane of the home as is required by code, but code also requires that all parking shall be in a

garage or on a non-permeable surface. An inventory of site parking via aerial imagery and a site visit suggest that parking is occurring on grass and gravel.

Staff recommends the following condition of approval.

- A parking pad or garage is developed to the standards specified by code to accommodate all business-related on-site parking in the rear yard, and no parking in the rear yard occurs otherwise.
- **(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.

**Findings:** This standard is not applicable for a home occupation.

(G) Utility services. Utility capacity supports the use at normal service levels.

**Findings:** This standard is not applicable for a home occupation.

**(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.

**Findings:** The site is appropriately screened from view at the public right-of-way via a 6' decorative white vinyl fence.

(I) Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

**Findings:** On the Business License Application that was received for the subject home occupation, the applicant has listed their hours of operation as 7:00 am to 5:00 pm, which hours are consistent with code allowances for a home occupation.

(J) Signs. Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

**Findings:** There is no signage proposed with the request.

**(K) Public services.** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

**Findings:** The existing public facilities are adequate in servicing 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.

**Findings:** A visit to the site revealed multiple vehicles parked on soft surfaces, or unpaved porous surfaces such as lawn or gravel. This practice invites the potential for soil and groundwater contamination through dripping motor oil, leaching rust, and the leaching of other toxic materials that are typical to motor vehicles.

To mitigate the potential for future soil contamination, staff finds that the condition in II.(E) above (A parking pad or garage is developed to the standards specified by code to accommodate all business-related on-site parking in the rear yard, and no parking in the rear yard occurs otherwise.) will also sufficiently mitigate this detrimental effect.

(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.

**Findings:** The operation of large pieces of equipment, such as the dump truck seen by staff at the site, could be a source of nuisances to adjacent property owners via noise, vibrations, etc. By code, such a truck (up to a ten-wheel truck) could be permitted in the zone via a conditional use permit as "light construction equipment.

To mitigate the anticipated detrimental effects of storing and maneuvering such large pieces of equipment routinely at the site, staff recommends the following condition of approval:

 A parking garage is developed at the site to the standards specified by code for the storage of light construction equipment, and no light construction equipment is stored on-site except in said garage.

Open trailers are not considered light construction equipment for these purposes.

Per §157.601, no accessory structure, nor group of accessory structures, in any residential zone shall cover more than 25% of the rear yard area. This provision limits the cumulative area of all accessory structures on the property to a maximum of 6,800 square feet.

#### §157.881 Home Occupation Conditional Use Standards

Per §157.880, home occupations that are conditional in use are subject to the following three additional criteria of approval:

(a) Will the business produce, or be likely to produce, noise, odors, dust or smoke that extends beyond the property?

**Findings:** The noise that is anticipated to be produced is likely to extend beyond the property line, as well as potentially other detrimental effects. Staff finds that these detrimental effects would be adequately mitigated through the condition of approval proposed in Subsection II.(M) of this report (A parking garage is developed at the site to the standards specified by code for

the storage of light construction equipment, and no light construction equipment is stored onsite except in said garage.)

(b) Will the business produce, or be likely to produce, vehicular traffic such that it becomes a nuisance or a hazard?

**Findings:** The applicant has expressed that up to four employees will routinely report to the residence and subject property for business-related purposes. Staff finds that such traffic would not result in a nuisance. By code, any business which requires more than five employees who do not reside at the residence to report to the residence will not be permitted as a home occupation. The business in review employs a total of seven employees beyond the owner and if more than five were ever to be required to routinely report to the residence then the Conditional Use Permit and Business License would be subject to revocation.

(c) If the business uses, produces or stores hazardous chemicals, as defined in UCA § 19-6-302, has a plan been presented which addresses how such chemicals will be used, produced or stored, and is said plan in compliance with all relevant federal, state and local ordinances regarding chemicals?

**Findings:** The applicant has not indicated that they would be storing any such chemicals.

#### III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends the Planning Commission move to **table** the requested Conditional Use Permit, finding that the current application does not meet West Haven City zoning code standards and tabling the item will allow the applicant time to work with staff to address some of the nonconformities that make the request not approvable if they so choose.

Nonconforming uses of the site:

1. Parking on an unpermitted material or surface.

If the applicant is not willing to adjust the use of the site or the development at the site to come into compliance, staff would recommend the commission deny the request for a Conditional Use Permit finding that detrimental effects of the use are not sufficiently mitigated.

If the commission feels approval of the request is in order at this time, staff would only recommend approval subject to the following conditions:

1. A parking pad or garage is developed to the standards specified by code to accommodate all business-related on-site parking in the rear yard, and no parking in the rear yard occurs otherwise.

- 2. A parking garage is developed at the site to the standards specified by code for the storage of light construction equipment, and no light construction equipment is stored on-site except in said garage.
- 3. No more than five employees who do not live at the residence will report to the residence for business-related purposes.

# IV. POSSIBLE MOTION

## **Table (staff recommended):**

Motion to table the review of the request for a Conditional Use Permit for a home occupation at 4840 W 4250 S until the applicant can address nonconformities in the development or use of their property.



## **CONDITIONAL USE PERMIT APPLICATION**

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

Purposed Use: KUISNESS
Property Address 4840 W 42505 West Haven Parcel # 000 7
Existing Zone No. of Acres or Sq Ft 50 Acres # Res. Units
Building Sq Ft Building Height (stories & ft.)
Contraction Contra
*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:
<ul> <li>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</li> <li>If yes, please answer the following 2 questions:</li> </ul>
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
<ul><li>Will the proposed use have an impact on parking in the area?</li><li>☐ Yes, how much is anticipated ☐ No</li></ul>
<ul> <li>Will the proposed use be compatible with the building and structure designs in the area?</li> <li>☐ Yes ☐ No</li> </ul>
<ul> <li>Will the proposed use be compatible with the building and structure uses in the area?</li> <li>☐ Yes ☐ No</li> </ul>
• Will the proposed use be compatible with landscaping and signs in the area?

Green- The back part of our property is what we use for the business

Red- This is where employees park their vehicles.

Blue - In the blue area is where we have all our trailers and equipment and trucks.

The rest we just use for any material that we have left over from the jobs we do but it's not there all the time since we use it in other properties.

The only thing we do have for the rest of the summer is salt and pallets of ice-melt that we use for snow removal in the winter but as soon winter comes they are delivered to the property that is being used for.



# Planning Commission Staff Review Memo

July 9, 2025

Damian Rodriguez, Planner



# PRELIMINARY SUBDIVISION REVIEW

**Request:** Fox Glenn Preliminary Plat Approval

Property Address: 2600 West 3600 South

**Property Zone:** A-1 Agricultural

**Property Size:** 5.02 acres **Applicant:** Don Stokes

**Governing Document(s):** WHZC §156.020 **Decision Type:** Administrative

Staff Recommendation: Approval



#### I. BACKGROUND

The applicant is seeking the preliminary plat approval of the proposed Fox Glenn Subdivision at approximately 2600 West 3600 South Street. With this request, the current parcel (080280026) of 5.02 acres would be divided into six lots for the development of single-family homes.

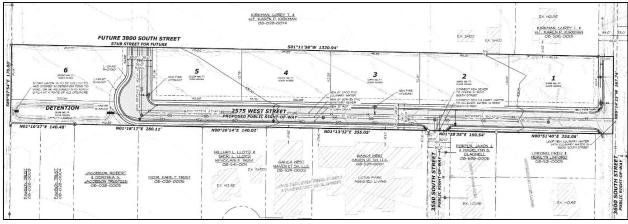


Image 2: Proposed Preliminary Plat

## II. 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:

A request for preliminary site plan approval is reviewed against the approval criteria enumerated in Section 156.028 and the submittal criteria enumerated in Section 156.028 of the Subdivision Ordinance. The said criteria serve as a submittal checklist that ensures that a thorough staff review can be completed without gaps in the required information. The elements of the preliminary review do not need to be entirely compliant with the subdivision and development code for the plans to obtain preliminary plat approval. Remaining staff comments and code concerns will be addressed prior to final plat approval.

#### Use

The intended use, single-family dwellings, is a use that is permitted by right in the zone in accordance with Section 157.232 of the zoning ordinance.

§157.291 Site Development Standards

	Zone: A-1	Site Plan Proposal	Compliant?
Building height			
Maximum	35′	Not specified during subdivision review	Yes
Minimum	One Story	Not specified during subdivision review	Yes

Minimum lot area	20,000 sf	21,933 sf	Yes
Min lot width	125′	195'	Yes
Min yard setbacks			
Front	30′	Not specified during subdivision review	Yes
Rear	30′	Not specified during subdivision review	Yes
Side	10 ft. with total width of two side yards not less than 24 ft.	Not specified during subdivision review	Yes
Side, adj. to street	20'	Not specified during subdivision review	Yes

§156.028 Submittal Criteria

Code	Requirement Summary	Staff Comment	Compliant?
Section			
	§ 156.024 PRELIMINARY P	LAN REQUIREMENTS.	
(A) 1	The proposed name of the	Fox Glenn Subdivision/Back	No
	subdivision;	Country Homes Subdivision.	
		The name of the subdivision is	
		inconsistent from the plat to	
		the application document.	
		Specify the correct name of	
		the subdivision.	
2	The location as forming a part of	Sketch of the prospective	No
	a larger tract or parcel, where	larger future street system	
	the plat submitted covered only	not provided but can be	
	a part of a larger vacant area. In	obtained prior to final plat	
	such case, a sketch of the	approval.	
	prospective future street system		
	of the unplatted parts shall be		
	submitted, and the street system		
	of the part submitted shall be		
	considered in the light of		
	adjustments and connections		
	with the future street system of		
	the larger area;		

3	Sufficient information to locate	Address & vicinity map	Yes
	accurately the property shown	accurately shown on plan	
	on the plan;	, , ,	
4	The individual or company	Provide registered surveyor	No
	names and addresses of the	information	
	subdivider, the engineer and the		
	registered land surveyor of the		
	subdivision, and the owners of		
	the land immediately adjoining		
	the land to be subdivided;		
5	Contour map at intervals of two	Provided	Yes
	feet, five feet, or ten feet, as	1 Tovided	103
	determined by the Planning		
	Commission;		
<u>6</u>	The boundary lines of the tract	Provided	Yes
<u> </u>	to be subdivided;	Trovided	163
<u>7</u>	The location, widths, and other	Provided	Yes
<u> </u>	dimensions of all existing or	Trovided	163
	platted streets and other		
	important features, such as		
	railroad lines, water courses,		
	exceptional topography, and		
	buildings within or immediately		
	adjacent to the tract to be		
	subdivided;		
Q	Existing sanitary sewers, storm	Provided. A separate utility	Yes
<u>8</u>	drains, water supply mains,	plan is preferred for clarity.	163
	water wells, and culverts within	plant is preferred for clarity.	
	the tract and immediately		
	adjacent thereto;		
0	The location, widths, and other	Provided. More	Yes
<u>9</u>	dimensions of proposed public	information will be needed	165
	streets, private streets, or private	concerning the existing	
	access rights-of-way, alleys,	emergency access	
	utility easements, parks, other	easement prior to final	
	open spaces, and lots with	approval. See engineering	
	proper labeling of spacing to be	comments.	
	dedicated to the public, or		
	designated as private streets or		
10	private access rights-of-way	B. H. I	
<u>10</u>	North point, scale, and date.	Provided	Yes
<u>B</u>	Plans or written statements	Provided via the Standard	Yes
	prepared by a licensed civil	Roadway Section	

engineer regarding the width and type of proposed pavement		
location, size, and type of proposed sanitary sewers or other sewage disposal facilities	Provided	Yes
proposed water mains and hydrants	Provided	Yes
proposed stormwater drainage facilities	Provided	Yes
other proposed improvements such as sidewalks, plantings, and parks, and any grading of individual lots.	Provided	Yes

Below are the additional staff comments received. Engineering comments will need to be addressed prior to final plat approval being granted. Weber County Fire District Staff approval will need to be obtained prior to final plat approval through their formal review process.

#### **Summary of Engineering Comments**

- The plan seems more of a combination of a plat and preliminary site plan.
- A plat must be prepared and certified by a survey licensed in the State of Utah. It cannot be by a professional engineer.
- The plat doesn't have any of the required signature boxes, owner's dedication, etc. that would be required for final plat approval.
- Unless they have advanced their engineering design, it would probably be in the owner's interest to have a separate utility plan for clarity.
- The only utility that they would have to show is either to physically depict the detention/retention basin as shown or alternately identify an area as a "drainage easement."
- Street numbering may need modification.
- The stubbed section of "future 3800 South Street" within the subdivision must be labeled and dedicated as such.
- There is an existing dedicated and platted temporary emergency access easement on this property for the adjacent Glenwood Acres subdivision to connect 3600 S with 3550 S. It would have to be shown on the plat or noted that the temporary easement with would be vacated due to the construction of a new public road.
- It seems that due to the distance from 3550 S to the proposed 3800 S, a turnaround would be required at the stub. That would require the Applicant to secure an easement from the adjacent property(ies) owner(s).
- A design report for the proposed "detention or retention" area is needed. If the
  detention/retention area is going to be dedicated as a drainage easement, the plat
  cannot be ambiguous and has to be of sufficient size to accommodate whatever facility
  will be constructed. It would be to their benefit to confirm that elevations work if they

need are to provide a detention basin and/or provide geotechnical information to support the basin size based on soils and infiltration rates.

#### **Summary of Weber Fire District Staff Comments**

• A turnaround will need to be provided that accommodates a fire apparatus.

#### III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends the Planning Commission move to **approve** the preliminary Fox Glenn subdivision plan for the property at approximately 2600 West 3600 South Subject to staff's recommended condition of approval listed in the following section of this report.

# IV. POSSIBLE MOTION

#### Approve with staff recommended condition(s):

Motion to grant preliminary approval of the subdivision plan for the property at 2600 West 3600 South subject to the following conditions of approval:

- An adequate turnaround will be provided between 3550 South and the proposed street labeled 3800 South that will satisfy applicable fire code.
- Official plan approval is obtained from the Weber County Fire Marshal's Office prior to final plat approval.

#### Approve with modified conditions:

Motion to grant preliminary approval of the subdivision plan for the property at 2600 West 3600 South subject to the following conditions of approval:

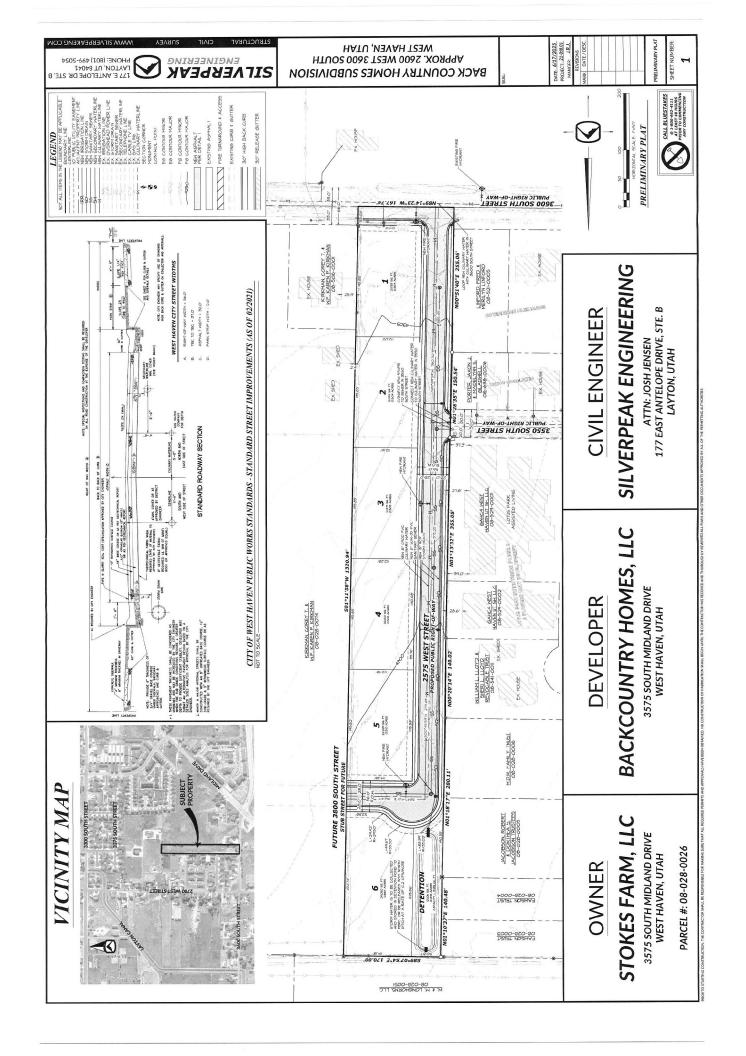
[List Conditions]

# **SUBDIVISION APPLICATION**



Subdivision Name Fox Glenn	entropicos sum	A STATE TO BE	PHONE 801-731-4519
Location Approx 2600 W. 3600 S	• •	-	Parcel#_ 080280026
Phase Z No. of Lots 6	#19# Noor Constraint Const		Zone
Applicant name Don Stokes			
Agent Name Tyson Essert			
	Date:	6,	24, 25
I authorize Tyson Esbert application.  A Steller		to ac	et as my representative in all matters relating to this
(Owner) (Agent as Authorized by Owner)	<del>_</del> .		
State of Utah)			
<b>§</b>		\$2	
County of WlbU2			- Rosyn van Campez
On this MH day of UWL, in the	ne year 20	<u></u>	pefore me, Dore Stokes
a notary public, personally appeared Dyn Stylled	es locument signa	er	, proved on the basis of satisfactory
evidence to be the person(s) whose name(s) (is/are) subs	cribed to	this ins	strument, and
acknowledged (he/she/they) executed the same	ROBYN V	/ANCAI	MPEN
Witness my hand and official seal.	NOTARY PUBL COMMISS	ION NO.	731224
Manage Landers	COMM. E	AP. US-1	Q = d. Q d. 1
N/A Received	N/A	Received	Letters of acknowledgment/approval/conditions from
PRELIMINARY			FINAL
Affidavit of Understanding and Acceptance of Fees			Secondary Water Company
			Culinary Water Company
		П	Fire District

All other items required by City Planner



# Planning Commission Staff Review Memo

July 9, 2025



#### SITE PLAN APPROVAL

**Request:** Review and consider a site plan application for an Office Machines Sales

and Services.

Property Address: Parcel# 150640059
Property Zone: Commercial C-2

**Property Size:** 2.08 acres

**Applicant:** C Kirk Laughter. Agent Chad Barnett of DSI

**Governing Document(s):** WHZC 157.290-294; 157.630-640; 157.730-737

**Decision Type:** Administrative

**Staff Recommendation:** See comments under "Staff Review"



## I. <u>Background</u>

We have received the final site plan application for a 14,400 sq. ft. commercial building for DSI, a commercial office security device provider, located at 1750 W 1700 S in West Haven. The applicant proposes to build on the east side of the parcel and leave the west half undeveloped

for the time being. The roadway in front of the site, 1700 S, is currently under construction, including the installation of most utilities.

The applicant received a preliminary site plan approval on April 9, 2025.

#### II. 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:

#### <u>Use</u>

The Planning Commission approved the uses as an **Office Machines Sales and Service** at the preliminary site plan, which is permitted within the zone.

#### Site Plan

#### §157.291 Site Development Standards

#### Other Site Information

	C-2-Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35'	30'	Υ
Minimum	Single Story	30'	Υ
Max lot coverage	60%	31%	Y
Minimum lot area	N/A		Y
Min lot width	N/A		Y
Min yard setbacks			
Front	15'	15'	Υ
Rear	10'	10'+	Υ
Side	10' on Eastside	10+	Υ
Side, adj. to street			

#### §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 due to the location of buildings, the absence of an applicable development agreement, or the placement of landscaping, among other factors.

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

**Staff Findings:** The applicant has provided a traffic study that has been accepted by the City Engineer, as required by the Planning Commission, which indicates the anticipated traffic flows. Based on the report, the City does not recommend any additional changes.

The applicant has also secured an easement for secondary emergency access off 1700 S, which has been reviewed and approved by the Fire District and recorded.

The road in front of the proposed site has not been constructed but is scheduled to begin in the near future by another party. The applicant would be able to start some sitework without the road built. Still, the City would not be able to issue a building permit until a temporary roadway is constructed, and then the City would not be able to issue a certificate of occupancy until the roadway is complete (see State Code 10-9a-802 (3)).

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

**Staff Findings:** The site has provided 51 parking stalls, including three ADA stalls. The minimum required parking is 49 spaces. Parking lots that range in size from 51-75 stalls require three ADA stalls. The ADA stalls and parking stalls meet West Haven Standard.

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

**Staff Findings:** The application shows one Wall Sign that 12'x5', a total of 60 sq. ft. This is less than 15% of the building façade. No other signs are proposed. The applicant will still need to obtain a sign permit and a building permit prior to constructing the sign.

(D) **Landscaping.** 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.

**Staff Findings:** The applicant is seeking a waiver from the standard landscaping requirements. The water provider (Bona Vista Water District) has requested that the applicant not plant any outdoor plants and record a restriction on the property stating that no future outdoor watering is permitted. This is due to the fact that secondary water is not available on site and that "[w]ater in our district is becoming a very precious resource, so we are trying to preserve as much as we can" (email from Kenny Hefflefinger, Bona Vista Water District Assistant Manager sent on May 13, 2025 to Jim Flint, the project engineer). Due to limited resources, the City has waived some

landscape requirements in the past because of lack of secondary water and request from the local district. The applicant plans to decorate the landscape area with decorative rock.

(E) Building/site layout.

**Staff Findings:** The applicant has updated the façade of the building to show that 61% of the front is comprised of primary materials, including Insulated Metal Panels, while 39% of the front is comprised of a secondary material, Nucor Metal Panel. The sides and rear are almost entirely composed of Nucor Metal Panels. The applicant has provided that 20% of the front would have upgraded architectural features, namely architectural bays, and the side and rear each contain 5% of architectural features with canopies. These comply with West Haven standards and address the recommended condition from the Planning Commission. The building also meets West Haven setback and location standards.

(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?

**Staff Findings:** The complete plan has been reviewed and approved by the City Engineer for code compliance, having been found to meet West Haven City Engineering and Public Works Design Standards and all specifications related to utility easements, drainage, and the requirements. The applicant has also provided Will Serve Letters from the public utilities.

**Fire:** Staff has spoken with the Fire Marshal, and he has indicated that the applicant will need to ensure the new gate on 1700 S meets the standards set by the Fire District and that the building is sprinklered.

#### III. Staff Recommended Action

The applicant has provided an updated site plan that meets the conditions provided by the Planning Commission during the preliminary site plan approval. The City Engineer has approved the proposed construction drawings, and the Fire Marshal has approved the access point and plans. The applicant is seeking that the Planning Commission approve the site without any proposed outdoor landscape plants.

#### **Considerations**

- 1. Secondary water is not available at the site, and Bona Vista Water District and the applicant have requested that the City approve the site plan without any plants within the landscape areas.
- 2. The applicant must comply with all conditions set by the Fire District.
- **3.** The City will not issue a building permit or certificate of occupancy until the roadway meets the standards set out in 10-9a-802 (3).

# IV. <u>Proposed Motion of the Planning Commission</u>

A possible motion for the Planning Commission is:

"The Planning Commission grants site plan approval for an Office Machines Sales and Services, for Chad Barnett, parcel 150640059, in West Haven, and grants the request of the water district and the applicant to waive the outdoor landscape and planting requirements, and the applicant complies with any and all conditions set by the Fire District."

# SITE PLAN AND DESIGN REVIEW



Address of Site 1739 West 1700 South West Haven			Parcel # 15-064-0059
Applicant Name Chad Barnett			
Agent Name Chad Barnett, Kevin DeFriez, Jim Flint			
Application is hereby made to West Haven City requesting the	e follo	owing p	ermitted use(s),
Commercial building (telecommunications / security cameras operation	1)	******	and
Site plan design for 14400 building be approved on	1.04 ε	acres	of of
Property in the C-2 zone in accordance with the attached si	te pla	ın. (see	attached form for site plan requirements.)
Signed:Date:	6,	92	025
I authorize Chad Barnett, Kevin DeFriez, Jim Flint		to act a	s my representative in all matters relating
to this application.  (Owner)  (Agent as Authorized by Owner)	<b>&gt;</b>		
State of Utah)			
§			
County of WEDEV			
On this 9th day of JVNL, in the year	r 20_	万, bef	ore me, Shevvi Webb
a notary public, personally appeared Cecil Kirk	cument s	a ug V	TEV, proved on the basis of satisfactory
evidence to be the person(s) whose name(s) (is/are) subscribed	l to th	nis instru	ument, and
acknowledged (he/she/they) executed the same			
Witness my hand and official seal.	v Public	RI WEBB c - State of No. 72032:	Tutah 1
Num West My a	ommiss	sion Expire 2, 2025	es on
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
THE STATE OF THE S			Weber-Morgan Health Department (If applicable)

UDOT Application Letter (If applicable)

HANSEN & ASSOCIATES, INC.
Consulting Engineers and land Surveyors
558 North More of when holes and cooper
More of the cooper (ALS) 752-821
More Old Warning State of the cooper
Lead of the cooper of the cooper of the cooper | 108 NOMBER | 152 | 152 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 | 153 A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S.L.B.&M. NEST HAVEN, WEBER COUNTY, UTAH Shoot 5 📐 ISa - INSTALL 6'X3' DOGHOUSE STYLE
- LUNCTON BOX OVER EXIST.
- 48" & 15" SD PIPES, SAWCUT
TOP OF PIPES FOR ACCESS
RM: 4257.50
EXIST. 48" RCP
EXIST. 15" RCP INV: 4250.00 48" & 15" SD F TOP OF PIPES FO RIM: 4257.50 EXIST. 48" RCP EXIST. 15" RCP GAS LATERAL ę 7 52 72 52 92 ZZ 8Z 6Z 0S 153M SEZL ,06 8 19 (6,00) 21 17 18 19 (6,00) 3 20 21 6 39 PROPOSED BUILDING FFE = 4260.00 14,400 S.F. 38 90+z EX. STORM BOX 15"(1)5". 55.35 15"(3)5". 53.29 15"(3)5". 53.29 15"(4)5". 53.31 CONNECT 2" WATER LATERAL
TO EXIST. 8" WATERLINE 45 36 16 51 STALLS . 3 STALLS 35 44 20 8+ P SUBSURFACE GRAVEL STORM ® 64 2 7 S 31 32 33 9 10 = 100 = 11 | 12 13 14 PROPOSED PARKING TABLE PROPOSED 6" SEWER 2" WATER METER PROPOSED 6" FIRE . CONNECT 6" FIRE LINE TO EXIST. 8" WATERLINE は ない ないかん EX.48 'RCP (E)FL: 51.28 PARKING STALLS PROVIDED REQUIRED HANDICAP STALLS SITE & UTILITY PLAN 6 EX. SEW MANBOOLE RNF: 56.18 8 PWC(E/VL: 52.73 6 PWC(N/NL: 52.73 28 1 PROPOSED LAND USE TABLE
TAX ID# 05-064-0059 44,987 S.F. 1.03 ACRES
CURRENT ZONE: MIXED USE / C-2 COMMUNITY COMMERCIAL DIRT ... 2,230 S.F. 5.0% ... 19,400 S.F. 43.0% ... 8,957 S.F. 20.0% ... 44,987 S.F. 100.00% STORM DRAINAGE CALCULATION C = 0.79 3+00 PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED LANDSCAPING
TOTAL AREA 0 0 **R** (2) 0 EX. STORM BOX TOP: 56.36 CONFRED WALE 1700 SOUTH INSTALL 15" HDPE PERFORATEI 118 L.F. @ 0.50% Slope NSTALL 15" HDPE PERFOR EXIST 48" RCP-SD 247 L.F. © 0.17% Stope 288 L.F. @ 0.20% Slope EXIST 48" RCP-SD 131 L.F. © 0.30% Slope EXIST 15" RCP-SD 197 L.F. @ 0.20% Slope EXIST 15" RCP-SD 75 L.F. @ 0.32% Slope NSTALL 15" HDPE—SD 21 L.F. @ 1.83% Slope Details

EDST E PPC-SAN SWE

FORT E PPC-SAN SWE

FOR L. • 0.23% SLOPE

FORT E PPC-SAN SWE

FOR L. • 0.23% SLOPE

FOR E PPC-SAN SWE

FOR L. • 0.23% SLOPE

FOR E PPC-SAN SWE

FOR L. • 0.23% SLOPE

FOR E PPC-SAN SWE

FOR E PP EXIST 15" RCP-SD 56 L.F. @ 0.33% Slop NSTALL 15" RCP-SD 36 L.F. @ 0.20% Stops EXIST 15" ACP-SD 82 LF. @ 0.33% Slope EXIST 15" RCP-SD 18 L.F. @ 0.15% Slope EXIST 15" RCP-SD 37 LF. @ 0.84% Slope EXIST 48" ACP-SD 61 L.F. @ 0.17X Slope EXIST 48" RCP-SD 17 L.F. @ 0.17% Slop Kay Note SD Pipes Pipe Name Key Note SS Pipes Structure Details

EDST 4. 2584

Riv = 4.284.23

Riv (Vol.-5) = 4.251.77

Riv 1. 4. 5584

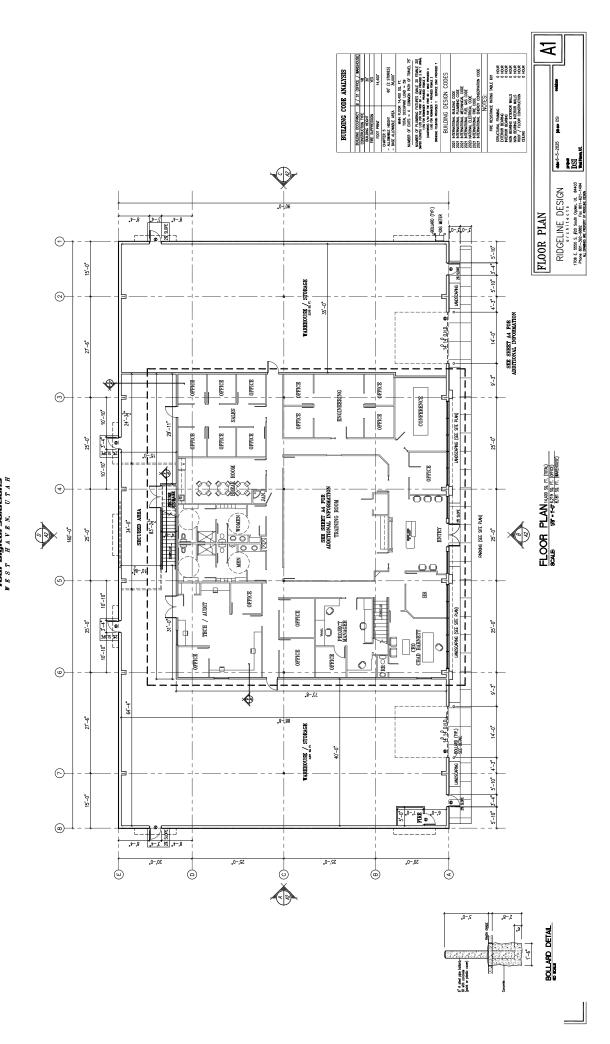
Riv (Vol.-5) = 4.251.77

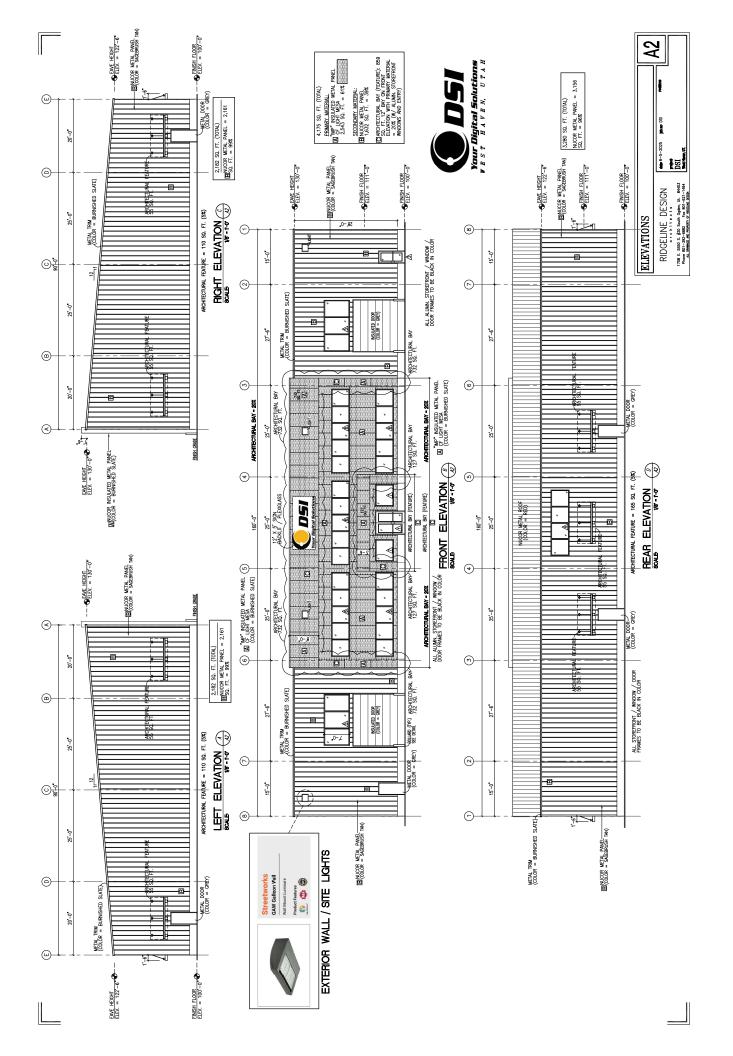
Riv 1. 4. 5584

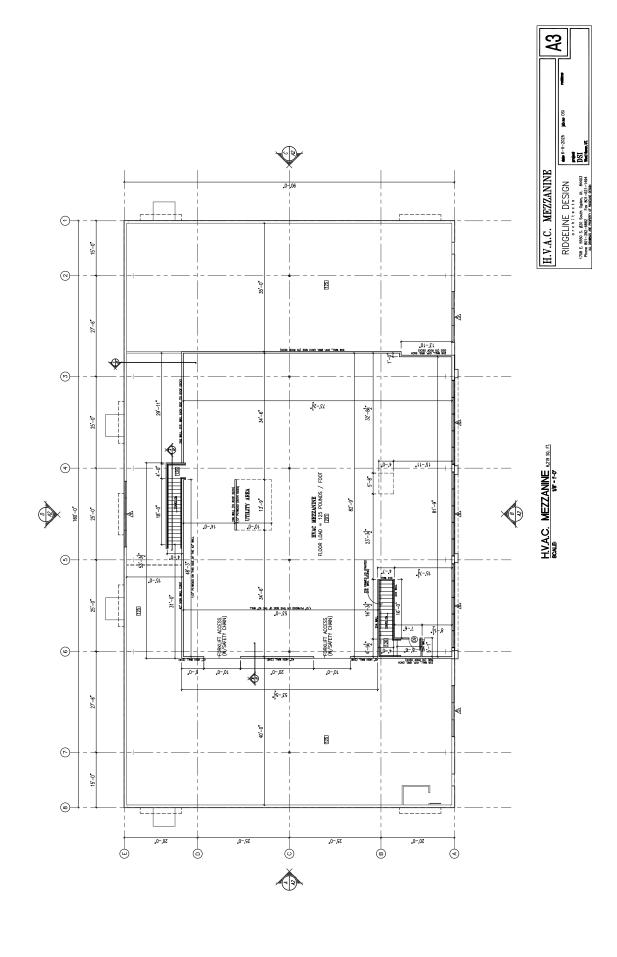
Riv (Vol.-5) = 4.251.64

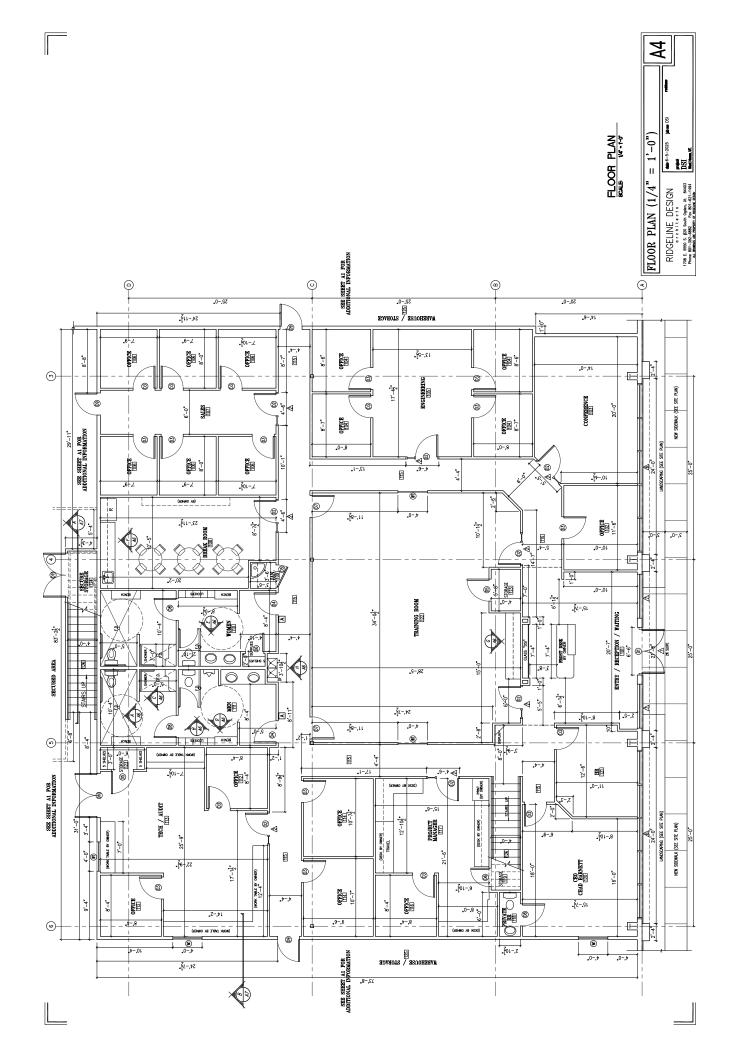
Riv (Vol.-5) = 4.251.64 EXIST 4" SSMH RNA = 4258.30 INV (OUT-S) = 4253.67 Key Note SS Structures Name Structure Details Note SD Structures

Key









Ē	FINISH SCHEDULE					
ž	ROCK NAME	FLOOR	BASE	CELLNG	WALLS	REMARKS
Ę	DATES / BESCENIA / WATER	STANES CYNCRETE (MAN SIR)	OSCIO ,7	S.M. DANIER CB	OBS OCCUPANTO	900 E 900
9	06605	CARPET TLES	4" RIPPER	5/8" PANTED C.B.	PANTED 5/8" CIP. BRD.	more the test
5	CONFERENCE	CARPET TLES	4* RUBBER	5/8 PAINTED G.B.	PAINTED 5/8" GIP. BRD.	
101	OFFICE (BACKEDRAC)	CARPET TLES	4* RUBBER	5/8" PAINTED C.B.	PANTED 5/8 CIP. BRD.	
8	BACINEDRING	CARPET TILES	4* RUBBER	5/8" PAINTED GR.	PANTED 5/8" CIP. BRD.	
90	OFFICE (SALES)	CARPET TLES	4" RUBBER	5/8" PANTED G.B.	PANTED 5/8 GIP. BRD.	
107	SALES	CARPET TLES	4* RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
8	BREAK ROOM	STANED CONCRETE (NON SUP)	4. RUBBER	5/8" PANTED GR.	FRP / PANTED 5/8" GIP. BRD.	FRP (7-0" HOH) ON THE CHENET WILL CALY, PAINTED 5/8" CIP. BRD. ABOVE
8	JANTOR	STANED CONCRETE (NON SUP)	4. RUBBER	5/8" PAINTED G.B.	del:	
2	WOMEN	STANED CONCRETE (NON SUP)	4* RUBBER	5/8" PAINTED G.B.	FRP / PANTED 5/8" CIP. BRD.	FRP (4-0 HON), PANTED 5/8" CPP, BRD, ABONE
E	NGM	STANED CONCRETE (NON SUP)	4. RUBBER	5/8" PAINTED G.B.	FRP / PANTED 5/8" GIP. BRD.	FRP (4'-0" HOR), PANTED 5/8" GIP. BRD. ABONE
115	OFFICE (TECH / AUDIT)	CARPET TLES	4* RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
2	TECH / AUDIT	CARPET TILES	4* RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
211	OFFICE	CARPET TLES	4" RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CPP. BRD.	
12	CORRIDOR	CARPET TLES	4* RUBBER	5/8" PANTED G.B.	PANTED 5/8" CIP. BRD.	
118	0FFI02	CARPET TLES	#* RUBBER	5/8" PAINTED G.B.	PANTED 5/8 C/P. BRD.	
11	PROJECT MANAGER	CARPET TILES	4* RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
2	PRIVATE RR	STANED CONCRETE (NON SLIP)	4" RUBBER	5/8 TIPE X CIP BRD (PANTED)	PANTED 5/8 CIP. BRD.	
6	STORAGE	SEAL CONCRETE (NON SUP)	4* RUBBER	5/8 THE X GIP BRD (PANIED)	PANTED 5/8" CIP. BRD.	
8	OEO / OHO BARNETT	CARPET TLES	4* RUBBER	5/8" PANTED G.B.	PANTED 5/8" GIP. BRD.	
121	£	CARPET TLES	4" RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
22	TRANSNG ROOM	CARPET TILES	4 RUBBER	5/8" PANTED G.B.	PANTED 5/8" CIP. BRD.	
23	STORACE	CARPET TLES	4" RUBBER	5/8" PAINTED G.B.	PANTED 5/8" CIP. BRD.	
124	SECURE STORAGE	SEAL CONCRETE (NON SUP)	NONE	5/8" THE "X" CIP. BRD. (PANTED)	PANTED 5/8" CIP. BRD.	
22	MAREHOUSE / STORAGE	SEAL CONCRETE (NON SUP)	NONE	CPEN TO STRUCTURE	1/2" PLYNOCO, EJPOSED STRUCTURE, GIP. BRD.	*
138	STARS	MOLDED RUBBER (NON SLIP)	# RUBBER	OPEN TO STRUCTURE / PAINTED GYP. BRO.	PAINTED 5/8" CIP. BRD.	**
58	HVAC MEZZ. / STORAGE	3/4 T&G PLYNOOD / UNFNISHED	NONE	OPEN TO STRUCTURE	1/2" PLYWOOD / PAINTED 5/8" GPP. BRD.	**

ALL NEROR FINISHES AND EQUIPMENT MUST COMPLY WITH SMOKE DEVELOPMENT AND FLAME SPREAD REQUIREMENTS OF LIBCL CHAPTER 8

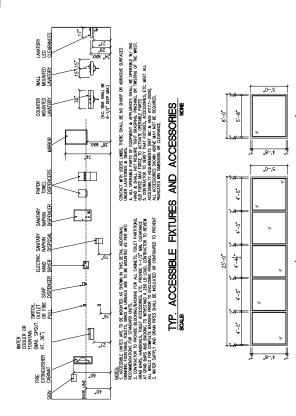
CARPET TO BE COMERCIAL GRADE, & TO BE GLUED DOWN WITH NO PAD

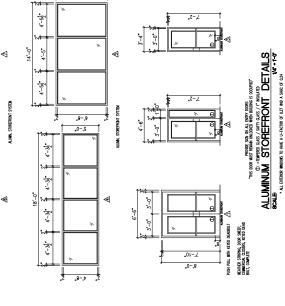
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	RATING	NONE	
	GLASS	ALIM. 1" INSILATED	
	FRAVE	AUM.	
	SQE	4-0 x 4-0	
WINDOW SCHEDULE	TNE	ALUMNUM STOREFRONT TYPE / RIXED TYPE	
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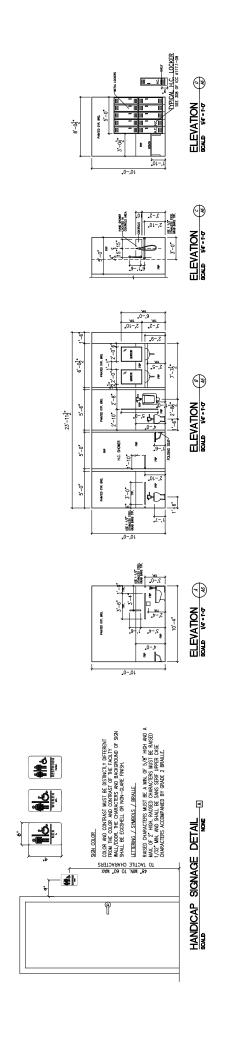
8	DOOR & HARDWARE SCHEDULE	SCHEDL	프					
D00R				FRAME				MISC
No.	THE	LEAFS	326	JAKE.	HAROWARE	THRESHOLD	RATING	REMARKS
6	ALUNNUM FRANE W/ TEMP GLASS DOOR	2	0-8 x 9-9	AUUK	PUSH PULL WITH KEYED DEJUBBOLT	AUN.	NONE	4-1/2" BALL BEARNG HINES, WEATHER STRPING, DOOR SINEEP, COM, CLOSER, DEAD BOLT, COMPLETE. 🛆
8	ALUNNUM FRANE W/ TEMP GLASS DOOR	-	4-6 x 7-2	AUM.	PUSH PULL WITH KEYED DEXDBOLT	ALUN.	NONE	41/2" BALL BEARNG HINES, COMMERCIAL CLOSER, KEYED DEAD BOLL COMPLETE
h	WOOD FRAME W/ WOOD DOOR	-	3-0 × 7-0	COOM	SIDNH KSISI ONDOI	NONE	NONE	II./ 4-1/2" BALL BEARNS HAGES, COMPLETE
b	WOOD FRAME W/ SOLID WOOD DOOR	-	3-0 x 7-0	COOM	LYER HWOLE / KEYED DEADBOLT	NONE	NONE	4 1/2" BALL BEARNG HINES, COMMERCIAL CLOSER, NEVED DEAD BOLT, COMPLETE. HANDICAP SIGN
8	WOOD FRAME W/ SOLID WOOD DOOR	-	3-0 x 7-0	COOM	LINER HANDLE / KEYED DEADBOLT	NONE	NONE	4 1/2" BALL BEARNG HINES, CONVERSIAL CLOSER, KEYED DEAD BOLL COMPLETE
ها	WOCD FRAME W/ WOCD DOOR	-	0-2 x 3-2	DOOM.	TUNK WALL	NONE	NONE	W/ 4-1/2 BALL BEARNS HAGES, COMPLETE
6	WOOD FRAME W/ SOLID WOOD DOOR	-	3-0 x 7-0	GOOM	TOUR HADE	NONE	NONE	II.) 4-1/2, BYLL BEARNS HINGS, COMPLETE
لها	WOOD FRAME W/ SOLID WOOD DOOR	-	3-0 x 7-0	GOOM	LOCKING LEVER HANCLE / BATHROOM HARDWARE	NONE	NONE	W/ 4-1/2" BALL BEARNG HINES, COMPLETE, VENTED DOOR (PRIVACY)
آھا	WOOD FRAME W/ SOLID WOOD DOOR	-	3-0 x 7-0	COOM	LYSR HANDLE / KEYED DOUGHT	NONE	NONE	4 1/2" BALL BEARNG HINES, COMMERCIAL CLOSER, KEYED DEAD BOLL, COMPLETE
اما	WOOD FRAME W/ SOLID WOOD DOOR	2	6-0 x 7-0	COOM	LUGUYA GARA / ADAMH REVEL	NONE	NONE	4 1/2" BALL BEARING HINDES, COMMERCIAL CLOSER, KEYED DEAD BOLL, COMPLETE
<b>(E)</b>	H.M. FRAME W/ METAL DOOR	2	0-7 x 0-9	Ð	LUBOVOO GEKEK / STORMH WENTT	NONE	NONE	4 1/2" BALL BEARING HINSES, KEYED DEAD BOLT, COMPLETE
ما	H.M. FRAME W/ METAL DOOR	_	3-0 x 7-0	ij	LYER HWOLE / KEYED DCADBOLT	ALUN.	NONE	4-1/2" BALL BEARNS HINGS, WEATHER STRPWE, DOOR SWEEP, COLL CLOSSIN, CEAD BOLL, COMPLETE
8	ALLMINUM FRANE W/ TEMP GLASS DOOR	-	5-4" x 7-2	AUUK	FUSH PULL WITH KEYED DEADBOLT	ALUN.	NON	4 1/2" BALL BEARING HINDES, COMMERCIAL CLOSSP, KEYED DEAD BOLL, COMPLETE
لما	H.M. FRANE W/ METAL DOOR	-	3-0 x 7-0	HOK	LEYER HANTLE / KEYED DEAGRICT	NONE	NONE	4-1/2" BALL BEJANG HACES, DEJO BOUT, COMPLETE
ما	COMMERCIAL CARACE DOOR (NETAL)	-	14-0 X 14-0	METAL	CODSESSATE W/ MALE ACTURER	NONE	NONE	CORRIANTE BY MANUFACTURES TECHNICAL DATA, COORDINATE BY OWER, INSULATED, TEAP, GLASS *
ľ								

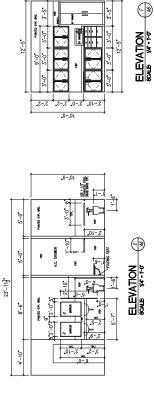
\* ALL OKENELA DOORS TO HAVE AN VALIE OF 7 DOOR HADDINE SHILL NOT REQUIRE TIGHT GRASPING, PRICHIG OR TRISTING OF THE WOST TO OPERATE THE DOOR AS PER IBC 1008.1.9.1 (COMMERCIAL GRACE) PROVIDE NETIC LABELED EXTENDING DOOR OR NETO CERTIFICATES OF APPROVALS. EXTENDED DOORS TO HAVE SECURITY HAGES AND STRIKE DURGO.





A5 ISO **angl** date 6-5-2025 proper DSI that Heavy 97. SCHEDULES & DETAILS 1708 E. 5550 S. #20 South Ogden, Ut. 84403 Phone 801-392-6882 Fox 801-621-1494 ALL DAMPICS ME PROPERTY OF REGIME SEXEN RIDGELINE DESIGN



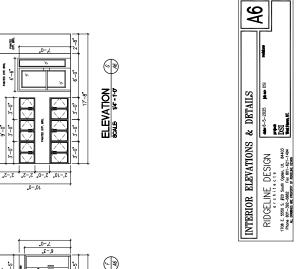


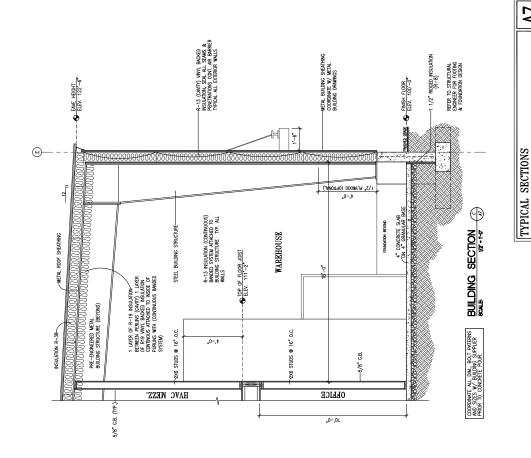
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17.

DEBEND FOUNTAN ELEVATION (#) SCALE 1/4-1-0 (46)

 $3'-10\frac{1}{2}"$ 

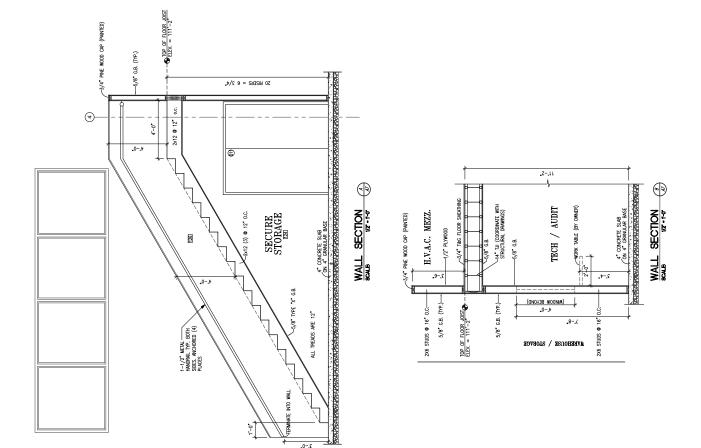




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date 6-5-2025 jabus DSI project DSI Treat Hours, UT.

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# PROJECT OVERVIEW & ACCESS.

THE PROJECT CONSISTS OF THE INSTALLATION OF A 14,400 S.F. COMMERCIAL BUILDING AND THE ASSOCIATED PARKING LOT THE LUST HE INSTALLATION OF 1700 SOUTH STREET FROM THE EXISTING TWO SOUTH PAVEAENT TO THE EXISTING IMPROVEMENTS ON 1735 WEST STREET.

## CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO WEST HAVEN CITY STANDARDS AND APPLICABLE UTILITY AGENCY STANDARDS. WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER LATERAL STUB THAT DISCHARGES INTO A WEST HAVEN
SPECIAL SEWER DISTRICT LINE. IN THE EVENT THERE IS NO
APPLICABLE STANDARD, CONTACT PROJECT ENGINEER, COTS
ENGINEER, CONTRACTOR MUST ATTEND PRE-CONSTRUCTION
CONFERENCE WITH CITY PRIOR TO COMMENCING WORK. THE SITE HAS AN EXISTING SEWER IMPROVEMENT DISTRICT.

# PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

FOR TRENCH RESTORATION AND PAVEMENT PREPARATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING. SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY

GRADING NOTES: STET OB EXCHATED DOWN TO SUBGRADE, WHICH WILL BE SCARTINED CONDITIONED AND COMPACTED STORM FLOWS TO THE SOUTH ARE COLLECTED IN CATCH BASINS. THE PIPING ALSO CONNECTS TO THE UNDERGROUND GRAVEL STORAGE BASIN AREA WHICH WILL DISCHARGE TO THE SD PIPE IN 1700 SOUTH.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: IMPORTED STRUCTURAL FULL-DEPTH BACKFILL MAY BE NECESSARY.

CONTACT BONA VISTA FOR OBTAINING WATER FOR CONSTRUCTION PURPOSES. CONTRACTOR TO COORDINATE AND ASSURE COMPLETE
COMPACTION TESTING RESULTS FOR SUBGRADE CRANULAR
BORROW, ROADBASE - PROVIDE RESULTS TO CITY AND PROJECT
ENGINEER, SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

WATER / FIRE PROTECTION: STITE WILL BE SERVED BY A NEW 2-INCH WATER LATERAL & METER. CONTRACTOR TO INSTALL NEW 2-INCH SERVICE LINE TO NEW BUILDING FROM WATER METER.

FIRE HYDRANTS ARE LOCATED CLOSE TO THE SITE. ONE DIRECTLY SOUTH OF THE PROJECT ON 1735 WEST AND ONE TO THE WEST OF 1706 SOUTH ON THE SOUTH SIDE OF THE PROPOSED STREET.

WATER PROVIDER IS BONA VISTA WATER IMPROVEMENT DISTRICT - CONTACT MATT FOX PRIOR TO COMMENCEMENT OF WORK AT 801-621-0474.

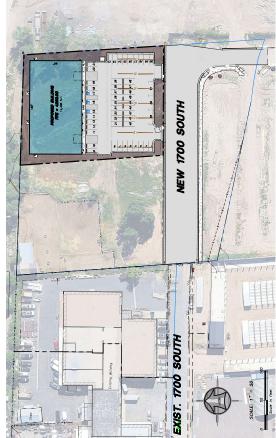
(1) ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BOAK VISTA WATER RIPROVEMENT DISTRICT SYNDARDS.

(2) DISTRICT STANDARDS.

RESISTANT MATERIALS FOUTH WATER LUSE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLITS OR STAINLESS STEEL BOLITS MUST BE FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS. BONA VISTA WATER NOTES / PARTICULARS:

ANTICIPATED 6" FIRE LINE TO BUILDING.

### PROJECT DATA





### VICINITY MAP

6" ROAD BASE COMPACTED TO 95% 6" GRANULAR BORROW COMPACTED TO 95% " NATIVE SUBGRADE COMPACTED TO 95% 3" ASPHALTIC CONCRETE

TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION SCALE: NONE

### SECONDARY WATER:

THERE IS NO SECONDARY WATER PROVIDER IN THE AREA (WIEDER BASIN NOR PINEUTBY). LANDSCAPE AREAS COMMULATIVELY TOTAL LESS THAN 10% OF HIESTYTE. LANDSCAPENG WILL NEED TO BE WATER WISE AND WILL BE LIMITED BY BONA VISTA, PROVIDE BACKFLOW PREVENTER, NOTE, PROVIDE MYTERCONNECTING SLEEVING TO LANDSCAPE ISLAND AREAS.

### SEWER:

THE SITE HAS AN EXISTING NORTHBOUND 6" PRIVATE
SEWIR LATERAL THAT PARALLELS THE WESTERLY
PROPERTY LINE THAT WILL BE SHARED BY THE
ADJACENTLOT. THE LATERAL DISCHARGES INTO AN
EXISTING 8" SEWER MAIN IN 1700 SOUTH THAT FLOWS TO THE EAST THEN SOUTH IN 1735 WEST.

### STORM DRAINAGE:

THE SITE SURFACE FLOW DRAINS TO THE SOUTH
AND WILL BE COLLECTED IN CUBB CATCH
BASINS THE SITE WILL HAVE AN UNDERGROUND
GRAVEL STORAGG AREA. THE LOWEST ONSITE GRATE
WEBER RIVER FLOOD ELEVATION. THE STORAGG AREA IS ONLY 1 FOOT DEEP DUE TO THE SITE RESTRICTIONS. THE STORM WATER WILL DISCHARGE INTO A CATCH BASIN ON THE NORTH SIDE OF 1700 SOUTH STREET

DRY UTILITIES:

TBD - UNDER INVESTIGATION. ALL UTILITIES TO BE UNDERGROUND (UNLESS POWER TO BUILDING IS DETERMINED TO BE SERVED OVERHEAD).

HANSEN & ASCOCIATES, INC.
Consulting Engineers and Land Surveyors
528 World, Mon String Mores, Engineers according to the ASSOCIATES, INC.
Consulting Engineers, Engi

STRUCTURAL SECTION:
PROPOSED STRUCTURAL SECTION TO BE 3-INCHES
ASPHALT ON 6-INCHES UNTREATED BASE COURSE ON
8-INCHES OF CRANIL AR BORROW (PT RUN) ON
8-INCHES OF COMPACTED NATIVE SUBGRADE
SUBGRADE AND BASE COURSES TO BE COMPACTED

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### SHEET INDEX:

A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S.L.B.&M.

1750 WEST 1700 SOUTH WEBER COUNTY, UTAH

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1 – PROJECT DATA
2 – KERWOITE SIHEET
3 – SKEWOITE SHEET
4 – GRADING PLAN SOUTH HALF
5 – TOO SOUTH HALF
6 – TOO SOUTH PLAN & PROFILE
6 – 1735 WEST SIREET PLAN & PROFILE
66 – DETAIL SHEET
7 – SWPPP

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Sheet

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
5-38 Houth Most Cared. Baghorn, Udon 84302
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Mistir Las of www.infors.net. Logon
Assistance (1801) 3894-8605
(1453) 7852-8273
(2016) 2016 1801) 3894-8605
(1453) 7852-8273 A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S.L.B.&M. Drown By: ME Designed By: — 2 Checked By: — 2 Designed By: — 3 1750 WEST 1700 SOUTH WEBER COUNTY, UTAH Sheets ISA ISA EDE (3) FFE = 4260.00 Ť DOSING STOWN DRAWN WATTY

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COST (2) ٩ 0000 KEYNOTE SHEET DIRT 6 SCALE: Horiz. 1" = 20" (3) 0 **Q** 0 The existence and lacelian of any underground tillift pipes or challens about the first properties of any probagonal dillift pipes or challens developed the first processor and any processor and and be confirmed in the field by the conference, as that only necessors objectioned and be mode in alignment only or goods of the proposed interpretation. The another is aligned to control the willing composition and toke due preconfirming and processor of the processor form as abolished by the confirming or protect on willing first shown on these plans. Engineer's Notice To Contractors CITY DRAINAGE IMPROVEMENTS
| INSTALL DOGRAGOS STILE AND UNE ESSING 4 ENCHARCE CONNECTION | EASTALL DOGRAGOS STILE AND UNE ESSING 4 ENCHARCE STORMARCH STORMA CITY CULNARY WATER IMPROVEMENTS
CONSECTIVE THE LATE DATA STREET MANY TO STREET AND THE WATER ALTO STREET MANY TO STREET WE STREET WE WATER AT THE LATE ALTO STREET WATER AT STREET WE WATER AT THE MANY OBJULTANCE WITH ALLI FITTINGS, CONSETTE MEST ALL RESET AND STREET WAS TREET WATER NEXT. I. SOURCE TO BEXT ROSS IDPARTMENT INCET BOX

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WITH VALVE, BACKFLOWPEDINDR, QUICK COUPLER FOR BLOWOUT & IRRAIN
TESTINO VOG AS EIR PERMAÇIANON, ERONOVELE A FOCKROLE LA FOR TOWOUL STIET TO STERGALE & STOCKROLE EXCESS MATERIAL ON SIE THANEMENT A "SCAPITY", ALGORALE PERE & COMBACT TO 99% THANEMENT A" UNIFACTION BASE COMBACT TO 127), NFFACE THANEMENT A" UNIFACTION BASE COMBES SA" 1.1.27), NFFACE PVC) 4" MIN COVER PASSIGNATION OF A PROPERTY OF SITE CULINARY WATER IMPROVEMENTS
INSTAL 6°C-900 DR 14 FRE LINE WITH COMPLETE (BLUE SITE STORM DRAINAGE IMPROVEMENTS
CONNECT TO EXISTING STORM DRAIN INLET BOX DRY UTILITIES / MISC. IMPROVEMENTS ELECTRIC: DIG. LAY CONDUIT AND BACKFILL GAS: ON-SITE - DIG, LAY LAIERAL AND BACKFILL SITE SEWER SYSTEM IMPROVEMENTS CONNECT TO EXISTING 6" SEWERLANTEAL INSTALL 6"PUC SIR 35 SEWERLINE (FREEN 1977). AWCUTEXISTING ASPHALT PAVENGENT
TS CAREY. SUBGRADE PREP & COMPACT TO 95%
TS CAREY. SUBGRADE PREP & COMPACT TO 95%
TO SUBGRADE PREP & COMPACT TO SUBGRADE TO SUBGRA TALL 30-INCH CITY-SID, CURB & GUTTER
TALL CITY-SID, 6-FOOT CLOSE BACK SIDEWALK
TER SEWER MANHOLE TO GRADE CITY STREET IMPROVEMENTS Before Service 1-800-662-4111 ueoposous sevos SITE IMPROVEMENTS CRISTING UTILITIES ARE SHOWN
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FORT OF ALL UTILITIES.
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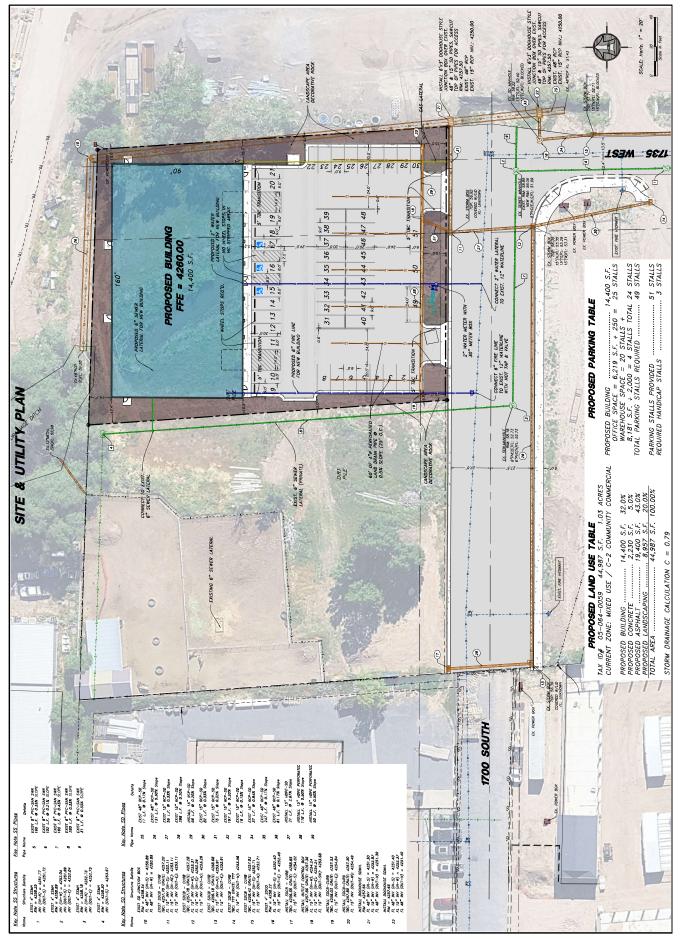
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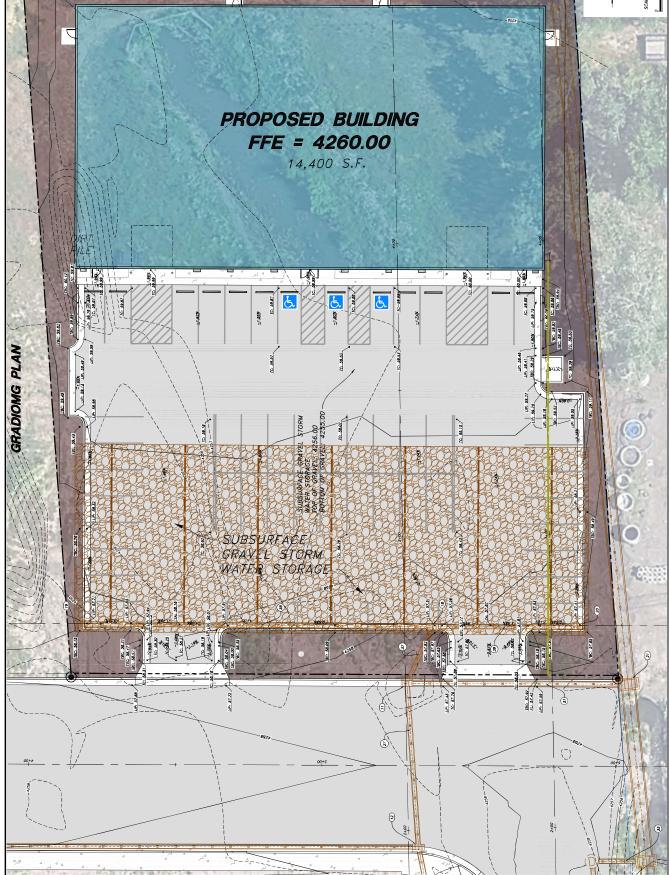
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(61)	0527	EX. POWER BOX
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