



WEST HAVEN PLANNING COMMISSION AGENDA

August 27, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **Wednesday, August 27, 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.](https://us06web.zoom.us/j/86539464549)

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

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Stimpson
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Reyna
3. **ACTION ON MINUTES** - Approve minutes for the meeting of 08/13/2025.
4. **REPORTS** - Actions taken by City Council on Planning Commission
5. **DISCUSSION AND ACTION** – For a Conditional Use Permit for an indoor sports training business located at approximately 3416 W 3600 S Parcel #08-720-0001. (Applicant Tyler Brown).
6. **DISCUSSION AND ACTION** - To consider a Preliminary Plan for a two-lot Subdivision for Redline Properties, LLC at approximately 3156 S 2700 W Parcel #15-094-0093. (Applicant Nathan Poulson)
7. **DISCUSSION AND ACTION** - To consider a Final Plat approval for Holiday Landing located at approximately 3525 W 4000 S Parcel # 08-050-0141. (Applicant Holiday Oil, Agent Preston Hansen/Victory Builders)
8. **DISCUSSION AND ACTION** - To consider a Final Site Plan approval for Holiday Landing located at approximately 3525 W 4000 S Parcel # 08-050-0141. (Applicant Holiday Oil, Agent Preston Hansen/Victory Builders)
9. **DISCUSSION AND ACTION** - To consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations.
10. **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

August 13, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed Andrew Reyna (via Zoom until 6:00 p.m.) Melinda Stimpson Russell Galt George LaMar Linda Smith Jennifer Streker Stephen Nelson Damian Rodriguez Amy Hugie (via Zoom) Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Commission member Community Development Director Planner City Attorney Deputy Recorder
Absent/Excused	

5:30 p.m. Work Session – work session began at 5:37 p.m.

1. **DISCUSSION** – Stephen provided a PowerPoint presentation regarding Moderate Income Housing. The Community Development Director, Planner, and Commission member LaMar have been exploring the possibility of creating a Moderate-Income Housing Zone. He explained what Moderate Incoming Housing entails and the distinction between it and Affordable Housing. After the presentation, there was a talk between the staff and the commission members about what they would like to see.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed at 6:11 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Smith
 - b. **PRAYER/MOMENT OF SILENCE** Commission member LaMar
3. **SWEARING-IN CEREMONY -** Of Commission members conducted by City Recorder.
Emily Green/City Recorder swore in all Commission members.
4. **ACTION ON MINUTES** – Approve minutes for the Meeting of 07/09/2025
No corrections needed.

Commission member Galt made a motion to approve the minutes from the meeting July 9, 2025. **Vice-Chairman** 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 –

5. **ACTION ON MINUTES –**

Approve minutes for the Meeting of 07/23/2025.

**Chairman Reed provided a copy of all corrections that needed to be made.*

**On item #6, Entering into Public Hearing Commission member Streker was not listed in the votes and should have been reflected in “Ayes” vote. On the same item #6, Leaving Public Hearing vote should reflect Chairman Reed instead of Chairman Roundy, and Commission member Streker name was again not mentioned in the “Ayes”*

6. **REPORTS –**

a. Actions taken by City Council on Planning Commission

b. Staff Update

**Steven gave an update to the commission on the council's decision regarding the Donaldson Rezone was to take the recommendation for denial, and the council also approved Cascade Holdings, LLC's final site plan and recommended alternative building materials.*

**He also provided an update that the Modern Incoming Housing reports (which are completed yearly) were submitted on August 1st, and there is usually a 90-day review time before we hear back from them.*

**Business licenses and Land Use Applications are online for submittal; however, we are still waiting for our online payment process to launch, which should be in the next couple of weeks.*

**Reminder of training on 09/03/2025 hosted by Wasatch Front Regional Council and Utah Leagues of Cities and Towns.*

**General Plan update – our preferred contractor has submitted an official proposal that he has reviewed with Wasatch Front Regional Council, the scope of work matches what our scope was, and the ok was given to contract that out. It should start this month, and then a committee will be created.*

**There are also two master plans in the works, one of which is our Water Element and the other is our Economic Strategic Master Plan.*

7. **PRESENTATION ON PUBLIC HEARING** – To consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations.

8. **PUBLIC HEARING** - To consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations.

**Stephen acknowledged that there have been several workshops reviewing this information. Still, he wanted to provide a brief explanation to the public, helping them understand what is being changed and why. A Development Review Committee (an advisory committee made up of staff) that will review land use applications and give recommendations to the land use authority. A land use table will be created to reflect who will make the decisions. The preliminary site plan checklist will be created to help applicants know what is needed.*

Commission member Stimpson made a motion to Enter into Public Hearing To consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations. **Vice-Chairman Reyna** 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 –

**Commission member Reed read the Rules Governing Public Hearings.*

**No public comments were made.*

Vice-Chairman Reyna made a motion to Leave into Public Hearing to consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations. **Commission member Streker** 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 –

9. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations.

**Stephen provided the latest version of the ordinance. Since the last workshop, there have been only two changes. The first "change was to the Design Review process page 3, 2nd sentence was reworded from "The final site plan shall be," to "Before the submittal of the final site plan and improvement plan, the applicant shall" address each condition from the preliminary site plan approval. The second change was in the Subdivision Regulation on page 15 & 16. Page 15 the paragraph stating, "Agriculture is the preferred use in the agricultural zone was removed and replaced with (11) The use of lots within the subdivision boundary shall comply with the underlying zoning standards and uses. Page 16 (E) the dedication language was changed and now states, "Public roadways and rights-of-way shall be dedicated to the City with the following language. The City may alter this language in cases of conflicting master development agreements or in unique circumstances that may require special language to address those needs".*

**Commission member Galt wanted to know what staff's proposed changes were. Stephen mentioned that a couple of staff members such as public projects such as West Haven Special Sewer District wanted to build a new lift station and Taylor-West Weber wanted to build a new well house that had to go through Site Plan approval that the approval process be a lighter.*

Vice-Chairman Reyna made a motion to Table the change to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations until we can add language about Public Utility Developments. **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.

NAYS –

ABSENT/EXCUSED –

10. **DISCUSSION AND ACTION** – For a Conditional Use Permit for a landscaping business located at approximately 4840 W 4250 S Parcel #08-311-0007. (Applicant Oscar Uribe).

Damian gave a brief summary of this property. This was previously reviewed on July 9, 2025 and was tabled so that the applicant could address some of the concerns that the commissioners and staff had regarding the business being operated on this property. The reason that this home occupation would need a conditional use permit is for a number of reasons.

- 1. There are employees that do not live at the residence.*
- 2. The business currently uses exterior property such as yard and accessory buildings outside the main dwelling.*
- 3. There is light construction equipment stored at the property.*

New site plan was received, however not all staff's concerns were address to include the building area that would occupy the rear yard. New information that has been brought to staff's attention. There is storage of

asphalt millings at the location and upon staff analysis there is evidence that there are other materials being stored on the property. Materials of concern are loose or uncontained particulate materials such as gravel, sand, soil. The moment of this would be a violation of our nuisance ordinance due to the dust. The business overshadows the residential use of the property.

**Gabby and Oscar Uribe were present – Applicant stated that the materials have been removed, they are willing to build a shop to get as much noise out of the neighborhood to be able to keep the business at the home.*

**Vice-Chairman Reyna went over what they can't have due to the nuisance ordinance, as well as how much this is taking up their property. By remove things from this property and scaling back then it would be taking away from their business. He also covered if it was approved to have the business on the property and there was a violation of any ordinance the would lose their conditional use permit approval.*

**Commission member LaMar and Commission member Stimpson both mentioned the money put towards improving their business is taking away from their business, when they can use that money to grow. They are going to be so successful.*

**Deputy Recorder went over the questions that are asked on the business license and how the applicant answered the questions. The questions were will you use more than 10% of your home for your business; Will there be off premises or street parking of tractor trailers, semi-trucks, or other heavy equipment, Will your business be producing electrical interference, smoke, dust, odors, or heat; Will your business produce excessive noise, light or vibrations. All the questions were answered "No".*

**Commission member Smith indicated her concerns were the traffic, the equipment, and it's more of a big business. She was also concerned about have more than 10% of the business being on the property.*

**Commission member Streker would like to see an aerial view after the clean-up.*

**Stephen read Utah Code 10.98507.2 (b) & (c).*

Commission member Stimpson made a motion to Table for a Conditional Use Permit for a landscaping business located at approximately 4840 W 4250 S Parcel #08-311-0007. **Vice-Chairman Reyna** 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 –

11. **DISCUSSION AND ACTION** - To consider a Preliminary Site Plan and recommended alternative building materials application for Gardin Investments project located at approximately 2301 S 1900 W Parcel #15-72-0055 (Applicant: Gardin Investments, LLC/Agent: Adam Gardiner/Malcolm Jenkins)

**Damian provided an overview of this development. 5 builds are proposal north of ADS Powersports. It is Tenant Space and there are currently no tenants at this time. Shop space available in #C. There is no record of approval of the parking lot on this parcel.*

**Malcolm Jenkins/Adam Gardiner/Agents both are present.*

Commission member Smith made a motion to approve the preliminary site plan for of the Gardin Investments project at 2301 S 1900 W subject to the following conditions that all staff comments provided during the preliminary site plan review are adequately addressed prior to the final site plan approval. **Vice-Chairman Reyna** 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 –

Commission member Stimpson made a motion to recommend approval of the proposed alternative materials, finding that the addition of glass storefronts is comparable to those upgraded architectural features, and provides comparable aesthetic and functional value. **Commission member Streker** 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 –

12. **DISCUSSION AND ACTION** - To consider a Preliminary Plan approval for Williamsfield Subdivision located at approximately 4492 S 5100 W Parcel # 08-048-0016 and 08-048-0058. (Applicant Mike Schultz/Lone Pine Development, LLC/Agent Mike Bastian)

Damian provided a review of this development. The proposal of 32 lots. The front portion is over 225 ft is supposed to be dedicated to UDOT for the eventually expansion of this road to make a highway. There is a fire access that is proposed on the south side of the property. If this is to be approval through Weber Fire District. If it is found to not be approval as a second access then the property the subdivision would only have one access in and out of the subdivision until adjacent properties are developed. This would make the amount of lots change to only 30. The proposed access road is misaligned, and would need to be aligned to fall into city standards.

Mike Bastian was present – he has spoken with Greg Wright/Fire Marshall and he will review. The reason the street is designed the way it is, is because there is an old sewer line there and they felt it would be better for that sewer line to be in the street instead of going through properties.

Chairman Reed asked what the City Engineers thoughts were. Damian addressed this by saying that the City Engineer did comment about the sewer line and his comments and we will need to look deeper into the road alignment and there is language in the subdivision ordinance about the alignment of roads.

Vice-Chairman Reyna made a motion to approve the preliminary site plan for of the subdivision of the property at 4492 S 5100 W, finding that the provided plans have satisfied the preliminary subdivision plan submittal criteria and the plans are ready for final subdivision plan review, subject to the following conditions. 1. Official approval of the proposed plan is obtained from Weber County Fire Marshall's Office, and proof of the said approval is provided prior to final subdivision approval and 2. The City Engineer's approval of the proposed plans is obtained prior to final subdivision approval. **Commission member Galt** 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 –

13. **DISCUSSION AND ACTION** - To consider a Preliminary and Final Site Plan approval for Salt Point West Phase 2 Subdivision located at approximately 3050 W 4000 S Parcel #08-0290-0101. (Applicant CW Development Group, LLC/Agent McKenna Christensen).

Damian presented this development to the commission. This will be a Commercial Parcel and they are looking to split the parcel into 2 Lots.

McKenna Christensen was present - They want a couple of pads ready to sell for Commercial use. Public improvements have been installed.

Commission member Stimpson made a motion to approve the final plat for the property at approximately 3050 W 4000 S, finding that the proposed is compliant with the West Haven Subdivision Ordinance. **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 –

14. **ADJOURNMENT**

Commission member Galt made a motion to adjourn at. 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 –

Robyn VanCampen
Deputy City Recorder

Date Approved:

Planning Commission Staff Review Memo

August 27, 2025

Damian Rodriguez, Planner

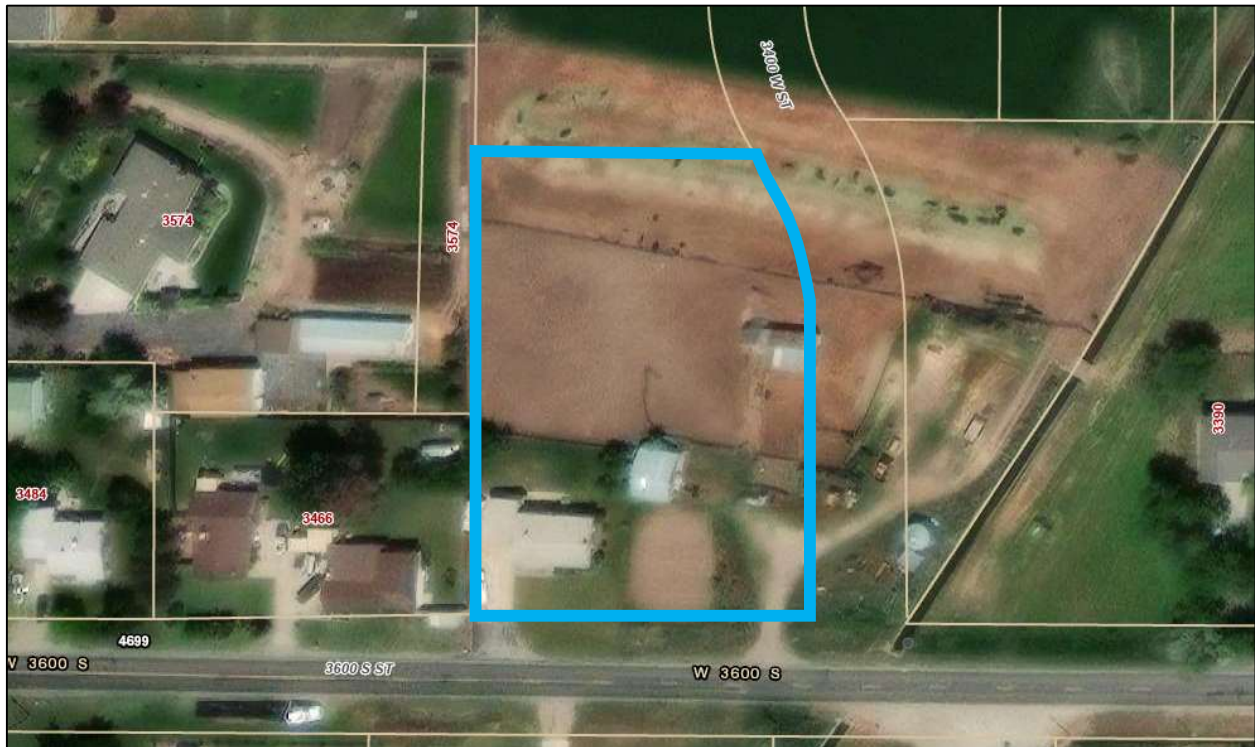


CONDITIONAL USE PERMIT REVIEW

Request: Conditional Use Permit for a Home Occupation
Property Address: 3416 W 3600 S
Property Zone: R-2, Residential
Property Size: 1.2 acres
Applicant: Tyler Brown

Governing Document(s): WHZC §157.121 & §157.880
Decision Type: Administrative
Staff Recommendation: Deny

Image 1: Site Aerial



The applicant is seeking the approval of a Conditional Use Permit for the property at 3416 West 3600 South, to allow for a commercial sports training facility as a home occupation. The sports training would be conducted in a proposed outbuilding, 9,750 square feet in area, in the rear yard of the home.

[illegible]

With this request, the applicant has projected traffic generation of five to ten vehicles at peak hours. See the attached Conditional Use Permit for more on business operation specifics.

Previously, staff recommended that the commission deny the subject request based on the anticipated detrimental effects of the proposed land use that staff estimated could not be sufficiently mitigated through the imposition of reasonable conditions. The subject request did come before the Planning Commission for review on July 9, 2025, and was then tabled to allow the applicant time to revise the site plan to lessen the anticipated detrimental effects of the use on the surrounding properties. See Image 2 or the attached site plan document for more on the updated site plan proposal.

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 home occupation, a permitted use in the zone, or a conditional use when an accessory building outside of the home is proposed for use with the business.

§157.520 Conditional Use Standards

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

Findings: A home occupation as land use in the R-2 Zone does conform with the policies and general vision of the General Plan. However, the specific home occupation is contrary to those policies or the vision since the scope exceeds the normal impact of a typical home occupation.

(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.

Finding: The applicant has revised the site plan to lessen the anticipated detrimental effects of the proposed land use and the associated development. The proposed building's size was reduced from 12,000 square feet to 9,750 square feet. This adjustment does bring the proposed building into compliance with the maximum lot coverage restriction for accessory buildings in the rear yard of a single-family dwelling. §157.601 of the Zoning Ordinance restricts the development of the rear yard area to 25% of the total rear yard. The adjusted proposal does comply with these regulations.

However, one condition required by code for the approval of a home occupation is that "the portion of the home occupation shall remain secondary to the residential use" (157.882(B)). Even with the amended site plan, the residential use of the property is still eclipsed by the commercial use of the property in both size and intensity. Despite the proposed building being within the size allowances of the code, the building is much larger than the home (approximately 1,900 ft²) and is likely to generate more traffic. As it is currently exists, staff sees the proposal as a commercial development proposed for a residential lot in a residential

community. To be approved by code, the proposed development would need to be further reduced in size so that the commercial aspect of the property is smaller than and secondary to the residential aspect of the property.

Staff finds the proposal to be noncompliant with the following code sections:

- **§157.880 (Home Occupation Purpose and Intent):** *It is the purpose and intent of this subchapter to allow persons residing in dwellings in residential and agricultural areas to provide a service, develop a product for sale and operate certain kinds of small businesses, while at the same time maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of the city.*
- **§157.882(B) (Home Occupation Required Conditions):** *The portion of the home occupation shall remain secondary to the residential use of the dwelling.*

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

Finding: The applicant has projected traffic generation of five to ten client vehicles during peak hours. Separate access for the business is proposed on 3400 West Street to accommodate said client traffic.

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

Finding: Adequate space is provided for on-site vehicle circulation, and staff do not anticipate adverse impacts to adjacent property in terms of circulation. The applicant would need to install a drivable surface that meets fire code, supports the weight of vehicles, and sufficiently mitigates the possibility of dust production.

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

Finding: The development of parking would be required with this request, as the existing parking at the home would not be adequate in servicing the business and the projected volume of clients served. Staff have previously found that the location of the proposed parking is likely to cause light trespass on the neighboring property to the north without appropriate mitigations. In response, the applicant has proposed a fence at the north and west property lines as well as at the east property line. Additionally, the applicant proposed a hedgerow of shrubs and a row of trees in the landscaped buffer space between the proposed parking lot and the north property boundary line. Staff finds that the said amendments to the proposal are sufficient in mitigating the negative impacts associated with parking.

Additionally, the newly proposed surface parking nearly meets development standards in terms of material and ADA accessibility. If the stalls are extended to a depth of 20' they would meet area standards.

(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.

Finding: Anticipated refuse is not expected to have a large enough impact that the method of refuse collection will need to be updated from what the home is already serviced with. Increased service capacity and private services are available to the applicant if the need arises.

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

Finding: The proposed use is not anticipated to have a significant impact on utilities or utility service providers' ability to adequately service the property.

(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.

Finding: The screening via the proposed fence would adequately serve to protect adjoining property owners from noise and visual impacts if the fence were solid, without gaps in the material, and at least six feet in height. If the commission is to approve the requested Conditional Use Permit, staff recommends the following condition of approval.

- The proposed fence is limited to being a privacy fence of vinyl or wood, or a decorative masonry wall, and is to be 6' in height.

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

Finding: Per §157.882 of the West Haven Zoning Ordinance, home occupations are limited to the hours of operation of 7:00 am through 10:00 pm. The said hours of operation are not likely to adversely affect surrounding properties.

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

Finding: Signage is not proposed currently. Any future business signage at the location shall go through the proper permitting processes.

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

Finding: Public facilities are adequate to service the proposed and are being further developed in conjunction with the Westwood Estates Subdivision which the subject property is a part of.

(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.

Finding: No environmental impacts are anticipated that will not be effectively mitigated via the design and development standards of the code that are considered during the site plan and construction plan review processes.

(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.

Finding: Although the updated site plan might sufficiently mitigate the nuisance of glare and drastically decrease the potential for noise nuisance, staff finds that all potential nuisances that might occur with the proposed land use cannot sufficiently be anticipated or mitigated through reasonable conditions because of the nature, size, and scope of the business.

§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?

Finding: The business is not likely to produce odors or smoke that would extend beyond the property boundary lines, and where the parking lot is developed to code, dust is effectively mitigated as well.

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

Finding: The projected amount of traffic generation (up to ten vehicles at a time) is unusually high for a home occupation. Although the Home Occupation code does not restrict customer/client visitation to a residence, staff finds that this kind of traffic and visitation is inconsistent with the purpose and intent of the home Occupation Ordinance as it has significant potential for failing in “maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of the city”.

(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?

Finding: The applicant has not indicated that they would be storing any such chemicals at the site. Additionally, since the building is being used as a commercial building and will be accessed by the public, the building will likely need to meet commercial building and fire code standards.

III. **RECOMMENDED ACTION**

Based on the findings listed in Section II of this report, the staff recommends that the Planning Commission **deny** the requested Conditional Use Permit because there are detrimental effects of the proposed land-use that cannot be sufficiently mitigated through the application of reasonable conditions.

IV. **POSSIBLE MOTIONS**

Deny: Motion to deny the requested Conditional Use Permit for a home occupation at 3416 West 3600 South, finding that there are detrimental effects of the proposed land-use that cannot be sufficiently mitigated through the application of reasonable conditions, including

1. That the portion of the home occupation, as proposed, would not be able to remain secondary to the residential use.
2. The proposed site plan does not comply with the purpose and intent of the Home Occupation ordinance in “maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of the city”.

Table:

Motion to table the review of the requested Conditional Use Permit for a home occupation, finding that the applicant (if willing) needs to make changes to the proposal before the Conditional Use Permit can be approved.



CONDITIONAL USE PERMIT APPLICATION

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

Purposed Use: Indoor Sports Training Facility

Property Address <u>3416 w 3600 s</u>	Parcel # <u>08-720-0001</u>
Existing Zone _____	No. of Acres or Sq Ft. <u>1.18</u> # Res. Units <u>1</u>
Building Sq Ft. <u>12000</u>	Building Height (stories & ft.) <u>1 story 20 ft</u>

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

Please answer the following questions below:

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

If yes, please answer the following 2 questions:

1. Describe how the use will be necessary or desirable to provide a service or facility to the community? The indoor training facility will provide local athletes with year-round access to practice space, supporting youth development, recreation, and community sports programs.

2. Describe how the use will contribute to the general well-being of the community?

It promotes healthy activity for youth and adults, offers training opportunities, and may reduce travel costs for local families who currently need to use out-of-town facilities.

- 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 Light 5-10 cars during peak hours ☐ No

2. Will the proposed use have an impact on parking in the area?

☐ Yes, how much is anticipated Adequate parking provided ☒ No

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

July 01, 2025

To: Damian Rodriguez

West Haven City Planner

Subject: Revised Site Plan Submission for Conditional Use Permit at 3416 W 3600 S

Dear Mr. Rodriguez and Members of the Planning Commission,

I am submitting this letter and updated site plan as part of my application for a Conditional Use Permit for a home-based sports training facility at 3416 W 3600 S.

This revised plan addresses the concerns raised during the previous Planning Commission meeting and in the staff report, including:

- Rear yard building coverage has been reduced to comply with the 25% limit.
- A scaled site plan with proper setbacks, dimensions, and labeled features is included.
- A parking layout showing 12 stalls, including future ADA accommodation.
- On-site drainage mitigation using a gravel-filled ditch and retention pond.
- A landscape buffer consisting of shrubs and trees along the northern property line, adjacent to the parking area.

The driveway access from 3600 S will be either asphalt or a stabilized gravel grid system suitable for emergency vehicle load requirements. The parking area will use a matching stabilized surface or remain asphalt as needed for code compliance.

These changes were made with the intent of ensuring compatibility with surrounding residential

properties, minimizing off-site impacts, and maintaining the residential character of the neighborhood. I respectfully request the commission review and approve the CUP based on these improvements.

Please feel free to contact me with any questions or clarification.

Sincerely,

Tyler Brown

520-979-7915

tyler_w_brown@yahoo.com

Planning Commission Staff Review Memo

August 27, 2025

Damian Rodriguez, Planner

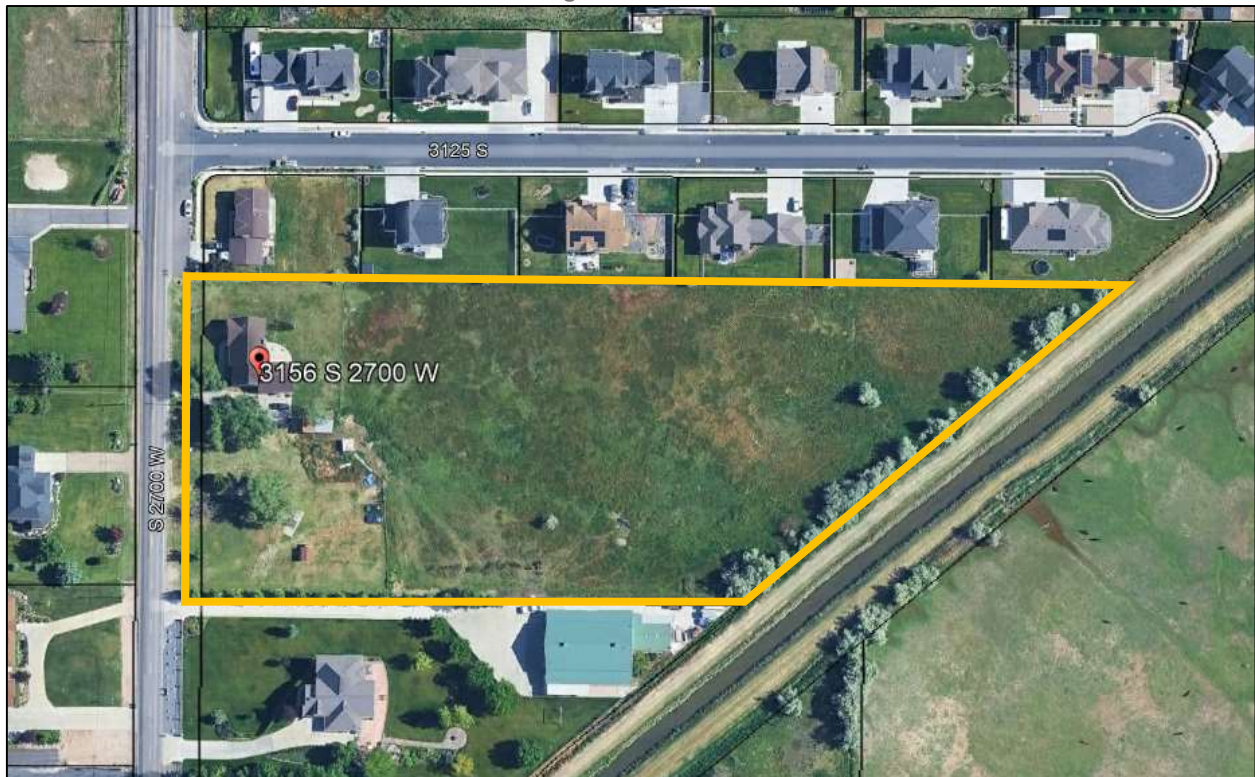


PRELIMINARY SUBDIVISION REVIEW

Request: Two-lot Subdivision
Property Address: 3156 South 2700 West
Property Zone: A-1 Agricultural
Property Size: 4.79 acres
Applicant: Nathan Poulsen

Governing Document(s): WHZC §156.020
Decision Type: Administrative
Staff Recommendation: Approval

Image 1: Site Aerial



I. BACKGROUND

The applicant wishes to subdivide the 4.8-acre parcel (150940093) at 3156 South 2700 West into two separate lots for the future development of another home at the site.

Image 2: Proposed Plat



II. STAFF REVIEW

A request for preliminary subdivision approval is reviewed against the standards set forth in §156.028 of the West Haven Zoning Code (WHZC). Staff's review of the proposed proposal is as follows:

§156.028 Submittal Criteria

Code Section	Requirement Summary	Staff Comment	Compliant?
§ 156.024 PRELIMINARY PLAN REQUIREMENTS.			
(A) 1	The proposed name of the subdivision;	POULSEN LOT SPLIT	Yes
2	The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of a larger vacant area. In such case, a sketch of the 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	The property location is accurately addressed, and a vicinity map is provided. A prospective street system sketch is not applicable.	Yes

	adjustments and connections with the future street system of the larger area;		
3	Sufficient information to locate accurately the property shown on the plan;	Provided	Yes
4	The individual or company names and addresses of the subdivider, the engineer and the registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;	Provided	Yes
5	Contour map at intervals of two feet, five feet, or ten feet, as determined by the Planning Commission;	Provided	Yes
<u>6</u>	The boundary lines of the tract to be subdivided;	Provided	Yes
<u>7</u>	The location, widths, and other dimensions of all existing or 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;	Provided	Yes
<u>8</u>	Existing sanitary sewers, storm drains, water supply mains, water wells, and culverts within the tract and immediately adjacent thereto;	Provided	Yes
<u>9</u>	The location, widths, and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces, and lots with proper labeling of spacing to be dedicated to the public, or designated as private streets or private access rights-of-way	Provided. The City Engineer will provide comments and corrections if applicable.	Yes

10	North point, scale, and date.	Provided	Yes
B	Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement	Provided	Yes
	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

Engineering Review

A roadway dedication is required for this subdivision due to the location of the frontage. If there are no existing frontage improvements, curb, gutter, and sidewalk are required as part of the subdivision.

Staff might consider incorporating a plot plan requirement for single-family homes, whether a single or two-lot subdivision, or for larger subdivisions.

Zoning Considerations

The proposed lots meet the minimum lot area requirement of 20,000 square feet; however, lots over 40,000 square feet in size require 150' of frontage, which Lot 2 does not have. The width of the frontage of Lot 2 would need to be increased to meet zoning standards.

Additionally, the rear-yard setback is inaccurately depicted as 20' on the proposed plat, whereas a minimum rear-yard setback of 30' is required in the zone. The side yards are depicted as 20' and 20', where minimum side-yard setbacks of 10' and no less than 24' total combined are required. Due to these findings, staff recommends the following conditions of approval:

- The plat is updated to comply with and accurately represent the site development standards of the Zoning Ordinance.

Other Considerations

The Building Official did not have any comments or corrections for the applicant at this time, and the Weber County Fire District's Office will require a separate review, which will need to be completed prior to the granting of final plat approval.

Finding: Staff finds that the submittal for the Preliminary Subdivision Application packet is complete, and all components are provided in accordance with the submittal criteria set forth in the Subdivision Ordinance. The proposed preliminary subdivision plan set is approvable and ready to move into the final subdivision review phase.

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends that the Planning Commission move to **approve** the preliminary subdivision plan, subject to the following conditions of approval:

1. The City Engineer's approval of the proposed plans is obtained prior to final subdivision approval.
2. Will-serve letters are received from the applicable utility service providers prior to final subdivision approval.
3. The plat is updated to comply with and accurately represent the site development standards of the Zoning Ordinance.

IV. POSSIBLE MOTION

Approve with staff-recommended conditions: Motion to approve the preliminary subdivision plat for the property at 3156 South 2700 West, finding that the provided plans meet the submittal criteria. The approval is subject to the following conditions:

4. The City Engineer's approval of the proposed plans is obtained prior to final subdivision approval.
5. Will-serve letters are received from the applicable utility service providers prior to final subdivision approval.
6. The plat is updated to comply with and accurately represent the site development standards of the Zoning Ordinance.

Approve with modified conditions: Motion to approve the preliminary subdivision plat for the property at 3156 South 2700 West, finding that the provided plans meet the submittal criteria. The approval is subject to the following conditions:

[List conditions]

Approve outright: Motion to approve the preliminary subdivision plat for the property at 3156 South 2700 West, finding that the provided plans meet the submittal criteria.



CONCLUSIONS

0 02 = 00740

3156 SOUTH 2700 WEST
WEST HAVEN, UTAH 84401

1 OF 1	SUBDIVISION PLAT
1 OF 1	BOUNDARY TOPOGRAPHIC SURVEY
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-200	SITE, GRADING AND UTILITY PLAN

**FOR REVIEW
NOT FOR CONSTRUCTION**



WWW.ENSIGNENG.COM

REDLINE PROPERTIES LLC

[illegible]

PHONE: 801.529.0962

POULSEN LOT SPLIT
3156 SOUTH 2700 WEST
WEST HAVEN, UTAH 84401



COVER

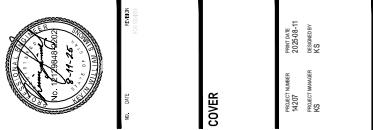
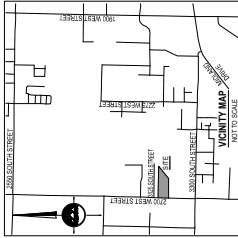
PROJECT NUMBER	PRINT DATE
14207	2025-08-11
PROJECT MANAGER	DESIGNED BY
KS	KS

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS AND SUBCONTRACTORS COMPLIANCE WITH THESE PLANS SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH SAFETY AND OTHERS.

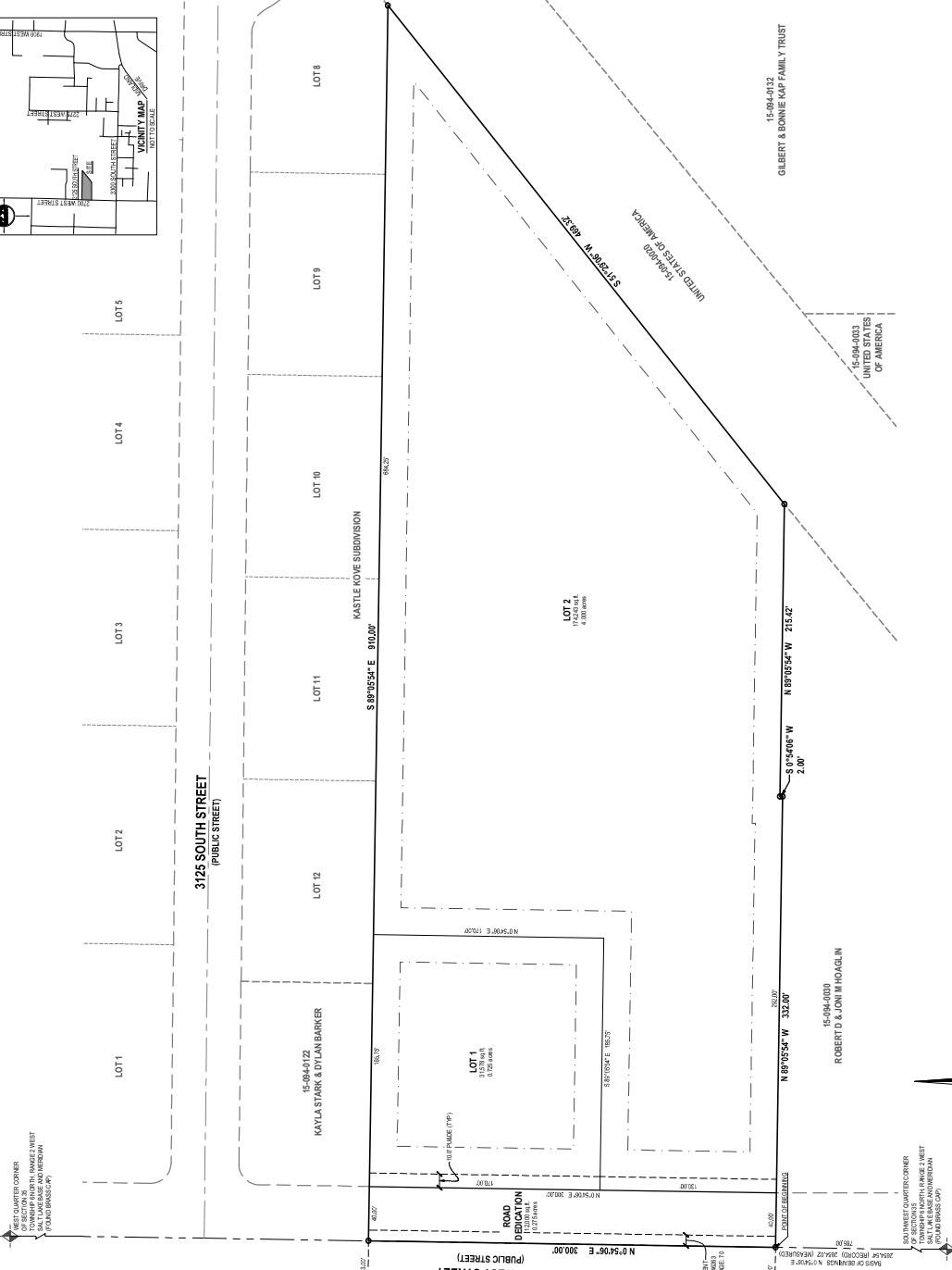
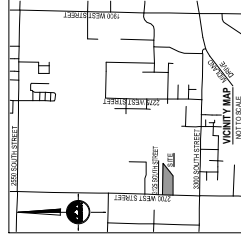
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE, RECONSTRUCTION, ETC.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

1. ALL WORK SHALL CONFORM TO WEST HAVEN CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

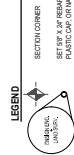


POULSEN LOT SPLIT
LOCATED IN THE SOUTHWEST QUARTER, SECTION 35
TOWNSHIP 8 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH
AUGUST 2025

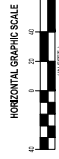


GENERAL NOTES:

1. THE SUBDIVISION IS BASED ON THE FOLLOWING:
 - A. PLAT AND RECORDS OF THE PREVIOUS PLAT.
 - B. PLAT AND RECORDS OF THE PREVIOUS PLAT.
 - C. SURVEY DATA AND RECORDS OF THE PREVIOUS PLAT.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL HAVE THE RIGHT TO PASS UNDER THE LOT AND OVER THE LOT.
3. LOT 12 SHALL HAVE THE RIGHT TO PASS UNDER THE LOT AND OVER THE LOT.
4. LOT 12 SHALL HAVE THE RIGHT TO PASS UNDER THE LOT AND OVER THE LOT.
5. LOT 12 SHALL HAVE THE RIGHT TO PASS UNDER THE LOT AND OVER THE LOT.
6. LOT 12 SHALL HAVE THE RIGHT TO PASS UNDER THE LOT AND OVER THE LOT.



SECTION CORNER
RIGHT OF WAY
EASEMENT
ADJACENT PROPERTY LINE
ADJACENT ROAD CENTERLINE
TOWN OF WAY
LOT LINE
ADJACENT LOT LINE
ADJACENT LOT LINE
ADJACENT LOT LINE
ADJACENT LOT LINE



HORIZONTAL GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
FOOT (FEET) 0.1 MI.



UTAH
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH
WWW.ENSIGNENGINEERS.COM

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ATTORNEY

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

RECORD OF SURVEY
RECORDED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

DEVELOPER
RELINE PROPERTIES LLC
15-094-0033
WEST HAVEN, UTAH
15-094-0033

POULSEN LOT SPLIT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 8 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH

RECORDED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

RECORDED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

RECORDED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

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BY THE WEST HAVEN CITY ENGINEER

RECORDED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER

POULSEN LOT SPLIT

OWNERS DEDICATION

THE UNDERSIGNED, POULSEN LOT SPLIT, DO HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING LANDS AND INTERESTS:

POULSEN LOT SPLIT

POULSEN LOT SPLIT

POULSEN LOT SPLIT

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UNITED LIABILITY COMPANY ACKNOWLEDGMENT

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BENCHMARK

SOUTHWEST QUARTER CORNER
OF SECTION 35,
TOWNSHIP 10 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

BL 6V = 427.75'



HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORIZ. 1 inch = 40 ft.

FOR:
REDLINE PROPERTIES LLC
2856 W 3075 S
WEST HAVEN, UT 84401

CONTACT:
NATHAN FOLLSSEN
PHONE: 801.527.0362

POULSEN LOT SPLIT
3156 SOUTH 2700 WEST
WEST HAVEN, UTAH 84401



NO.	DATE
	RECEIVED FOR REQUEST

OVERALL SITE PLAN

PROJECT NUMBER
14207

PRINT DATE
2025-08-11

PROJECT MANAGER
KS

DESIGNED BY
KS

C-100

BENCHMARK

SOUTHWEST QUARTER CORNER
OF SECTION 35,
TOWNSHIP 8 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ILL. EV. = 4277.59'

- 15-093-0046
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

- ## SEWER NOTES



LOT 12

7710-60-51

1054

LOT 2

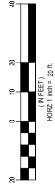
15-094-0030

15-093-0030
RANDALL FANNIN TOLIC

15-094-0030

15-093-0030
RANDALL FANNIN TOLIC

HORIZONTAL GRAPHIC SCALE



GENERAL NOTES

- [illegible]

POULSEN LOT SPLIT

3156 SOUTH 2700 WEST
WEST HAVEN, UTAH 84401



ICRIS

SITE, GRADING AND UTILITY PLAN

PROJECT NUMBER	14207	PRINT DATE	2025-08-11
PROJECT MANAGER	KS	DESIGNED BY	KS

200

Planning Commission Staff Review Memo

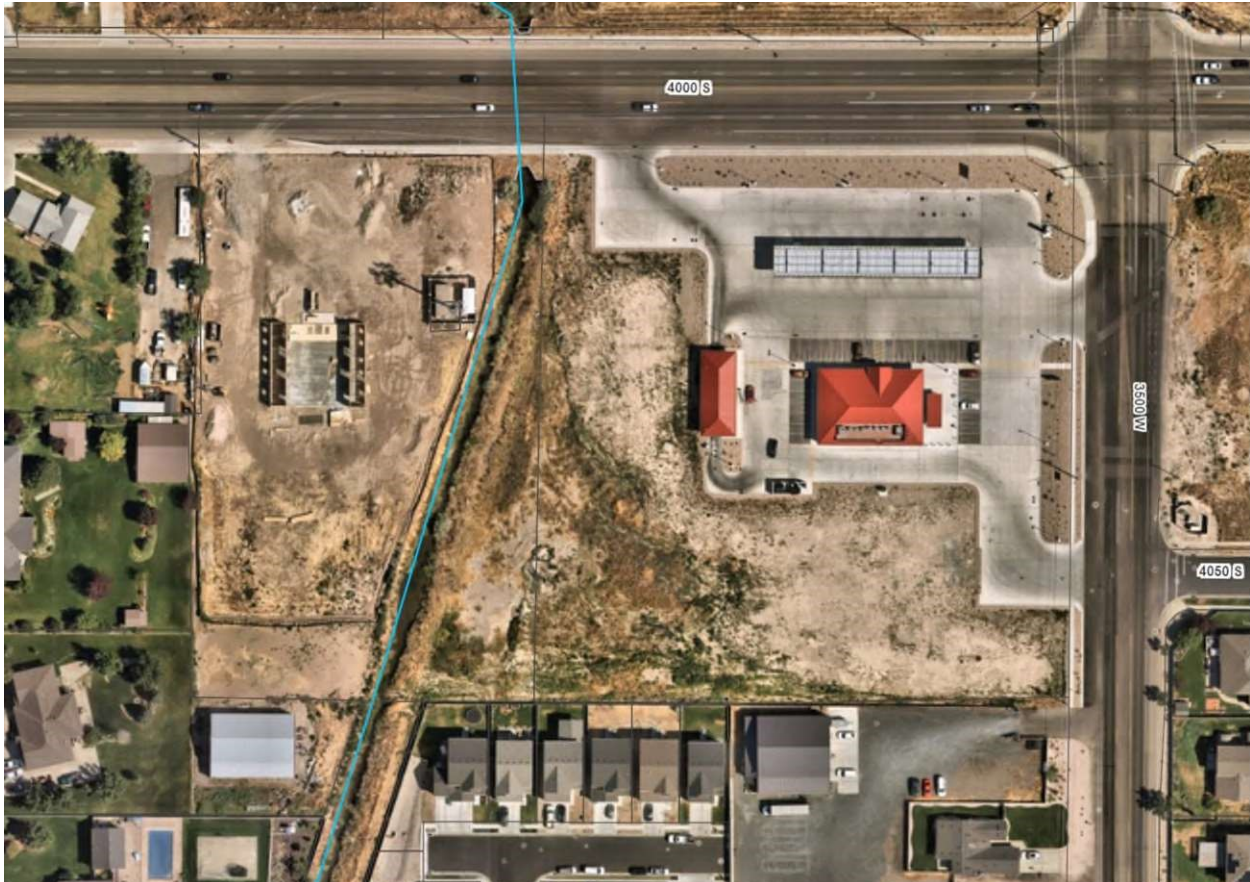
August 27, 2025



FINAL SUBDIVISION PLAT APPROVAL

Request: Grant final plat approval for flex space/present concept plan
Property Address: 3525 W 4000 S (Parcel# 080500141)
Property Zone: Commercial C-2
Property Size: 2.03 acres
Applicant: Holiday Oil (Preston Hansen/Victory Builders)

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



Background

The City has received an application for a three-lot subdivision located at 3525 W 4000 S (Parcel# 080500141), and 20 commercial condos on lot 2. This parcel is zoned C-2, which allows for commercial development. The applicant has also submitted a preliminary site plan for lot two. Though they are two separate applications, the site plan relies on the approval of the subdivision plat.

Final Plat Requirements

The applicant has provided a final plat, which has been reviewed by the City's engineering consultant and City staff to ensure the legal descriptions, format, and layout meet West Haven City standards. After review, it has been found to comply with city ordinances.

Condominium

As part of the plat, the applicant is proposing to create 20 units on Lot 2. West Haven City Code requires that the applicant provide a copy of the preliminary condominium declaration as outlined in the following section:

[§ 156.078 APPROVAL OF CONDOMINIUM DECLARATION.](#)

A copy of the preliminary condominium declaration prepared pursuant to UCA § 57-3, as amended, shall be submitted to the Planning Commission, along with the preliminary record of survey, for review approval with respect to the standards for the maintenance, upkeep, and operations of roads and the facilities of utility lines.

The applicant has provided that in the form of CC&Rs.

Roadways and Access

According to the Conditional Access Permit from UDOT, the applicant needed to provide a 26 cross-access easement on the plat. That has been provided.

Improvement Plans

Engineering has reviewed the plat and improvement plans. They have approved the plans and stated "engineering has no issue with them [the applicant] proceeding to preconstruction once all the outside approvals are in place."

Staff Recommendation

Staff recommends approval of the proposed final plat.

Recommended Motions:

"I motion to approve the final plat for Holiday Landing Subdivision, located at 3525 W 4000 S, Parcel 08-050-0141."

SUBDIVISION APPLICATION



Residential



Commercial



Subdivision Name: HOLIDAY LANDING

Location: 3525 w. 4000 s. West Haven Ut 84401 Parcel#: 080500141

Phase: 1 No. of Lots: 3 Zone: C2

Applicant Name: Holiday Oil

Agent Name: Preston Hansen / Victory Builders

Signed: [Signature] Date: 05/13/2024
(Owner/Petitioner)

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

[Signature]
(Owner)

[Signature]
(Agent as Authorized by Owner)

State of Utah)

§

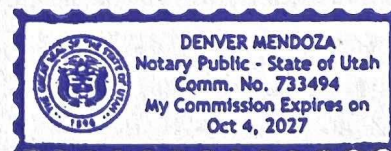
County of Davis

On this 12 day of May, in the year 2024, before me, Denver Mendoza
a notary public, personally appeared Cameron Rigby & Preston Hansen,
(name of document signer) proved on the basis of satisfactory

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

Witness my hand and official seal.

[Signature]



N/A	Received	N/A	Received	Letters of Acknowledgement/Approval/Conditions from
PRELIMINARY		FINAL		
☐ Affidavit of Understanding and Acceptance of Fees		Secondary Water Company Culinary Water Company Fire District All other items required by the City Planner		

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

HOLIDAY LANDING PRELIMINARY PLAT
LOCATED IN NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST 2025

BOUNDARY DESCRIPTION
A PORCE OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET SAID POINT BEING NORTH 89°50'27" WEST 550.00 FEET ALONG THE NORTHERLY SECTION LINE OF THE NORTHEAST QUARTER SECTION 9, AND RUNNING THENCE
THENCE SOUTH 89°29'24" EAST 429.98 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET
THENCE SOUTH 81°02'25" EAST 53.89 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF 3000 WEST STREET;
THENCE SOUTH 00°49'49" WEST 424.43 FEET ALONG SAID RIGHT-OF-WAY LINE OF 3000 WEST STREET;
THENCE NORTH 18°25'56" EAST 288.21 FEET;
THENCE NORTH 05°42'24" EAST 202.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 226.03 SQUARE FEET OR 5.19 ACRES, MORE OR LESS.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDOMINIUM PLAT ON THE PROPERTY AS SHOWN AND DESCRIBED HEREIN. THE SURVEY WAS ORDERED BY HART DAY CO. THE BASIS OF BEARING IS THE EAST LINE OF 4000 SOUTH STREET, THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET, AND THE MERIDIAN WHICH BEARS SOUTH 00°49'49" WEST, WEBER COUNTY, UTAH, AND IS STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE
I, LISA D. LLOYD, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708888 IN ACCORDANCE WITH TITLE 16, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT, I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH SECTION 17-2-20 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE TO THE SURVEY INSTRUMENTS AND TO THE MEASUREMENTS MADE THEREFROM ARE SUFFICIENT TO REPRODUCE OR REESTABLISH THE SURVEY AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 9TH DAY OF AUGUST, 2025.



WEBER COUNTY, UTAH
10708888

OWNER'S DEDICATION
I, THE UNDERSIGNED OWNER, OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:
HOLIDAY LANDING PRELIMINARY PLAT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER UPON AND UNDER THE SAME TO THE PUBLIC FOR THE PURPOSES OF THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE SYSTEMS, AND OTHER PUBLIC UTILITIES. THE DEDICATION OF SAID TRACT OF LAND TO THE PUBLIC, WHICHEVER IS APPLICABLE, AS MAY BE DETERMINED BY GOVERNMENT AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE GRANT AND CONVEY TO THE PUBLIC THE RIGHT OF WAY OF SAID TRACT OF LAND, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER ACTION BY THE PUBLIC. THE PUBLIC SHALL BE RESPONSIBLE FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

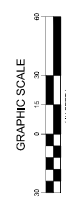
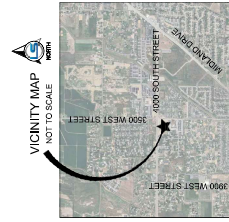
SIGNED THIS ____ DAY OF ____, 2025.

BY: _____

ACKNOWLEDGEMENT

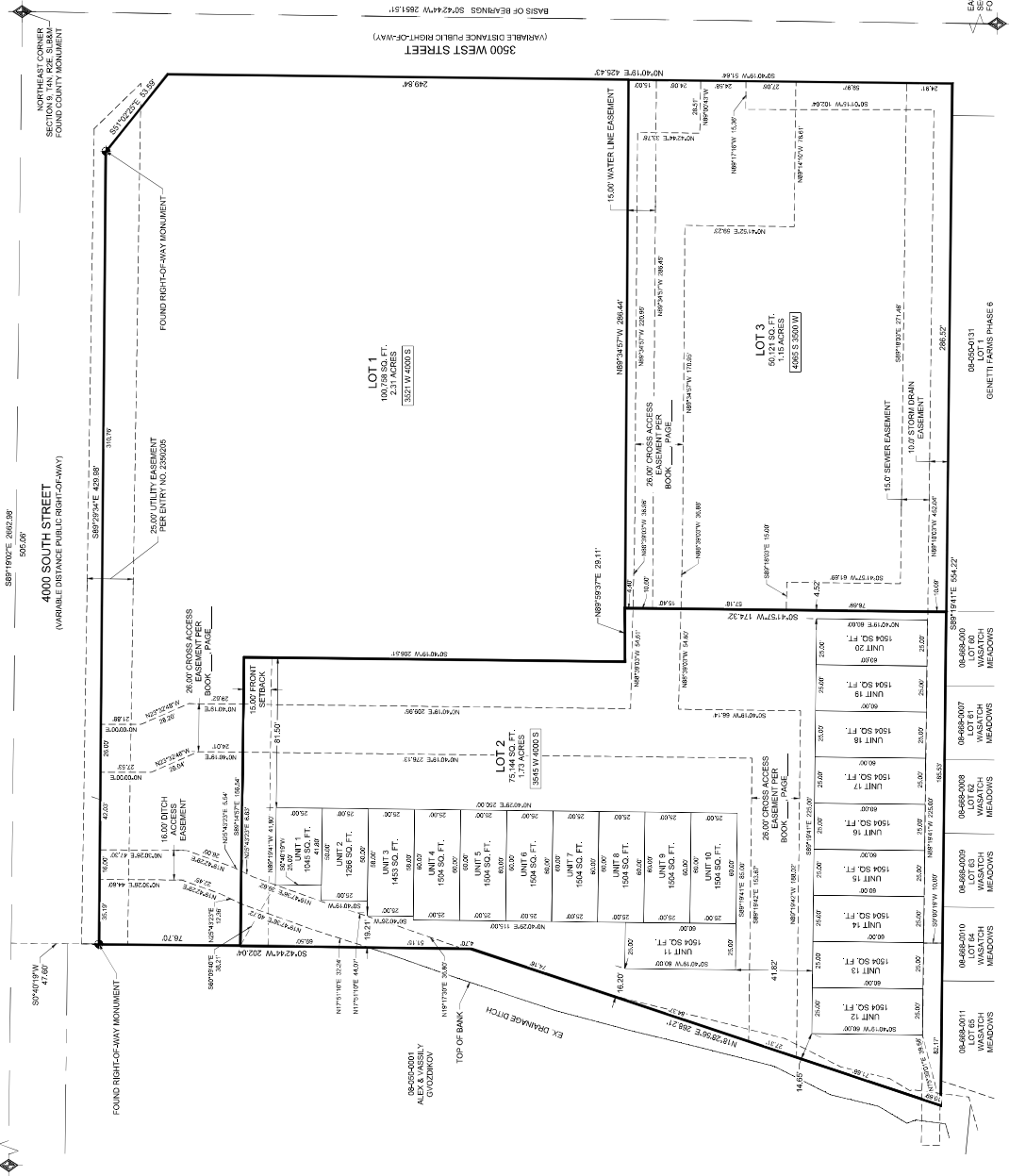
STATE OF UTAH }
COUNTY OF ____ }
On this ____ day of ____, in the year 20__, before me (name of notary public), a notary public, personally appeared (name of signor) the (title of (entity) proved on the basis of satisfactory evidence to be the person(s) who executed the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and was signed by him/her on behalf of said (name of entity), and acknowledged that he/she/they executed the same as My Commission Expires ____.

Print Name: _____
A Notary Public Commissioned in Utah



LEGEND

- COUNTY MONUMENT AS NOTED
- SET 3/4" PREAM AND CAP
- UNMARKED OR UNRECORDED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT



WEST HAVEN CITY PLANNING COMMISSION APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION ON THIS ____ DAY OF ____.	WEST HAVEN CITY ENGINEER APPROVED BY THE WEST HAVEN CITY ENGINEER ON THIS ____ DAY OF ____.	WEST HAVEN CITY ATTORNEY APPROVED BY THE WEST HAVEN CITY ATTORNEY ON THIS ____ DAY OF ____.
---	---	---

COUNTY RECORDER
ENTRY NO. ____ FEE PAID ____
FILED FOR AND RECORDED AT ____ IN BOOK ____ OF OFFICIAL RECORDS PAGE ____ RECORDED FOR ____ COUNTY RECORDER BY ____

S1
1
430 SOUTH 1800 EAST
FRUIT HEIGHT, UT 84037
801-222-2222

LAYTON SURVEYS LLC
Professional Land Surveying
801-222-2222
Professional Land Surveying License No. 10708888

Planning Commission Staff Review Memo

August 27, 2025



SITE PLAN APPROVAL

Request: Grant site plan approval for flex space
Property Address: 3525 W 4000 S (Parcel# 080500141)
Property Zone: Commercial C-2
Property Size: 2.03 acres
Applicant: Holiday Oil (Preston Hansen/Victory Builders)

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



I. Background

The City has received an application for 20 unit flex space to be located at 3525 W 4000 S (Parcel# 080500141). The parcel is zoned C-2, which allows for flex space offices as a permitted use. No end user is in mind now, but every use must be authorized or conditional under C-2 to operate in these office units. The applicant has also applied for a preliminary plat, which is being considered as a separate item. This item should not proceed unless the plat is given preliminary approval. The Planning Commission approved the preliminary site plan on April 9, 2025 with the following conditions:

Preliminary Approval Conditions:

- 1. The applicant needs to address each item within the engineering report as part of the construction drawings. Construction drawings must be approved by the City Engineer and other relevant staff members prior to final approval.*
- 2. The applicant needs to provide the City the approvals/will serve letters from UDOT, Hooper Water, Weber Basin, and West Haven Special Service District*
- 3. Access and traffic circulation should be reviewed by a professional engineer specializing in traffic engineering, and this review should be coordinated with the City and UDOT. The applicant should make any needed changes from those analyses. (Submitted)*
- 4. The monument sign can't exceed 50 sq. ft. The location of the sign needs to be added to the plan.*
- 5. Plans need to be updated to show that 15% of the primary facades and 5% of the non-primary façades have upgraded architectural features.*
- 6. The applicant is aware that even with final approval of the site plan, construction may not begin until a fully approved set of site construction documents is in place.*
- 7. Provide accessible parking spaces and a route closer to Building 2.*
- 8. The final site plan cannot be approved until the final plat has been approved by the City.*
- 9. Compliance with all other applicable State and City standards.*

The applicant has addressed each of these conditions.

At the preliminary approval, the Planning Commission also approved a parking adjustment, but allowed a minimum of 78 stalls, with 60 outside and two in each unit of the southern building. The applicant is compliant with these standards and provided a note on the civil drawings.

II. Staff Review

Use

The applicant is seeking to build a “flex space” complex. This generally means that the developer will build out units that could have multiple uses, with no end user selected. Each business that applies for a business license must comply with C-2 zoning standards and be either a permitted or conditional use within the C-2 zone. The design of the lot and site may

limits some otherwise permitted or conditional uses because the site does not meet the needs/standards of those uses.

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	32'-2"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	40%	Y
Minimum lot area	None	----	Y
Min lot width	None	----	Y
Min yard setbacks			
Front	15 ft.	15'	Y
Rear	10 ft. where building rears on a residential zone	10'-3"	Y
Side	10 ft. when adjacent to residential	---	Y
Side, adj. to street	15 ft.	NA	Y

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections that are applicable are included. There may be portions of 157.733 that do not apply to this site plan, owing to the location of buildings, no applicable development agreement, or location 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 full traffic study, and an updated study to address the impact of the site. The updated study justifies the parking number of parking spaces shown. The applicant also provided the Conditional Access Permit from UDOT.

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

Staff Findings: The Planning Commission approved a parking adjustment on April 9, 2025. This adjustment required that the applicant provide a minimum of 78 spaces. At that meeting, the applicant and Planning Commission discussed that 60 of the required parking spaces would be within a traditional parking lot, while 18 of those spaces would be within the interior of Building 2. The application has provided a note on the drawings reflecting that plan.

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

Staff Findings Signage is shown on the elevation rendering. Signs shall occupy no more than 15% of any given façade. There is also a monument sign included, whose face is smaller than the maximum of 50 sq. ft.

All signs will have to submit a building permit, and staff will review to ensure they comply with West Haven code.

*(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 has provided one tree and two shrubs for every 400 sq. ft. of required landscape area. This is a total of 37 trees and 129 shrubs with 66 ornamental grasses. Ground cover includes a mixture of rock mulch. The applicant has also provided 5.7% of the parking lot as a landscape area. The Landscape plans comply with City standards.

*(E) **Building/site layout.***

Staff Findings: The applicant has provided renderings that match the City ordinance, including that the front of each building contains the proper amount of primary materials and updated architectural features. The rear and sides of buildings contain 5% upgraded architectural features. The North side of building one contains 60% primary materials, which complies with our requirements that any façade front within 400' of a major corridor contains 60% primary materials.

During our initial review of the façade, staff overlooked that the east side of building two also requires 60% of primary materials, because it is within 400' of a major corridor center line, 3500 W. This was missed because the building itself is about 350' from the center line of the road, and there will be an undeveloped lot between this building and the road. However, after performing a last review, the staff found the error. We have informed the applicant, but there has not been sufficient time for them to address the issue. As such, staff recommends the Planning Commission consider the following condition of approval:

- For building two, the east side will need to have 60% primary materials, since it is within 400' of 3500 W and can be seen from that roadway.

§ 157.734 DESIGN REQUIREMENTS.

(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.

(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: Engineering has reviewed the site plan and improvement plans. They have approved the plans and stated, “engineering has no issue with them [the applicant] proceeding to preconstruction once all the outside approvals are in place.”

Engineering has requested that the Planning Commission consider placing the following condition:

- “The Applicant has indicated that bollards will be provided for parking/pedestrian separation for parking spaces not in front of a garage door. The [Planning Commission] should consider requiring signing spaces in front of garages in Building 1 as ‘loading/unloading areas,’; dedicated employee parking and/or time-restrictive parking.”

Fire Review

Weber Fire District has provided a full review, and it has been supplied to the applicant.

III. Staff Recommendation

The applicant has addressed the preliminary conditions and provided updates to their drawings as requested by the Planning Commission and staff. Because of this, the staff recommends approval of the final site plan.

Proposed Motion of the Planning Commission

“The Planning Commission grants site plan approval for Holiday Landing, a C-2 20-unit flex space, located at 3525 W 4000 S, Parcel 08-050-01, conditioned that spaces in front of the garage doors for building one be designated as employee parking or have a time limit placed and for building two, the east side will need to have 60% primary materials, since it is within 400' of 3500 W and can be seen from that roadway.”

WEST HAVEN, UT

HOLIDAY LANDING

CIVIL CONSTRUCTION SET

SHEET INDEX

	COVER SHEET
C0.00	GENERAL NOTES, LEGEND & ABBREY.
C0.10	EXISTING SITE PLAN
C0.20	PROPOSED SITE PLAN
C1.00	SITE CIVIL DETAILS
C2.00	SITE GRADING PLAN
C2.00	SITE DRAINAGE DETAILS
C2.01	SITE DRAINAGE DETAILS
C3.00	SITE UTILITY PLAN
C3.00	SITE UTILITY DETAILS
C3.00	EROSION CONTROL PLAN
C3.00	EROSION CONTROL DETAILS

DEVELOPMENT SUMMARY

LOCATION:	WEST HAVEN, WEBER COUNTY
ZONING USE:	FC-2 COMMUNITY COMMERCIAL
PROPERTY SIZE:	75,144 SF / 1.73 ACRES
BUILDING FOOTPRINT:	29,745 SF (39.6%)
HARD SURFACE AREA:	30,526 SF (40.6%)
LANDSCAPE AREA:	14,873 SF (19.8%)
PARKING:	148 STALLS
BY ORDINANCE:	(30 STALLS + 1 PER 250 SF ADA)
BY PC OUTDOOR ON APRIL 9, 2025:	60 STALLS
# OF STALLS APPROVED	18 STALLS
APPROVED BY PC ON APRIL 9, 2025:	(2 STALLS PER UNIT IN BUILDING 2)
TOTAL STALLS	78 STALLS
(INCLUDING 2 ADA + 1 VAN ADA)	

SITE DATA

AFFECTED PARCEL NO.: 08-050-0001, 08-050-0141

FLOOD INFORMATION:
FLOOD ZONE DESIGN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49057/0429F, DATED 11/30/2023.

BENCHMARK INFORMATION:
FOUND ROW MONUMENT, LIDOT, ELEV = 4268.39'
VERTICAL DATUM: NAVD83

AS-SURVEYED DESCRIPTION:
A PORTION OF LAND LIES WITHIN THE NORTHEAST QUARTER OF SECTION 9 AND 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, WEST HAVEN CITY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET SAID POINT BEING NORTH 89°19'02" WEST 4000 FEET TO THE NORTHEAST CORNER OF SAID SECTION 9, AND RUNNING THENCE;
THENCE SOUTH 89°18'11" EAST 102.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET;
THENCE SOUTH 89°18'11" EAST 102.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET;
THENCE SOUTH 45°53'43" EAST 51.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 3500 WEST STREET;
THENCE SOUTH 09°40'19" WEST 425.43 FEET ALONG SAID RIGHT-OF-WAY LINE OF 3500 WEST STREET;
THENCE NORTH 89°40'19" WEST 722.00 FEET;
THENCE NORTH 89°40'19" EAST 762.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,941 SQUARE FEET OR 5.003 ACRES, MORE OR LESS.

PROJECT TEAM

DEVELOPER:
VICTORY BUILDERS
ATTN: JASON GREEN
430 SOUTH 1800 EAST
FRUIT HEIGHTS, UT 84037
PH: (801) 485-2552

SURVEYOR:
TOMAS HUNT
ATTN: WILLIS D. LONG
1857 N. 1000 W. STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 504-4124

ARCHITECT:
ENVISION DESIGN STUDIO
ATTN: GONZALO CALQUIN
PH: (801) 510-2504

GEOTECHNICAL ENGINEER:
GORDON GEOTECHNICAL ENGINEERING, INC.
4426 SOUTH CENTURY DRIVE, SUITE 100
SALT LAKE CITY, UT 84123
PH: (801) 327-5600

AGENCY / UTILITY CONTACTS

COMMUNITY DEVELOPMENT:
4150 S 3900 W
WEST HAVEN, UT 84401
PHONE: (385) 389-2690

FIRE DEPARTMENT:
WEBER FIRE DISTRICT
FARM WEST, UT 84404
PHONE: (801) 782-3580

PUBLIC WORKS:
2825 W 3300 S
WEST HAVEN, UT 84401
PHONE: (801) 321-5517

ADDITIONAL ENERGY:
ACOCY MOUNTAIN POWER
PHONE: (888) 225-2611

POWER COMPANY:
4150 S 3900 W
WEST HAVEN, UT 84401
PHONE: (385) 389-2684

ENGINEERING:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 504-4124

CULINARY WATER:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 504-4124

IMPROVEMENT DISTRICT:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 504-4124

SANITARY SEWER:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 504-4124

WEST HAVEN, UT 84401
PHONE: (801) 731-5819

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES AND STRUCTURES. THAT ANY NECESSARY ADJUSTMENT CAN BE MADE, IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND MAKE NECESSARY ADJUSTMENTS TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT

TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN
LOCATED IN THE NORTH EAST QUARTER CORNER OF SECTION 9,
WEST HAVEN, WEBER COUNTY, UT

PROJECT TITLE

REV.	DATE	DESCRIPTION
01	09-24-24	INITIAL SUBMITTAL TO CITY
02	09-24-24	CITY COMMENTS
03	09-24-24	CITY COMMENTS
04	09-24-24	CITY COMMENTS
05	09-24-24	CITY COMMENTS

REVISIONS

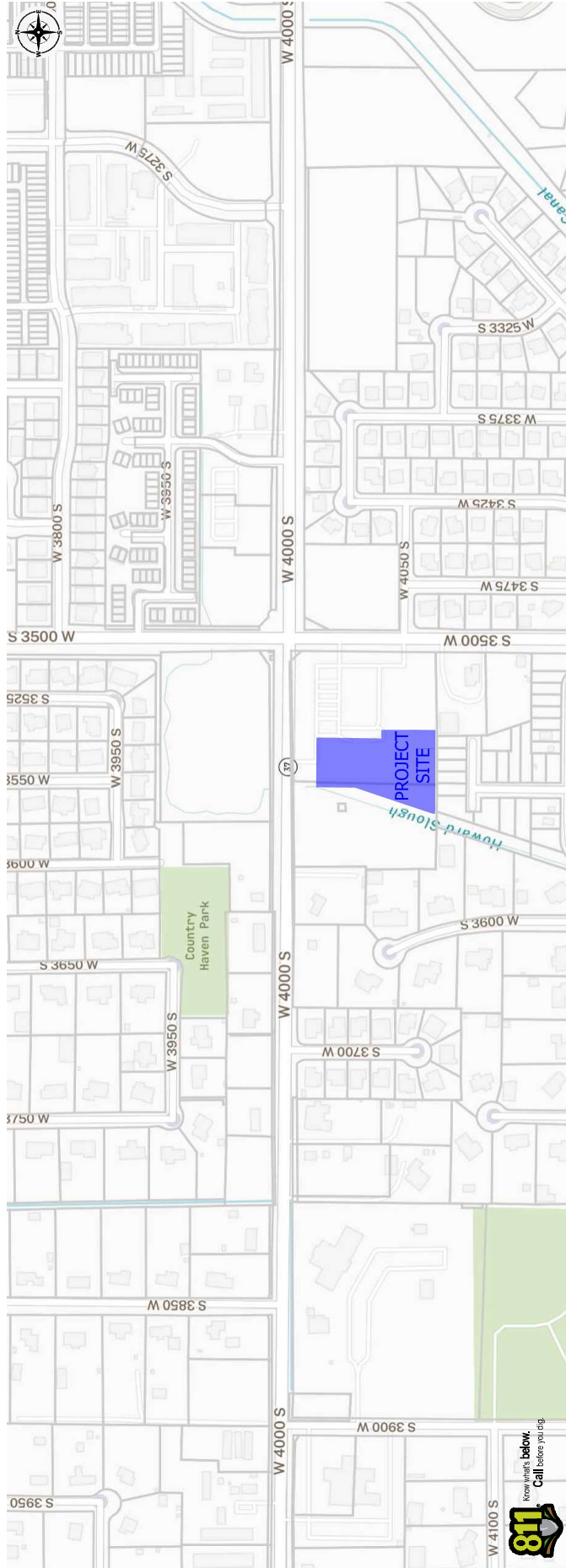


VERIFY SCALES
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IF NOT IN ONE INCH ON ORIGINAL DRAWING
SCALE: 1" = 40' (HORIZONTAL)
SCALE: 1" = 20' (VERTICAL)

PROJECT INFO:
Drawn: T. Hunt
Date: 09/08/2024
Proj No.: 154-01
SHEET TITLE

COVER SHEET

SHEET NO.
C0.00





HUNT & DAY
3446 Arden Drive, Ste 200
Syracuse, UT 84075
Tel: 435.466.1111
Fax: 435.466.1112
Email: Thomas@HuntDay.co

HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT

PROJECT TITLE
LOCATED IN THE NORTH EAST CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN

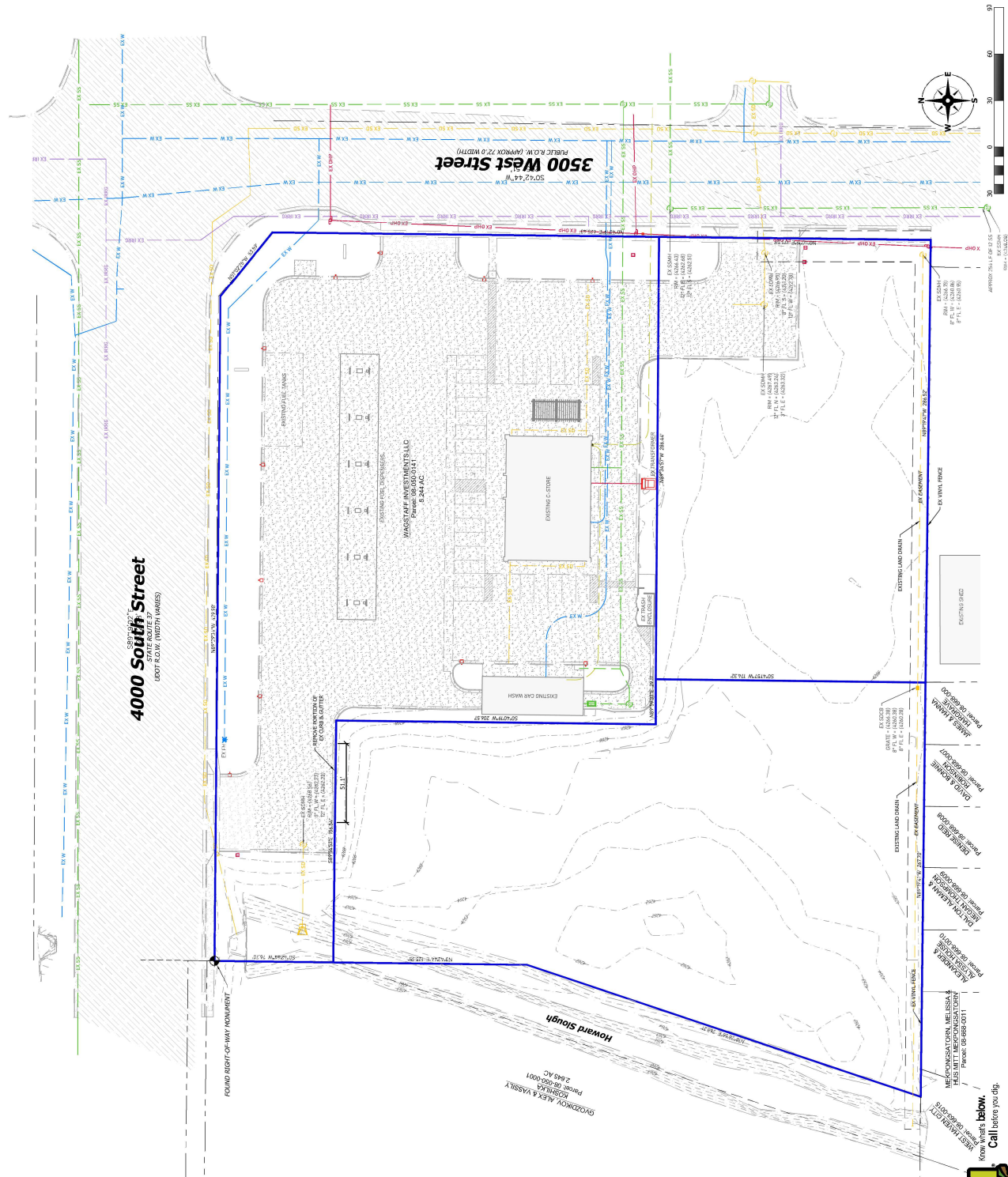
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VERIFY SCALES
DATE: 09/06/2024
DRAWN: R. HARRIS
CHECKED: T. HARRIS
DATE: 09/06/2024
PROJECT NO.: 154-01
SHEET TITLE:

EXISTING SITE PLAN

SHEET NO.
C0.20



General Notes
1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.
2. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

Legend
X EXISTING UTILITY TO BE REMOVED OR ABANDONED
- EXISTING UTILITY TO BE REMOVED OR ABANDONED
- EXISTING UTILITY TO BE REMOVED OR ABANDONED

Benchmark and Basis of Bearing
THE BASIS OF BEARING IS THE TRUE LINE BEARING OF THE EXISTING UTILITY. THE BASIS OF BEARING IS THE TRUE LINE BEARING OF THE EXISTING UTILITY. THE BASIS OF BEARING IS THE TRUE LINE BEARING OF THE EXISTING UTILITY.

Flood Zone
FLOOD ZONE DESIGN UNDESIGNED ZONE "V". AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD ZONE. FLOOD ZONE DESIGN UNDESIGNED ZONE "V". AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD ZONE.

Notice To Contractors
THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

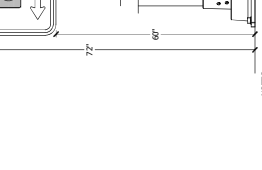
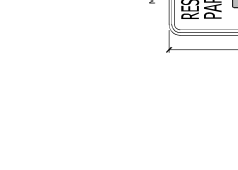
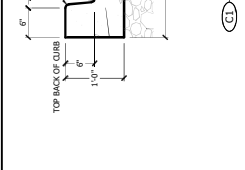
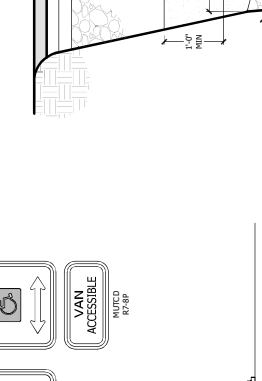
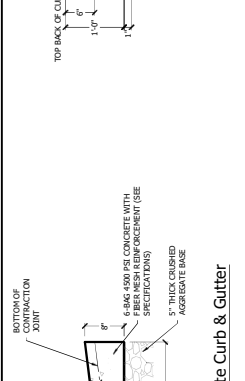
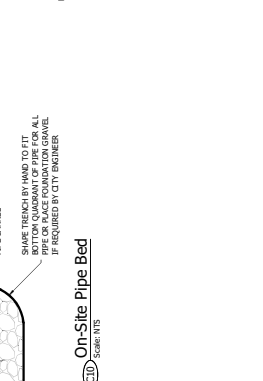
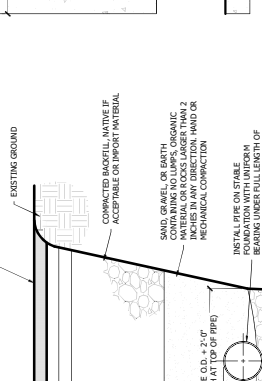
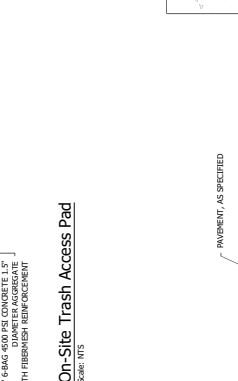
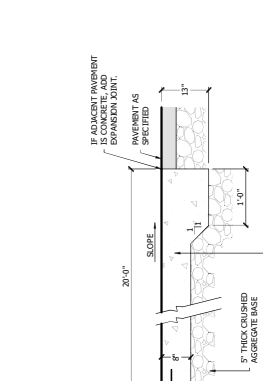
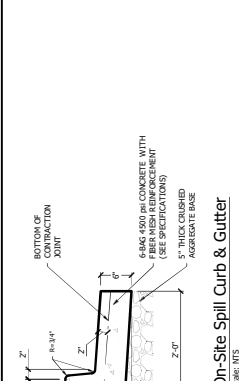
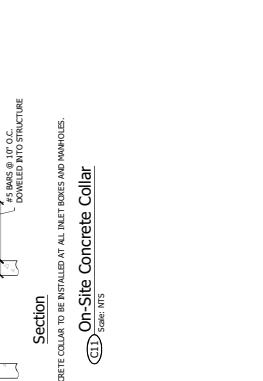
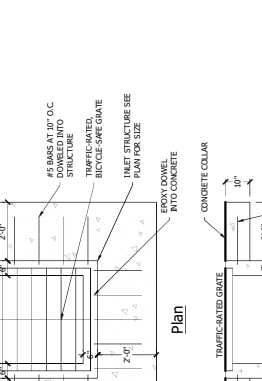
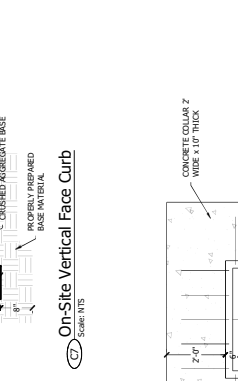
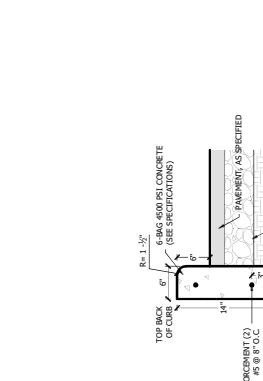
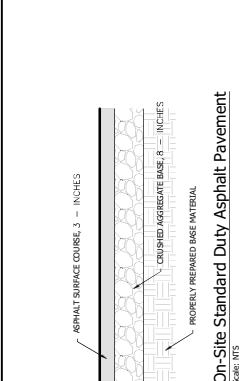
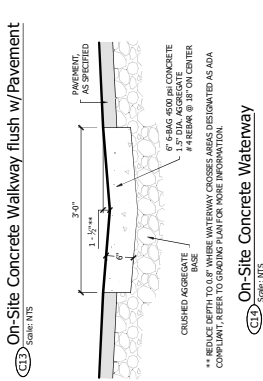
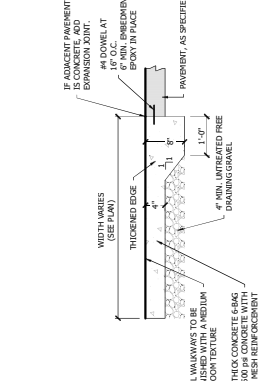
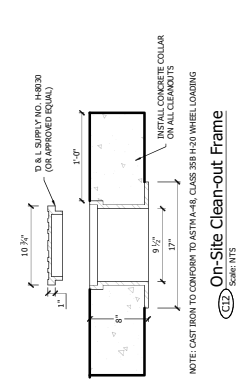
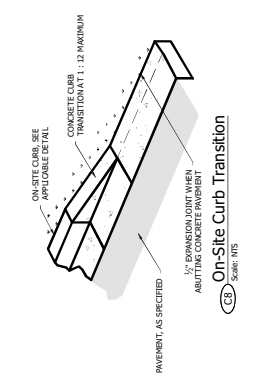
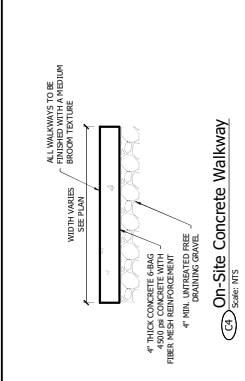
REV.	DATE	DESCRIPTION
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02	12-25-24	CITY COMMENTS
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04		
05		



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT TO SCALE, INDICATE SCALE FACTOR
IF NOT TO SCALE, INDICATE SCALE FACTOR

PROJECT INFO
Owner: T. Hunt
Drawn: R. Hildred
Date: 09/18/2024
Proj No.: 154-01

SHEET TITLE



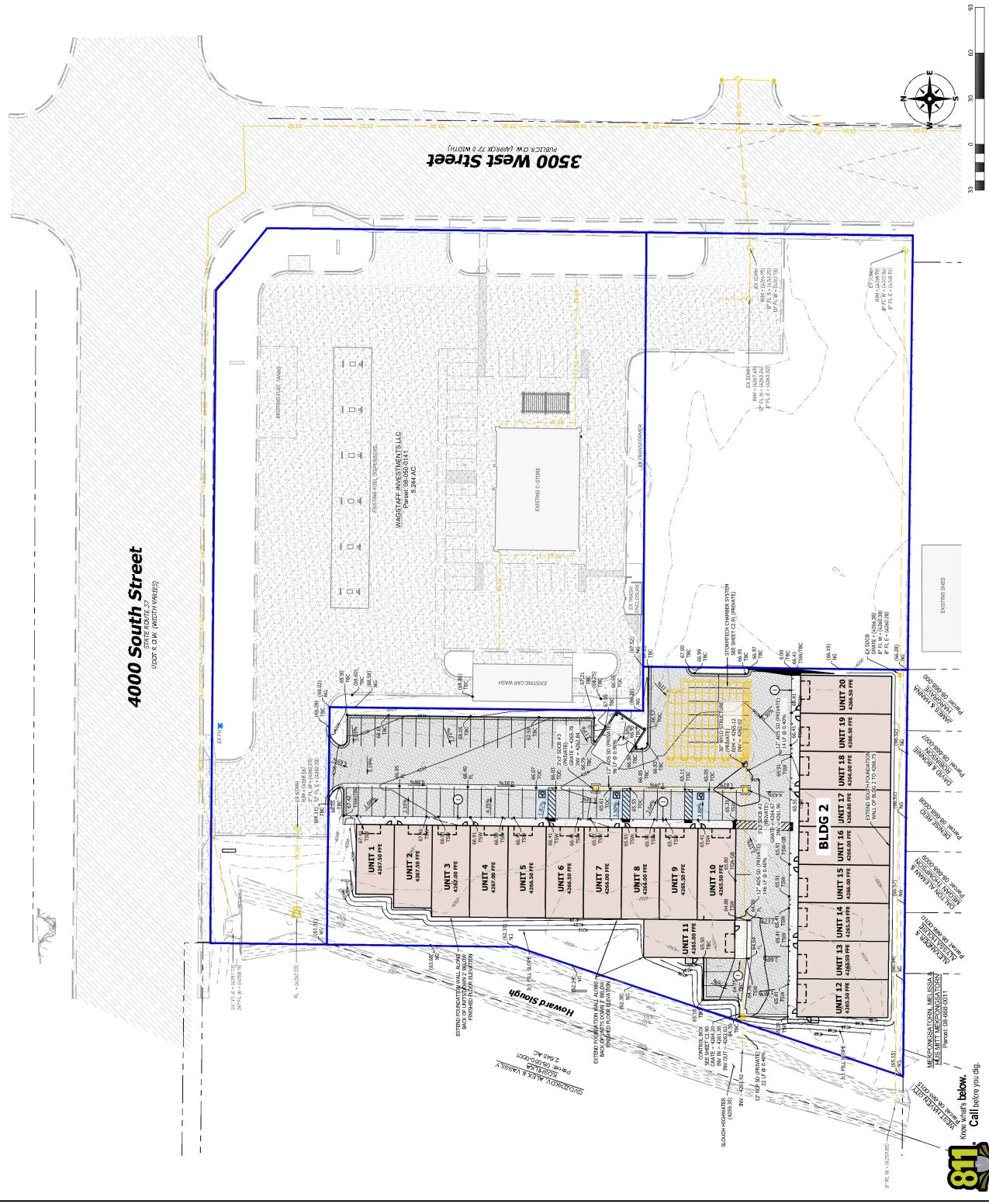
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RM		
RM		
BY		



VERIFY SCALES
DRAWN BY: T. HUNT
CHECKED BY: R. HAYFIELD
DATE: 09/18/2024
PROJECT NO.: 154-01

SITE GRADING PLAN

SHEET NO. **C2.00**



General Notes

- REFERENCE SHEET C2.01 FOR ADDITIONAL REQUIRED STORM DRAINAGE CALCULATIONS.
- ALL STORM DRAINAGE SHALL BE DESIGNED TO THE 100-YEAR FLOOD FREQUENCY.
- ROOF DRAINAGE TO THE PROPOSED STORM DRAIN SYSTEM.

Key Notes

- BRUSH STRIPES SHALL BE MAINTAINED AT ALL TIMES.
- BRUSH STRIPES SHALL BE MAINTAINED AT ALL TIMES.

Cut / Fill Quantities

TOTAL AREA = 3,500 SF (CUT) = 3,500 SF (FILL) = 3,500 SF (CUT)
NOTE: ALL CUT AND FILL SHALL BE TO THE FINISHED GRADE.

Benchmark and Basis of Bearing

THE NORTH QUARTER CORNER OF THE SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN IS THE BENCHMARK FOR THIS PROJECT.

Flood Zone

THE PROJECT IS LOCATED IN A FLOOD ZONE. THE FLOOD ZONE IS A 100-YEAR FLOOD FREQUENCY FLOOD ZONE.

Development Summary

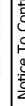
LOCATION: WEST HAVEN, WEBER COUNTY
ZONING: RESIDENTIAL COMMERCIAL
TOTAL AREA: 3,500 SF
TOTAL STALLS: 20
TOTAL STALLS PROVIDED BY PC: 20

Legend

- ACCESSIBLE PATH
- ASPHALT TO CONCRETE WITH ADA STANDARDS
- SPILL CURB, SEE APPLICABLE CURBING DETAIL
- GRADE BREAK
- OVERFLOW FLOWLINE FOR 100-YEAR FLOOD

Notice To Contractors

THESE PLANS ARE PREPARED BY HUNT · DAY ENGINEERS, P.C. FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.





HUNT & DAY
3446 Arlene Drive, Ste 200
Syracuse, UT 84075
Tel: 435.466.1100
Fax: 435.466.1101
Email: Thomas@HuntDay.co

HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN

PROJECT TITLE

REV.	DATE	DESCRIPTION
1	07-21-25	CITY COMMENTS
2	09-24-24	INITIAL SUBMITTAL TO CITY
BY		

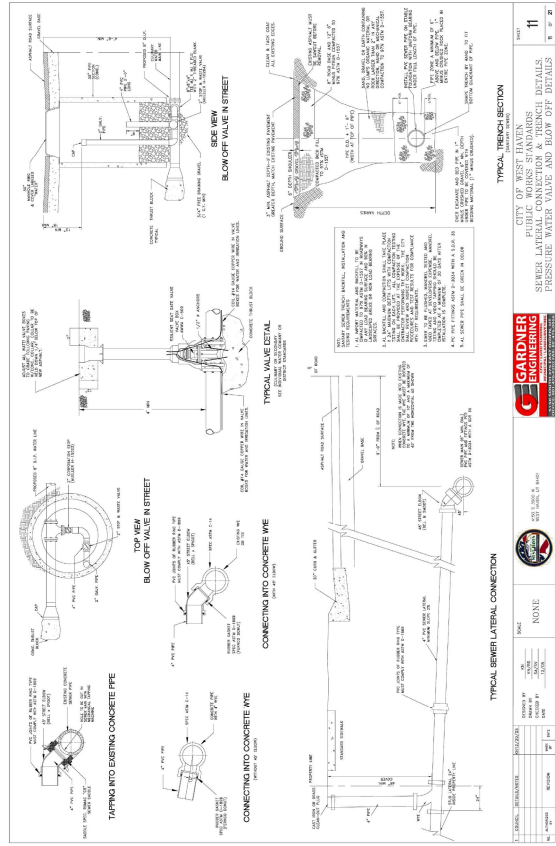
REVISIONS



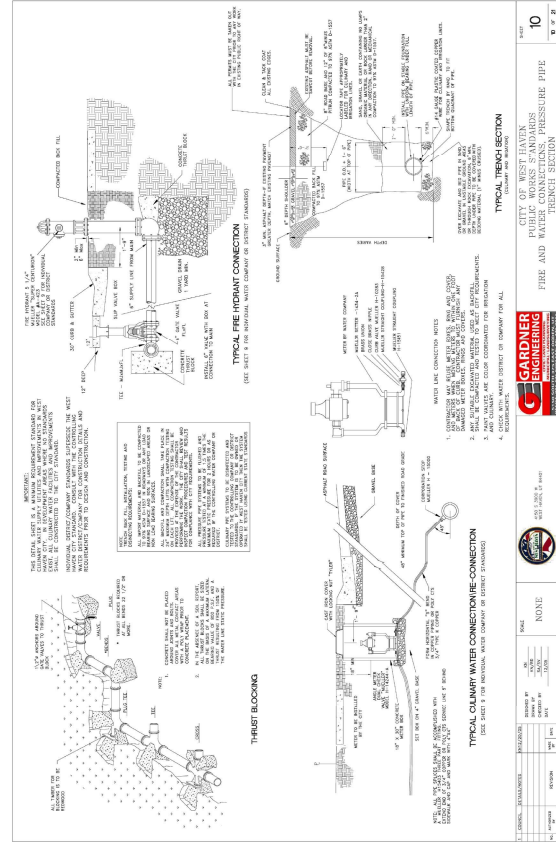
VERIFY SCALES
DATE: 09/08/2024
DRAWN: R. Harfield
CHECKED: T. Harfield
PROJECT INFO:
PROJECT NO.: 154-01
SHEET TITLE:
SHEET NO.: 154-01

SITE UTILITY
DETAILS

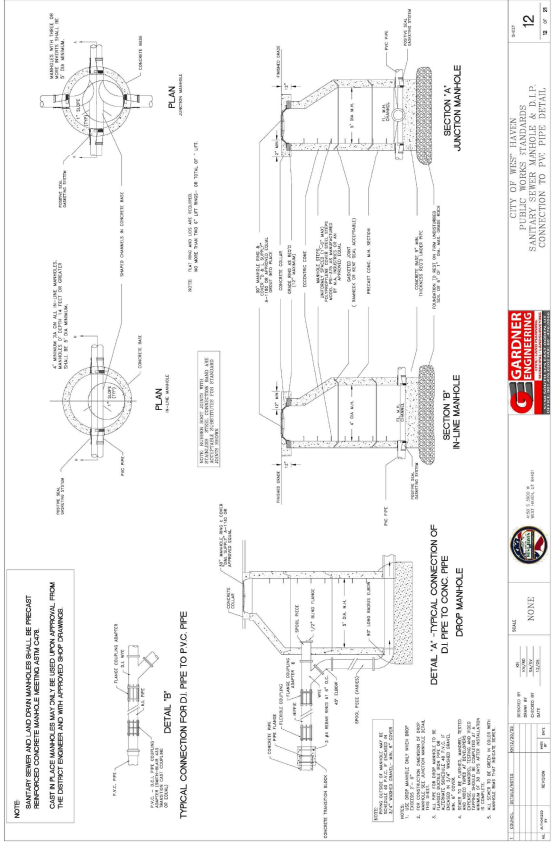
SHEET NO.
C3.90



Q:\WEST HAVEN CITY PROJECTS\2013\12 DII-SEWER AND PRESSURE WATERING, 10/23/2015 3:37:34 PM



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HUNT & DAY
3446 Arlene Drive, Ste. 200
Syracuse, UT 84075
Tel: 435.466.1100
Fax: 435.466.1101
Email: Thomas@HuntDay.co

HOLIDAY LANDING 4000 SOUTH 3500 WEST WEST HAVEN, WEBER COUNTY, UT

TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN
LOCATED IN THE NORTH EAST CORNER OF SECTION 9.

PROJECT TITLE

REV.	DATE	DESCRIPTION
1	07-12-25	CITY COMMENTS
2	09-10-24	INITIAL SUBMITTAL TO CITY
3	09-10-24	RM
4	09-10-24	RM
5	09-10-24	RM
6	09-10-24	RM
7	09-10-24	RM
8	09-10-24	RM
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100	09-10-24	RM

REVISIONS

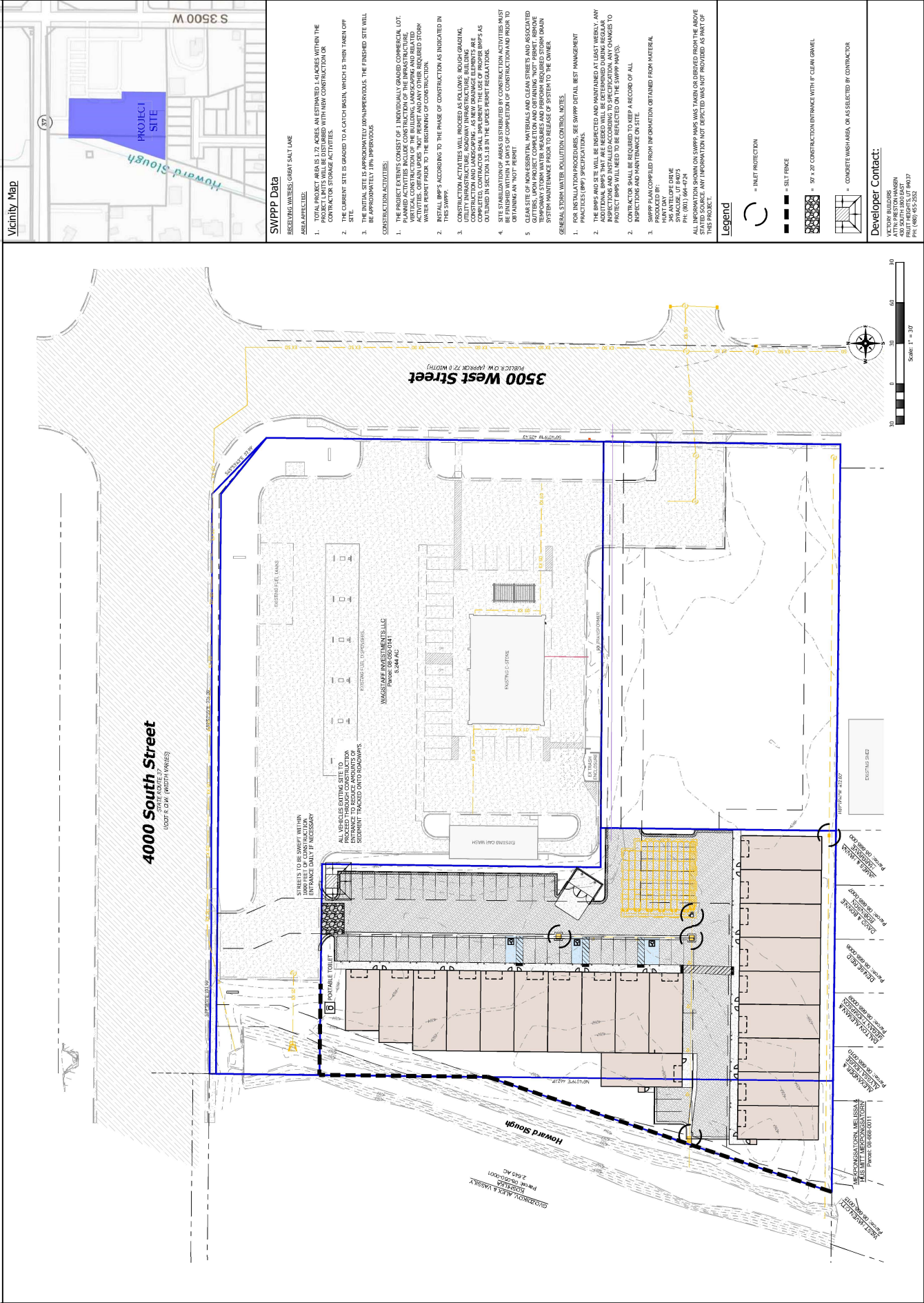


VERIFY SCALES
RAW IS ONE INCH TO ORIGINAL DRAWING
IF NOT FOR ORIGINAL DRAWING, VERIFY
SCALES ACCORDING TO SHEET
NOTES

PROJECT INFO
Project No.:
Owner:
Design:
Date:
Rev. No.:
SHEET TITLE

EROSION CONTROL PLAN

C5.00



SWPPP Data

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 1.72 ACRES. AN ESTIMATED 1.41 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONSTRUCTION STORAGE ACTIVITIES.
2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
3. THE INITIAL SITE IS APPROXIMATELY 50% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 10% IMPERVIOUS.

CONSTRUCTION ACTIVITIES

1. THE PROJECT EXISTING CONSISTS OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES WILL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION. WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION, LANDSCAPING, AND RELATED ACTIVITIES. CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES WILL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION. WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT PERMIT" FROM THE STATE OF UTAH.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT PERMIT" FROM THE STATE OF UTAH. CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES WILL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION. WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

GENERAL STORM WATER POLLUTION CONTROL NOTES

1. FOR INSTALLATION AND MAINTENANCE, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMP'S AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO THE SWPPP SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
3. CONSTRUCTION SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.

SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PROVIDED BY:

WASHTAKE INVESTMENTS LLC
3544 AC
PERMIT 08-000-0141

PH: (801) 944-4724

SYRACUSE, UT 84075

ALL INFORMATION OBTAINED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DETECTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

Legend

- INLET PROTECTION
- SILT FENCE
- 18" x 24" CONSTRUCTION ENTRANCE WITH #4 CLEAN GRAVEL
- CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:

VICTORY BUILDERS
4000 SOUTH 3500 WEST
WEST HAVEN, UT 84075
PH: (801) 944-4724



HUNT • DAY
145 Antelope Drive, St 200
Vracuse, UT 84075
H: 801.664.4724
M: Thomas@HuntDay.co

HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT
LOCATED IN THE NORTH EAST QUART CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT
LOCATED IN THE NORTH EAST QUART CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

DATE	DESCRIPTION	AMOUNT
07-21-25	CITY COMMENTS	1
09-06-24	INITIAL SUBMITTAL TO CITY	0



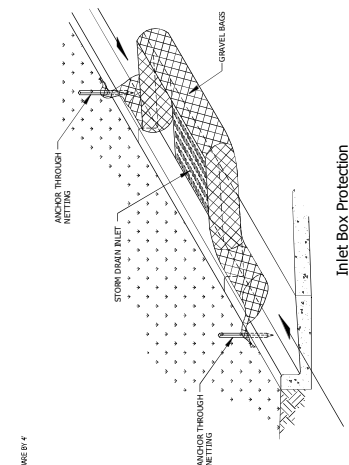
VERIFY SCALES

1" = 1" (Bar is one inch on original drawing)

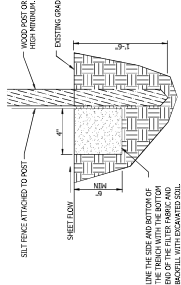
0' 0" (Bar is one inch on this sheet, adjust scales accordingly)

EROSION CONTROL DETAILS

NO. C5.90



Section



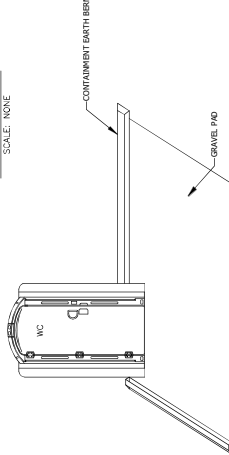
Perspective View

Silt Fence Notes:

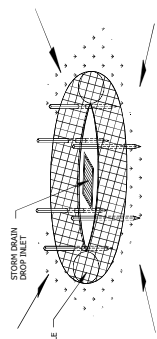
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 3 TO 10 FEET BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS. AVOID USING SOFTENING AGENTS SUCH AS FUEL OIL OR GREASE. WHEN PLACING THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURING FASTENERS BOTH ENDS TO THE POSTS.
4. MAINTAIN ADEQUATELY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
6. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1, USE SWAMP REPORT.

Silt Fence Details

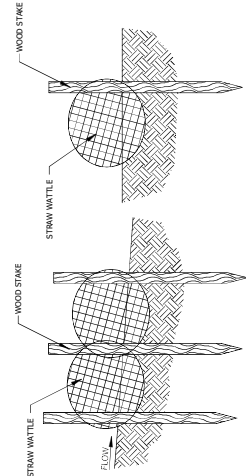
Silt Fence Detail



Plan View

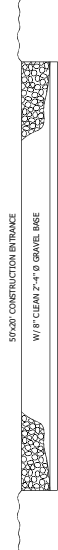


Drop Inlet Protection



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONI



Cross Section 50' x 20' Construction Entrance

- [illegible]



UPGRADED ARCHITECTURAL FEATURES:

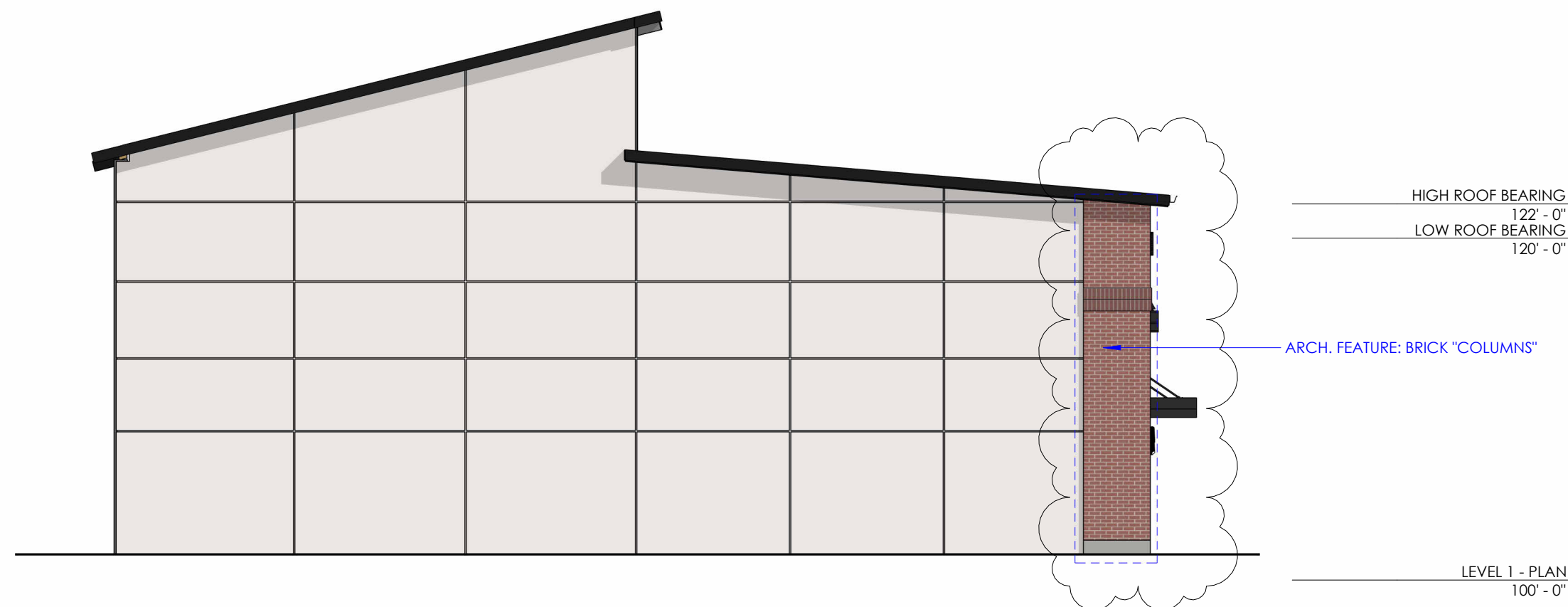
EIFS COLUMNS 92 SF X 4 = 368 SF (7.1%)

SOUTH FACADE MATERIALS

STUCCO/EIFS: 5,168 SF 100%

BLDG 2 - SOUTH

1/8" = 1'-0"



UPGRADED ARCHITECTURAL FEATURES:

BRICK/MASONRY POP-OUTS: -83 SF -5.6%

EAST FACADE MATERIALS

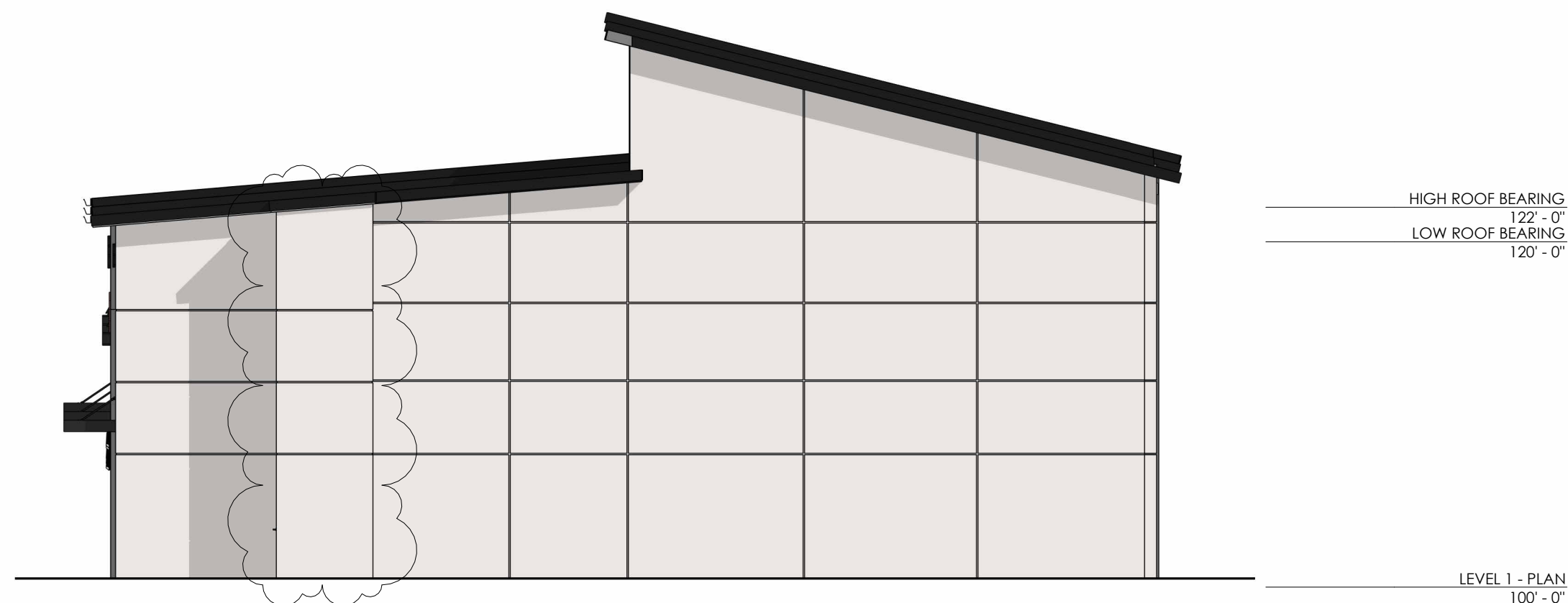
STUCCO/EIFS: 1,393 SF 94.4%

BRICK: 83 SF 5.6%

TOTAL WALL AREA: 1,476 SF 100%

BLDG 2 - EAST

1/8" = 1'-0"



UPGRADED ARCHITECTURAL FEATURES:

EIFS COLUMNS 121 SF = (8.1%)

WEST FACADE MATERIALS

STUCCO/EIFS: 1,389 SF 93.5%

GLAZING/OPENINGS: -97 SF -6.5%

TOTAL WALL AREA: 1,486 SF 100%

BLDG 2 - WEST

1/8" = 1'-0"



MAX TOTAL SIGNAGE FOR THIS FACADE (15% OF FACADE) = 931.2 SF
APPROXIMATE SIZE FOR EACH TENANT SIGN SHOWN = 22.50 SF

UPGRADED ARCHITECTURAL FEATURES:

DOUBLE SOLDIER COURSE: 217 SF 99 SF

CANOPES: 805 SF

BRICK/MASONRY COLUMNS AT GARAGES: 805 SF

1,121 SF (17.7%)

NORTH FACADE MATERIALS

STUCCO/EIFS: 2,520 SF 39.8%

GLAZING/OPENINGS: 2,268 SF 35.9%

BRICK: 1,528 SF 24.2%

TOTAL WALL AREA: 6,316 SF 100%

PRIMARY MATERIALS: 60.1%

SECONDARY MATERIALS: 39.8%

BLDG 2 - NORTH

1/8" = 1'-0"



HUNT • DAY
1445 Antelope Drive, St 20
Syracuse, UT 84075

LOCATION DRAINING	AREA, ACRES	STALLS PROVIDED
WEST-HAM, WEBER COUNTY	1.71 AC	
C-3 COMMUNITY COMBINATION	0.69 AC	
FLUX SPACE	1.38 AC	
	0.34 AC	
	76,134 SF	
	29,745 SF	
	40,271 SF	
	14,803 SF	
LOCATION DRAINING	AREA, ACRES	STALLS PROVIDED
PARCEL AREA		
FLUXING AREA		
WETLANDS AREA		
WATERCOURSE AREA		

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME
	11	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE TREES
	13	PRUNUS SERULATA ROYAL BURKUNDY	ROYAL BURKUNDY CHERRY TREES
	13	ZELKOVA SERRATA MUGHASHINO	MUGHASHINO ZELKOVA
	27	CARYOPHTERIS X CLAUDIA BLUE/	BLUE BITE SPRINER
	6	UNIPERUS COMPLANUS ALPINE CARPET	COMPTON JUNIPER
	58	ILIXIS AROMATICA GIG LOW	GROW LOW SUIPAC
	38	VIBURNUM LANTANA HOHONAN	HOHONAN RHUBARB
	53	CAMPAULOGYLLIS WALL FORGESSER K F	F EIGHTER GRASS
	13	NECASTUS SINENSIS GRACILLIUM	SLENDER MAIDEN GRASS
	3,675 S.F.	1/5" MINUS GRWEL INSTALL 3' DEEP MIN	INSTALL ROCK MULCH
	9,735 S.F.	OVER DECKT PRO 3 WEED BARRIER	SCREED ROCK MULCH 4" 6" MIX COVER WITH NO BARE SPOTS

1. ALL ALTERATIONS TO THESE PANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES SET FORTH IN THE VIBRANT LANDSCAPE DESIGN AND VIBRANT STORY, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BAILED AND BURLAPPED OR CONTAINER GROWN.
4. CONTRACTOR SHALL NOTIFY ALL PLANT LIST.
5. SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE PANS.
6. THE CONTRACTORS SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
7. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMPLETING PLANTING.
8. ALL SUBIR, AND ORNAMENTAL GRASS PLANTING PITS TO BE RECREATED BACKFILL PLANTING PIT.
9. ONE PANS FROM DATE OF FINAL INSPECTION.
10. ANY PANS PRE-EXISTENT TO A NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.

SYM.	MODEL
☒	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/PC-DIFF-PPL Diffuser Cap, 2 / Strub, 4 / Tree
⊕	Drip Control Zone - Rainbird XCZ-100-PRBCOM
⦿	Quick Coupling Valve Assembly

								
Sym	Sym	Sym	Sym	Sym	Sym	Sym	Sym	Sym
								
Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree	Drop Entry: - Random X-Bug, X8-20PC w/PC-DIE-P1 Diffuser Cap, 2/5yrus, 4/7 tree
								
Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly	Drop Coupling Valve Assembly
								
Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller	Controller: - Random ESP48H, LNQ MFI - 4 Stations w/VR2, Run Sensor: EPA Water-Sense, Certified Controller
								
Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"	Backflow Preventer - 1"
								
Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"	Stop and Waste - 1"
								
Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC	Lateral Pipe - Schedule 40 PVC
								
Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC	Mainline - 1" SCH 40 PVC
								
Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)	Ingration Sleeve (See Run)
Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area	Non-Integrated Area

EXACT LOCATIONS OF MAJOR BRIGATION COMPONENTS INCLUDING MANLINE CONNECTION, MANLINE CONTROL AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.

CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

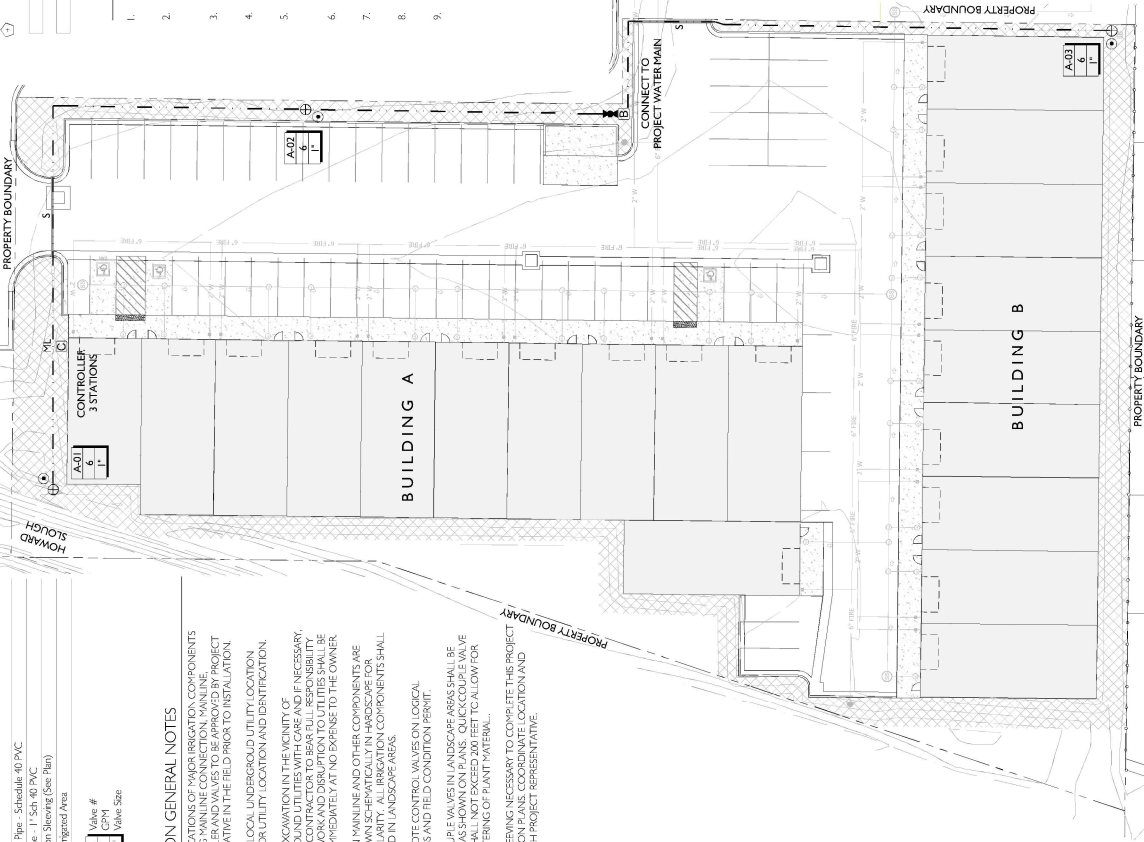
PRIOR TO EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CEMENT OR NECESSARY BRIGATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

BRIGATION MANLINE AND OTHER COMPONENTS ARE TO BE SHOWN SCHEMATICALLY IN HANDSCAPED GRAPHIC CLARITY. ALL BRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.

PLACE REMOTE CONTROL VALVES ON LEGAL GROUPINGS AND FIELD CONDITION PERMIT.

QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SHALL BE LOCATED IN A FIELD AREA WITH ALLOW FOR HAND WATERING OF PLANT MATERIAL.

NOTE: ALL SERVING NECESSARY TO COMPLETE THIS PROJECT SHALL BE APPROVED BY PROJECT REPRESENTATIVE.



L101

SHEET NO.

VERIFY SCALES

SCALE IS ONE INCH ON ORIGINAL DRAWING

0 1" 

IF NOT ONE INCH ON THIS SHEET, ALL SCALES ACCORDINGLY

PROJECT INFO.

Drawn: STB

Date: 10 / 09 / 2024

Proj. No. 154 - 01

SHEET TITLE

Drawn: ST
Date: 10
Proj. No. 15

Drawn: ST
Date: 10
Proj. No. 15

5/NOV/83

SEAL

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HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT
LOCATED IN THE NORTH EAST QUART CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

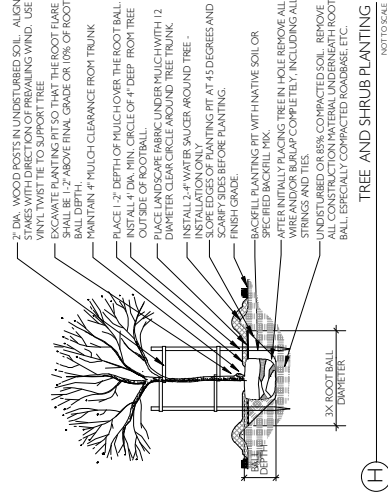
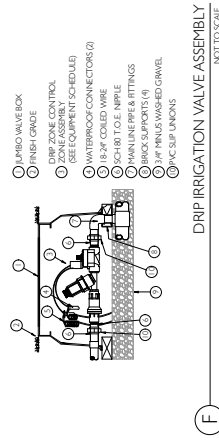
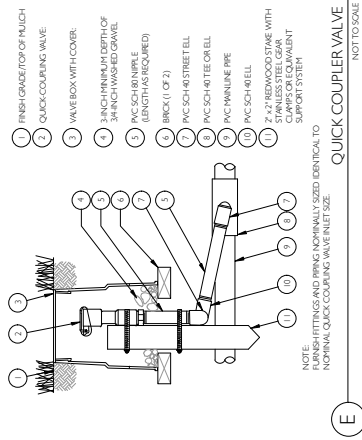
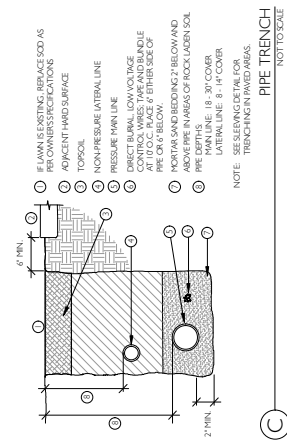
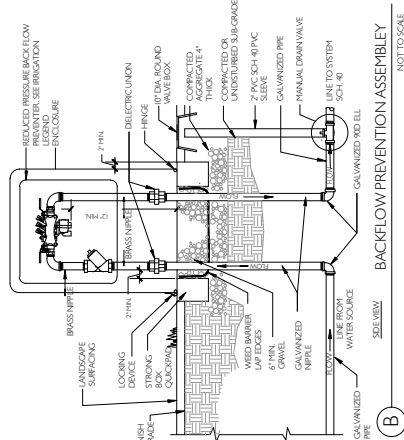
PROJECT TITLE



HOLIDAY LANDING
4000 SOUTH 3500 WEST
WEST HAVEN, WEBER COUNTY, UT
LOCATED IN THE NORTH EAST QUART CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT INFO.	Drawn: STB
	Date: 10 / 09 / 2024
	Proj. No. 154 - 01

SHEET NO. L201



Planning Commission Staff Review Memo

August 27, 2025



Amending the Development Review Process

Staff Recommendation: Recommend Approval

Background

Over the last several months, the Planning Commission has been workshopping ways to enhance and clarify the development review process within West Haven. As such, the city has looked at amending the West Haven Subdivision Standards, Design Review, and creating a Development Review Committee. These discussions and workshops have led to several draft changes throughout the West Haven Land Use Title within the code.

Issues

1. **Create a Development Review Committee and Update Land Use Authority:** The first changes provided are to create a Development Review Committee (DRC) and create a Land Use Authority Table within the code. The DRC shall be composed of West Haven City staff, who shall provide input to the specified land use authority on land use applications. The Land Use Table shall provide a summary of land use authority within the City, and mostly reflects current code and practices.
2. **Subdivision Standards:** The proposed update looks at modifying the current subdivision review process. This clarifies application standards and dictates the process the City will follow when reviewing a subdivision application, including clarification of review cycles.
3. **Design Review/Site Plan:** Like the update to the subdivision standards, these changes focus on application standards and review processes. Key changes are to clarify preliminary site plan application standards, update the review process, and require applicants to comply with Planning Commission conditions. The code also provided for a few exceptions to the review process or standards under certain situations.

Update From Last Meeting

Staff has provided an update to the code to allow a simplified approval process for some public facilities. The language added can be found in the Design Review section under exemptions and reads as follows:

(E) Public Facilities. Public utility substations, wells and well houses, sewer lift stations, public buildings under 1,000 square feet, school district projects, Utah state projects, federal projects, and updates to government parking areas shall be exempt from the

complete site plan approval process. Each of these improvements and designs shall be reviewed by the Development Review Committee to ensure compliance with West Haven standards and approved by the City Engineer and Community Development Director.

Staff Recommendation

Planning staff recommends that the Planning Commission consider the proposed changes and discuss any items within the proposal that may need additional modifications. Once the Planning Commission determines that the draft ordinance is ready for City Council review, staff recommends that the Planning Commission make a positive recommendation to the City Council on the proposed ordinance.

Draft Motion

1. "I motion that the Planning Commission recommend that the City Council approve the draft Ordinance and changes to Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations, as provided within the Planning Commission packet.

ORDINANCE NO. -2025

AN ORDINANCE OF WEST HAVEN CITY AMENDING Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations

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, the City Council finds that certain changes to the West Haven City Code in regards to amending the language for Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations should be made; and

WHEREAS, the City Council finds that the specific changes to the referenced sections shall enhance and clarify the City’s development review process; 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 Title III Administration Chapter 32 Organizations, and Title XV Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision Standards, and Chapter 157 Zoning Regulations 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 August 2025

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 TITLE III ADMINISTRATION CHAPTER 32 ORGANIZATIONS, AND TITLE XV LAND USAGE, INCLUDING CHAPTER 150 GENERAL PROVISIONS, CHAPTER 156 SUBDIVISION STANDARDS, AND CHAPTER 157 ZONING REGULATIONS**.” adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on August __, 2025 which appears of record in my office, with the date of posting or publication being August __, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of August 2025.

Emily Green
City Recorder

(city seal)

EXHIBIT A

**Amended Language Title III Administration Chapter 32 Organizations, and Title XV
Land Usage, including Chapter 150 General Provisions, Chapter 156 Subdivision
Standards, and Chapter 157 Zoning Regulations as attached to Ordinance ____-2025**

DRAFT

§ 32.09 Development Review Committee

(A) In order to provide an orderly and thorough review and approval process, the Development Review Committee (DRC) is hereby established

(B) Purpose. The Committee's purpose is as follows:

- (1) To act as an advisory committee to the City Council, Planning Commission, and other land use authorities on land use applications, general plan updates, master plan updates, development standards, and land use code proposals.
- (2) To advise and assist property owners and applicants through the application process.
- (3) The DRC is not an approval or a public body, but a review and recommendation committee.

(C) Membership.

- (1) The following individuals shall be appointed as members of the DRC.
 - (a) The Community Development Director
 - (b) The City Engineer
 - (c) The City Public Works Director
 - (d) The City Planner
 - (e) The Weber County Fire Marshal or their designee
- (2) The following individuals may serve as advisory members. Advisory members shall serve as advisors to the DRC when called upon.
 - (a) The City Attorney
 - (b) The City Manager
 - (c) Parks and Recreation Director
 - (d) Storm Water Manager
 - (e) Other contract engineer or planner employed by the City
 - (f) The City Building Official
- (3) In the absence of a member of the DRC, the City Manager may temporarily appoint one of the advisory members to serve in the role.
- (4) The DRC may request additional input on any land use applications from public utility providers within West Haven City boundaries as needed, as a proposed development may impact their services.

(D) Scope of Responsibility.

- (1) The DRC shall provide a review and advice to the land use authority on the following applications or proposals.
 - (a) Preliminary Site Plans
 - (b) Preliminary Subdivision Plats
 - (c) Subdivision Improvement Plans as defined within the Subdivision Code
 - (d) Improvement Plans for Final Site Plan
 - (e) Final Site Plan
 - (f) Final Subdivision Plats
 - (g) Amended Subdivision Plat
 - (h) Conditional Use Permits
 - (i) Zone Change Applications, including overlay zones
 - (j) Annexation Petition

- (k) Proposed Road, Right-of-way, or Easement Vacations
 - (l) Updates to the Land Use Ordinances
 - (m) Updates to the General Plan or other master plans
 - (n) Updates to public works or other development standards
- (2) Pre-Application Meetings. The DRC shall hold and conduct pre-application meetings at the request of an applicant(s). The DRC shall establish standards for pre-application documents. The DRC shall ensure that it meets statutory timelines as dictated by state or West Haven code. At each pre-application meeting, the DRC shall provide feedback on the concept plan.
- (E) Meetings. The DRC shall create its meeting schedule and will hold meetings as needed.

Chapter 150: General Provisions

§ 150.02 LAND USE AUTHORITY

(A) The following bodies shall serve as the land use authority for the following applications.

Land Use Authority	Land Use Application
City Council	Ordinance or ordinance amendment
	Zone Changes
	Modification of City rights-of-way and easements
	General Plan or General Plan amendments, including master plans
	Annexation
Planning Commission	Preliminary Subdivision Plats
	Final Subdivision Plats
	Subdivision Plat Amendments
	Preliminary Site Plans
	Conditional Use Permits
	Final Site Plans
City Engineer and Community Development Director*	Subdivision Improvement Plans
	Site Plan Improvement Plans
	Boundary Adjustments
Community Development Director*	Sign Permit
Building Official*	Building Permits
Hearing Officer	Land Use Appeals
	Variances

*In the absence, the City Manager may temporarily appoint an alternate to serve in their role.

**This is a summary of each body's land-use authority. For full details of each body's approval authority, refer to the respective code and application process as defined in this title.

***Other land use applications are not listed in this table. The Land Use Authority is defined within those governing sections.

DESIGN REVIEW

§ 157.730 PURPOSE.

The purpose and intent of this subchapter is to ensure that the general design, layout and appearance of buildings and structures are compatible with their surroundings and aid the orderly and harmonious development of the city.

(Prior Code, § 54.02) (Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.731 APPLICATION; REVIEW AND APPROVAL.

(A) All proposals in commercial or manufacturing zones shall be subject to the provisions of this subchapter.

(B) Regardless of the zone underlying the land use, the following uses, including any accessory uses thereto, shall be subject to the provisions of this subchapter:

- (1) Multi-family dwellings; and
- (2) Public and quasi-public uses.

(C) The following shall be submitted as part of all applications for projects subject to the provisions of this subchapter, further details of which are found in this subchapter:

- (1) A preliminary site plan containing the following:
 - (a) A statement containing the proposed use and if it complies with current zoning.
 - (b) Site Layout. Site Layout shall show:
 - (1) Building locations
 - (2) Setbacks, including front, rear, and both sides for every proposed building
 - (3) Access points and traffic circulation, including fire access
 - (4) Landscape areas
 - (5) Proposed fencing and gates
 - (6) Outdoor storage
 - (7) Dumpster areas and dumpster enclosures. All dumpsters that are visible from the adjacent public right(s)-of-ways, parking lots, or access drives shall be fully enclosed with opaque fencing or walls.
 - (8) Natural features, including hillsides, wetlands, floodplains, or other prominent natural features;

~~(c) Building locations and elevations.. Elevations shall show:~~

- (1) Building materials and colors;
- (2) Architectural features, if applicable per §157.734, and
- (3) Elevation drawings shall also contain a table showing ratios and percentages of each material/color and percentages of architectural features, if applicable, that meet the standards set out within this chapter; applicable, that meet the standards set out within this chapter:

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(db) Landscaping plans shall contain a table showing types, numbers and percentages of each landscape material, ~~the number of trees and shrubs, per §157.988 (A), and as well as the~~ percentage of total site landscaping;

(ec) ~~Parking.~~ The applicant shall include a parking plan, with a table showing the number of parking spaces required, the number provided, and the number of ADA parking stalls; ~~and~~

(fd) ~~Signage.~~ Plans shall show the location, size, and material of any and all proposed signs. This signage plan does not exempt the applicant from needing to obtain a building and sign permit for each sign upon construction-

(g) ~~Utility Plan.~~ The applicant shall show a preliminary utility plan, including will service or availability letters from public utility providers, including culinary and secondary water and sanitary sewer districts

(fh) Preliminary stormwater plans, including stormwater storage location, type of storage, proposed overflows, and other details to allow the City to understand how stormwater will be handled within the property; and

(gi) Outdoor lighting plan in compliance with West Haven City Code § 157.775-157.785.

(jh) UDOT Conditional Access Permit approval or minutes from a UDOT pre-application meeting, if applicable.

(2) The Development Review Committee (DRC) shall review all preliminary site plan applications and make a recommendation to the Planning Commission regarding compliance, findings, and conditions. The Planning Commission may approve, approve with conditions, or deny a preliminary site plan based on the applicant's ability or inability to meet or sufficiently address the requirements within this title and all applicable development standards adopted by the City.

(32) Once the applicant has received approval of their preliminary site plan from the Planning Commission, they shall proceed to prepare civil drawings and improvement plans and shall ~~present those to the City Engineer and Community Development Director~~ ~~Planning Commission to receive approval of the final site plan.~~ The DRC shall review the improvement plans, provide comments to the applicant, and shall make a recommendation to the City Engineer and Community Development Director. The City Engineer and Community Development Director shall approve, approve with conditions, or deny improvement plans.

(4) No final site plan application can be approved without the City Engineer's and Community Development Director's approval of improvement drawings. Each applicant shall submit as part of a final site plan application improvement drawings, stamped by a licensed civil engineer. These drawings shall demonstrate the site's compliance with the West Haven Code, compliance with public utility providers' standards, preliminary site plan approval conditions, and vehicle access and parking.

(D)- After preliminary site plan approval or approval with conditions by the Planning Commission, the applicant shall submit a final site plan application and supporting construction drawings to the City in a format specified by the City within twelve (12) months. Before the submittal of a final site plan and improvement plan, the applicant shall ~~The final site plan shall~~ address each condition

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from the preliminary site plan approval. -All applications for final site plan approval shall be reviewed by the Development Review Committee, and approved by The Planning Commission shall be the land use authority for the final site plan and shall either approve, approve with conditions, or deny a final site plan based on findings and compliance with all applicable code and standards, Planning Commission, with the following exceptions:

(1) All buildings or combination of buildings which total over 40,000 square feet on a single parcel. After first being presented to and receiving a recommendation from the Planning Commission, the City Council shall review and may approve, deny or approve with conditions site plans for these buildings.

(2) Any requests for building materials not otherwise considered as a primary or secondary material. After first being presented to and receiving a recommendation from the Development Review CommitteePlanning Commission, the Planning CommissionCity Council shall review and may approve, deny or approve with conditions any requests for alternate building materials.

(E) The Planning Commission shall determine whether the proposed architectural and site development plans submitted are consistent with this subchapter and with the general objectives of this subchapter and shall give or withhold approval accordingly. Denial may be appealed to the Hearing OfficerCity Council.

(F) No building, occupancy, or other land use permit shall be issued until the proposed project has received approval under the terms of this subchapter.

(Prior Code, § 54.04) (Ord. 2-92, passed - 1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.732 EXCEPTIONS.

(A) -Projects subject to conditional use and/or planned unit development approval shall have site plan and design review incorporated into such review. Such projects shall be required to meet the requirements of this subchapter.

(B) Existing or Modified Sites.

1. The City shall require an updated Preliminary Site Plan and Final Site Plan for existing commercial, industrial, institutional/civic, or multifamily sites if the property owner proposes to do any of the following.
 - a. Add additional building(s)
 - b. Change the use to a use type that the site's infrastructure, parking, or access points do not reasonably support
 - c. Change from a permitted use to a conditional use in the underlying zone
 - d. Change from one conditional use to another conditional use in the underlying zone
 - e. Switch to a use that has a reasonably higher impact.
2. The Planning Commission may waive certain site development standards that do not impact the health or safety of the public for an existing or modified site, allowing an applicant to update a site without necessitating significant or unreasonable changes to the existing layout.

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3. The Planning Commission may approve a preliminary and final site plan approval at the same meeting if the site does not require updated improvement plans.

~~(B)~~(C) The City Engineer may waive improvement plan requirements in full or in part for sites that have already been developed, and the existing facilities and infrastructure can support the proposed site plan and use.

~~(E)~~(D) The Planning Commission may waive landscaping requirements if the applicant provides a letter from the water provider stating that the provider can't supply water for landscaping or for an existing site with pre-established landscaping.

~~(D)~~(E) Public Facilities. Public utility substations, wells and well houses, sewer lift stations, public buildings under 1,000 square feet, school district projects, Utah state projects, federal projects, and updates to government parking areas shall be exempt from the complete site plan approval process. Each of these improvements and designs shall be reviewed by the Development Review Committee to ensure compliance with West Haven standards and approved by the City Engineer and Community Development Director.

(Prior Code, § 54.06) (Ord. 2-92, passed - 1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.733 STANDARDS OF REVIEW.

The Planning Commission ~~and Development Review Committee~~ shall consider the following matters, and others when applicable, in its review of applications and where the plan is found deficient the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

(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?

(2) A traffic study ~~shall~~~~may~~ be required, if in the opinion of the Planning Commission, with input from the ~~Development Review Committee~~~~City Engineer~~, such would be necessary.

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

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

(D) *Landscaping.*

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

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

(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.

(c) *Parking area landscaping.* Landscaping within all parking and driveway areas shall comprise a minimum 5% of the total square footage of those areas and shall be placed within those parking areas to break up the mass of asphalt.

(2) Where possible, developers are encouraged to preserve existing, healthy trees.

(3) Developers are encouraged to take current drought and other environmental conditions into account when preparing a landscaping plan.

(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).

(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.

(2) All mechanical equipment shall be screened so as to not be seen from any public right-of-way adjacent to the project.

(3) Developers are encouraged to keep in mind visual compatibility with existing development when preparing the site layout and architectural elevations of proposed buildings.

(4) Buildings which are located within 100 feet of the centerline of the following roads shall be designed so it appears the front of the building faces the street, regardless of how the building is actually oriented:

- (a) 2550 South;
- (b) Midland Drive;
- (c) 4000 South;
- (d) 3500 West;
- (e) 1900 West;
- (f) 2100 South/Wilson Lane;
- (g) 1800 South; and

(h) Hinckley Drive.

(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?

(G) *Governing documents.* Is the site subject to a master development agreement or any conditions or agreements related to the property?

(Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 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 ~~Development Review Committee~~ **Planning Commission**, the ~~Planning Commission City Council~~ may approve alternative materials if the ~~Planning Commission 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.

(D) *Warranty.* All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least ten years. Finishes upon exterior materials shall be guaranteed maintenance-free for a minimum of five years. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer and a fully executed copy shall be provided to the city.

(Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.735 AGREEMENT FOR IMPROVEMENTS.

Prior to the issuance of any building permit, the developer shall enter into an escrow agreement with the city wherein security shall be provided for any on and off-site public improvements. Occupancy shall not occur until all improvements have either been installed or guaranteed for future installation.

(Prior Code, § 54.14) (Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.736 TIME LIMITATIONS ON APPROVAL.

If construction of any development for which design approval has been granted has not commenced within 12 months from date of approval, the approval shall be deemed automatically revoked. Upon application, an extension of time may be granted by the Planning Commission, provided such application is made prior to the expiration/revocation of the initial approval.

(Prior Code, § 54.16) (Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

§ 157.737 MODIFICATION.

Upon request of the applicant, modifications to the approved plan may be made by the Planning Commission, it is found that the modification will meet requirements of this subchapter. The

Planning Commission may revoke or modify a design approval which does not conform to any requirement of the approved permit.

(Prior Code, § 54.22) (Ord. 2-92, passed - -1992; Ord. 19-2015, passed 10-21-2015; Ord. 06-2022, passed 3-16-2022)

CHAPTER 156: SUBDIVISION REGULATIONS

Section

General Provisions

- [156.001](#) Purpose and intent
- [156.002](#) Scope of chapter
- [156.003](#) Definitions
- [156.004](#) Conditions, covenants, restrictions
- [156.005](#) Stamped by licensed engineer
- [156.006](#) Bond for curb, gutter damage
- [156.007](#) New Development Planning, Inspection, and Escrow Release Report

Preliminary Plan

- [156.020](#) Preliminary information
- [156.021](#) Subdivision information form
- [156.022](#) Preliminary plan filing
- [156.023](#) Preliminary plan application fee
- [156.024](#) Preliminary plan requirements
- [156.025](#) Preliminary plan approval
- [156.026](#) Time limitation
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Final Plat

- [156.040](#) Final plat required
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Subdivision Standards

- [156.055](#) Related to adjoining street systems
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- [156.057](#) Blocks
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- [156.059](#) Parks, school sites, and other public places

[156.060](#) Cluster subdivisions; special provisions

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Condominium Projects

[156.075](#) Definitions

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Subdivision Improvements Required

[156.090](#) Owner of subdivision responsible for costs

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Enforcement and Permits

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GENERAL PROVISIONS

§ 156.001 PURPOSE AND INTENT.

(A) The underlying purpose and intent of this chapter is to promote the health, safety, convenience, and general welfare of the inhabitants of the incorporated city in the matter of the subdivision of land and related matters affected by such subdivision.

(B) Any proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area concerned, and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

~~—(C) Any proposed subdivision with 31 or more lots will require a minimum of two roads.~~

(CD) In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this chapter may be made by the City Council, after recommendation by the Planning Commission.

(DE) If an exception is being considered, a public hearing must be held prior to approval.

(Prior Code, § 15.01.010) (Ord. 3-92, passed 1-15-1992; Ord. 3-93-A, passed 4-14-1993)

§ 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(s), within a subdivision approved by the City 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 ~~without first applying and receiving approval for a Subdivision Plat Amendment as defined within this Title. so as to create more lots than initially recorded or any nonconforming lot, without first petitioning the City to amend the subdivision plat and obtaining the approval of the Planning Commission. All subdivision amendments 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.~~

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(Prior Code, § 15.01.020) (Ord. 3-92, passed 1-15-1992) Penalty, see § [156.999](#)

§ 156.003 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates, or requires, a different meaning.

ALLEY. A public thoroughfare less than 26 feet wide.

AVERAGE PERCENT OF SLOPE. An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a parcel or lot. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane in a 100% grade.

BLOCK. The land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a **BLOCK** on any recorded subdivision plat.

BONA FIDE DIVISION OR PARTITION OF AGRICULTURAL LAND FOR AGRICULTURAL PURPOSES.

(1) The division of agricultural land into lots or parcels of five acres or more in area whose principal use is the raising and grazing of animals or agriculture as that use is defined in the city zoning ordinance.

(2) Provided that:

(a) No dedication of any streets shall be required to serve any such lots or parcels of agricultural land so created;

(b) The agricultural lots or parcels so created shall not thereafter be further divided into parcels of less than five acres without being subdivided in accordance with the subdivision regulations of the city; and

(c) No dwellings shall be permitted unless all subdivision and zoning requirements of the city, and health requirements of the county, are met.

CITY. The City of West Haven, Utah.

CITY COUNCIL. The City Council of West Haven, Utah.

COUNTY HEALTH OFFICER. The Administrative and Executive Officer of the County Health Department and Local Registrar of Vital Statistics, or his or her duly-authorized representatives.

CUL-DE-SAC. A minor terminal street provided with a turnaround.

EASEMENT. The portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The **EASEMENT** may be for use under, on, or above said lot or lots.

HALF STREET. The portion of a street within a subdivision comprising of one-half the required right-of-way width upon which improvements in accordance with one-half of an approved typical street cross section are constructed.

MARGINAL ACCESS (STREET). A minor street which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.

PRIVATE STREET. A thoroughfare within a subdivision which has been reserved by dedication unto the subdivider or lot owners to be used as private access to serve the lots platted within the subdivision and complying with the adopted street cross section standards of the city and maintained by the subdivider or other private agency.

REVIEW CYCLE

- (1) the applicant's submittal of a complete subdivision application;
- (2) the municipality's review of that subdivision application;
- (3) the municipality's response to that subdivision application, in accordance with this title; and

(4) the applicant's reply to the municipality's response that addresses each of the municipality's required modifications or requests for additional information.

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SUBDIVISION.

(1) The division of any tract, lot, or parcel of land owned, at the time of the adoption of this chapter as an undivided tract by one individual, or by joint tenants or tenants in common, or by tenants by the entirety, into three or more lots, plots, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

(2) Provided that said term ***SUBDIVISION*** shall not include a bona fide division or partition of agricultural land for agricultural development purposes, nor a division of land into three or more parcels, each of which is 80 acres or more in area.

(3) The word ***SUBDIVISION***, and any derivative thereof, shall have reference to the term ***SUBDIVISION*** as herein defined.

(4) For the purpose of these regulations, a ***SUBDIVISION OF LAND*** shall include:

(a) The dedication of a road, highway, or street through a tract of land, regardless of area, which may create a division of lots or parcels constituting a subdivision; and

(b) Re-subdivision of land heretofore divided or platted into lots, sites, or parcels.

SUBDIVISION CLUSTER.

(1) A subdivision of land in which the lots have areas less than the minimum lot area of the zone in which the subdivision is located, but which comply with the cluster subdivision provisions of the zoning ordinance.

(2) A significant part of the land is privately reserved or dedicated as permanent common open space to provide an attractive low-density character for the residential lots in the subdivision.

SUBDIVISION IMPROVEMENT PLANS

(1) Civil Engineering plans associated with required infrastructure improvements and utilities required for a subdivision

SUBDIVISION APPLICATION REVIEW

(1) A review by a municipality to verify that a subdivision application meets the criteria of the municipality's ordinances.

ZONING ORDINANCE. The uniform zoning ordinance of the city as adopted by the City Council, as amended from time to time.

(Prior Code, § 15.01.030) (Ord. 3-92, passed 1-15-1992)

§ 156.004 CONDITIONS, COVENANTS, RESTRICTIONS AND LONG-TERM MAINTENANCE OF PRIVATELY HELD INFRASTRUCTURE.

(A) ~~Each~~ If a development requires long-term maintenance of privately held infrastructure, the developer/owner of any subdivision development within the city shall, as a condition of that development, cause to be drafted, issued, and placed on file with the city, prior to the issuance of any building permit, excavation, or other construction permit for said subdivision, CCRs that adequately address the ongoing management and enforcement of the development conditions imposed by the developer on that development as a condition of approval by the city.

(B) At a minimum, such CCRs shall make provision for some form of perpetual maintenance and management process either through an effective home owners' association, a dedicated trust fund of sufficient initial size that it may reasonably be expected, as determined by sound actuarial principles, to provide ongoing funding for maintenance of common area facilities, and management and enforcement of the conditions of development as set out in the CCRs, or establish and set out such other arrangements as the city may reasonably find acceptable.

(Ord. 20-2004, passed 9-1-2004)

§ 156.005 STAMPED BY LICENSED ENGINEER.

(A) *Approval of preliminary and final plans.* Any other provision of this chapter or any other city ordinance notwithstanding, each preliminary or final subdivision, or other development, plan submitted for review to the city shall, from the effective date of this chapter, be required to be stamped or otherwise bear a legible indicia of approval of a licensed engineer or surveyor as appropriate to the plan submitted.

(B) *Costs of City Engineer reviews.* Any other provision of this chapter, or any other city ordinance notwithstanding, from the effective date of this chapter, developers submitting preliminary or final subdivision, or other development, plans for review by the City Engineer shall be required to pay the cost of those plan reviews. The City Engineer will provide the city with a documented billing record of such reviews, and the city will provide that billing information to the responsible developer. The developer will pay the billing directly to the city.

(Ord. 26-98, passed 11-18-1998)

§ 156.006 BOND FOR CURB, GUTTER DAMAGE.

(A) Each builder of a home shall be required to post a bond in the amount of \$500 to ensure that any damage done to the city's curbs and gutters during the building construction on adjacent lots will be able to be repaired at no cost to citizens.

(B) Upon inspection by, and approval of, the City Engineer, either:

(1) The funds posted under the bond required above shall be utilized to repair damage done to curbs and gutters during construction, if any, with:

(a) Any monies not used for those repairs to be returned to the individual who posted the bond; or

(b) If the money posted under the bond is insufficient to cover the cost of repairs as determined to be required by the City Engineer, the builder will be contacted and shall provide such additional sums as shall reasonably be necessary to complete the repairs.

(2) If there is no damage identified by the City Engineer, the bond shall be released to the party who provided the bond.

(Ord. 16-99, passed 12-1-1999)

§ 156.007 NEW DEVELOPMENT PLANNING, INSPECTION, AND ESCROW RELEASE REPORT.

The city's New Development Planning, Inspection, and Escrow Release Report, as contained in Ord. 18-2005, along with the ordinance's "Addendum A," is hereby adopted by reference as if incorporated into this code in full.

(Ord. 18-2005, passed 12-7-2005)

PRELIMINARY PLAN

§ 156.020 PRELIMINARY INFORMATION.

Each person who proposes to sub-divide land within the city limits ~~may~~ shall confer with the ~~Development Review Committee Planning Commission staff~~ before preparing any plats, charts, or plans in order to become familiar with the city subdivision requirements and existing master plans for the territory in which the proposed subdivision lies, and to discuss the proposed plan of development of the tract.

(Prior Code, § 15.02.010) (Ord. 3-92 passed 1-15-1992)

§ 156.021 SUBDIVISION INFORMATION FORM.

A subdivision information form supplied to the subdivider by the Planning Commission shall be filled out and submitted to the Planning Commission with the preliminary plan.

(Prior Code, § 15.02.020) (Ord. 3-92 passed 1-15-1992)

§ 156.022 PRELIMINARY PLAN FILING.

A preliminary plan shall be prepared in ~~conformation with the standards, rules, and regulations contained herein, and conformance with the standards, rules, and regulations contained herein, and shall be provided in an PDF format and method accepted by the City~~ 12 black and white prints and reviewed by the Community Development Department for completeness. ~~thereof shall be submitted to the Planning Commission for approval or disapproval. Prior to Planning Commission review, the preliminary plan shall be submitted to the Development Review Committee (DRC) for their review and comment. The DRC shall review and provide written comments to the applicant and the Planning Commission within fifteen (15) business days of a complete application. One print shall be delivered by the Planning Commission to each of the following for their information and recommendations of such officials and departments: County Recorder, City Engineer, City Fire Department, County Health Officer, County~~

~~School Board, and companies furnishing telephone, electric, water or gas service, and the canal company.~~

(Prior Code, § 15.02.030) (Ord. 3-92 passed 1-15-1992)

§ 156.023 PRELIMINARY PLAN APPLICATION FEE.

At the time of filing the preliminary plan, the subdivider shall deposit with the ~~City Planning Commission~~ a non-refundable fee made payable to the city. The City Council shall, by resolution from time to time, prescribe the amount of such fee, which shall be for the purpose of reimbursing the city for the expense incidental in connection with the checking and approving of such subdivision plans. Such fees are hereby made a part of the West Haven City Consolidated Fee Schedule. The West Haven City Consolidated Fee Schedule is hereby adopted by reference.

(Prior Code, § 15.02.040) (Ord. 3-92 passed 1-15-1992; Ord. 26-2023, passed 1-3-2024)

§ 156.024 PRELIMINARY PLAN REQUIREMENTS.

(A) The preliminary plan shall be drawn to a scale not smaller than 100 feet to the inch and shall show:

- (1) The proposed name of the subdivision;
- (2) The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of a larger vacant area. In such case, a sketch of the 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 accurately the property shown on the plan;
- (4) The individual or company names and addresses of the 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 feet, five feet, or ten feet, as determined by the Planning Commission;
- (6) The boundary lines of the tract to be subdivided;
- (7) The location, widths, and other dimensions of all existing or 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;
- (8) Existing sanitary sewers, storm drains, water supply mains, water wells, and culverts within the tract and immediately adjacent thereto;
- (9) The location, widths, and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces, and lots with proper labeling of spacing to be dedicated to the public, or designated as private streets or private access rights-of-way; and

(10) North point, scale, and date.

(B) Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants, and other proposed stormwater drainage facilities, and other proposed improvements such as sidewalks, plantings, and parks, and any grading of individual lots.

(C) UDOT Conditional Access Permit approval or minutes from a UDOT pre-application meeting, if applicable.

(D) The applicant shall provide will serve or availability letters from the culinary water authority and the sanitary sewer authority regarding the proposed subdivision.

(Prior Code, § 15.02.050) (Ord. 3-92 passed 1-15-1992)

§ 156.025 PRELIMINARY PLAN APPROVAL.

(A) Following a review of the preliminary ~~plan by the DRC~~, the Planning Commission shall act on the plan as submitted or modified. If approved, the Planning Commission shall express its written approval with whatever conditions are attached and by returning one copy of the preliminary plan, signed by the ~~Community Development Director~~~~Planning Director~~, to the subdivider. If the preliminary plan is disapproved, the Planning Commission shall indicate its disapproval in writing and reasons therefore by similarly-signed copies.

(B) Notification of approval of the preliminary plan shall be authorization for the subdivider to proceed with the preparation of the ~~subdivision improvement plans and final plat, and specifications for the minimum improvements required in this chapter.~~

(Prior Code, § 15.02.060) (Ord. 3-92 passed 1-15-1992)

§ 156.026 TIME LIMITATION.

(A) ~~Approval of the preliminary plan by the Planning Commission shall be valid for a maximum period of 18 months after approval, unless, upon application of the subdivider, the Planning Commission grants an extension.~~

(B) The applicant may seek a six (6) month extension from the Planning Commission. The Planning Commission shall not approve a six (6) month extension if there have been changes in the land use regulations that govern the proposed development since the initial approval.

(~~CB~~) If the final plat has not been submitted within the 18 months or approved extended period, the preliminary plan must again be submitted to the Planning Commission for re-approval; however, preliminary approval of a large tract shall not be voided; provided, that the final plat of the first section is submitted for final approval within the 18-month period.

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(Prior Code, § 15.02.070) (Ord. 3-92 passed 1-15-1992)

§ 156.027 GRADING LIMITATION.

No large scale excavation, grading, or regarding as determined by the Planning Commission shall take place on any land for which a preliminary subdivision plan has been submitted until such plan has been given preliminary approval by the Planning Commission, and then only in accordance with the excavation ordinance of the city.

(Prior Code, § 15.02.080) (Ord. 3-92 passed 1-15-1992)

§ 156.028 SUBMITTAL CRITERIA.

All preliminary subdivision plats (24 by 36 sheet size) must contain the following:

- (A) A subdivision name;
- (B) A north arrow, scale, not less than one to one hundred (1:100), and reparation date;
- (C) A vicinity map to locate the property to be subdivided;
- (D) The boundary lines and dimensions of the parcel to be subdivided;
- (E) The location, widths, areas, and other dimensions of proposed lots, streets, easements, detention basins, and other features of the subdivision;
- (F) The location of existing and proposed improvements such as curbs and gutters, sanitary sewers, storm drains, and drainage plan, water supply lines, and culverts within 100 feet of the subdivision;
- (G) The location, widths, and other dimensions of existing or platted streets, or other features, such as water courses, buildings, or railroad lines within 200 feet of the proposed subdivision;
- (H) Existing ground contours of intervals not less than two feet; and
- (I) The names and addresses of the property owner of record, developer, engineer, or surveyor, and the owner'

(Ord. 17-98, passed 6-3-1998)

FINAL PLAT

§ 156.040 SUBDIVISION IMPROVEMENT PLANS AND FINAL PLAT REQUIRED.

- (A) After compliance with the provisions of §§ [156.020](#) through [156.028](#), the subdivider shall submit a final plat ~~and subdivision improvement plans with four copies thereof to the City. the Development Review Committee (DRC) Planning Commission.~~ Such plat shall be accompanied by a letter of certification by the

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subdivided registered land surveyor, indicating that all lots meet the requirements of the zoning ordinance. The City Engineer and Community Development Director shall serve as the Land Use Authority for the Subdivision Improvement Plans and the Planning Commission shall be the approval authority for the Final Plat application.

(B) Subdivision Improvement Plans: Subdivision Improvement Plans shall be prepared by a licensed engineer and conform to current engineering, public works, and International Fire Code standards, as well as all other applicable City and Utah code requirements, in a PDF format.

- (1) The Subdivision Improvement Plans shall address conditions within the initial preliminary plan report and any conditions of approval by the Planning Commission.
- (2) Improvement Plans shall comply with West Haven requirements for all Subdivisions found in this title, in addition to adopted design standards, master plans, stormwater standards as adopted by the City and State, and any other applicable standards adopted by the City.

(C) Final Subdivision Plat: A final Subdivision plat shall be prepared by a licensed land surveyor, and conforming to current surveying practice and in a form acceptable to the Weber County Recorder for recordation and meet the standards in § 156.041 FINAL PLAT REQUIREMENTS. Before printing on a mylar, the applicant shall submit a draft copy of the final plat for review

- (1) A draft copy of the final plat in a PDF format specified by the City
- (2) A title report dated no more than 30 days before the date of application
- (3) A copy of the subdivision improvement plans
- (4) Notation of any self-imposed restrictions, or other restrictions, if required by the Planning Commission in accordance with this title;
- (5) Other final subdivision plat notes, as required by West Haven or Utah Code, or as required by the Planning Commission.

(D) Subdivision Final Plat and Improvement Plan Review Process: The Development Review Committee (DRC) shall review and provide reports to the applicant in compliance with Utah Code §10-9a-604.2 as amended.

- (1) The subdivision Final Plat and Improvement Plans shall be subject to four Review Cycles, as defined in this chapter.
 - (a) Once the applicant has submitted a complete application, the DRC shall have twenty (20) business days to review and provide an indexed report to the applicant with all required changes. This report shall cite and reference adopted code, design standards, and master plans that would require the change.
 - (b) The DRC may require additional information relating to an applicant's plans to ensure compliance with City ordinances and

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<https://www.ulct.utah.gov/resources/subdivisions/>

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approved standards and specifications for the construction of public improvements; and

- (c) The DRC shall require modification to plans that do not meet current ordinances, applicable standards, or specifications, or do not contain complete information.
- (2) The Review Cycle limitation does not apply to property containing sensitive lands and geological hazard areas.
- (3) If an applicant makes a material change to a plan set, the DRC has the discretion to restart the review process at the first review of the final application, but only with respect to the portion of the plan set that the material change substantially affects.
- (4) The applicant shall submit revised plans and shall provide a written explanation in response to the DRC's review comments, identifying and explaining the applicant's revisions and any reasons for declining to make a revision.
 - (a) If the applicant does not submit a revised plan within twenty (20) business days after the DRC requires a modification or correction, the DRC shall have an additional twenty (20) business days to respond to the plans.
- (5) If on the fourth and final review, the DRC fails to respond within 20 business days or the improvement plans are not approved, the DRC shall, upon request of the property owner, and within 10 business days after the day on which the request is received:
 - (a) For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-508(5)(d) to review and approve or deny the final revised set of plans. Unless otherwise agreed by the applicant and the City, the panel shall consist of the following three experts:
 - 1. one licensed engineer, designated by the City;
 - 2. one licensed engineer, designated by the land use applicant; and
 - 3. one licensed engineer, agreed upon and designated by the two designated engineers as appointed in this section.
 - (b) The members of the appeal panel assembled by the City may not have an interest in the application that is the subject of the appeal.
 - (c) The subdivision applicant shall pay 50% of the cost of the panel and the City's published appeal fee.
- (6) For a dispute arising from a subdivision application review, the applicant may file an appeal with the Hearing Officer.

(E) The City shall review and approve or deny a final subdivision plat and subdivision improvement plans application in accordance with the provisions of this title and

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other development standards adopted by the City. An applicant's failure to comply with these standards by the fourth and final review will result in denial, after which the applicant may choose to reapply or appeal the decision in accordance with the process outlined in this title.

- (F) Once the applicant addresses all of the DRC's review notes, the improvement plans shall be submitted to the City Engineer and Community Development Director for approval. Once the improvement plans are approved, the final plat shall be submitted to the Planning Commission for final approval. Once approved, the applicant shall submit a signed final plat to the City for signatures on one twenty four inches by thirty six inches (24" x 36") in ink on reproducible mylar copy of the final subdivision plat along with one digital copy (type to be specified by the Director) at the same scale and containing the same information. All sheets shall be numbered and referenced to an index map, and all required certificates shall appear on a single sheet (along with the index and vicinity maps).
- (G) Final plats are subject to approval by the Culinary Water Authority and the Sanitary Sewer Authority, and a box shall be provided on the final plat for the Sanitary Sewer Authority's signature.

~~The final plat and accompanying information shall be submitted to the Planning Commission at least five days prior to a regularly scheduled Planning Commission meeting in order to be considered at said meeting.~~

(Prior Code, § 15.04.010) (Ord. 3-92 passed 1-15-1992)

§ 156.041 FINAL PLAT REQUIREMENTS.

(A) The final plat shall consist of a sheet of approved tracing linen or Mylar to the outside or trim dimensions of 24 by 36 inches, and the border line of the plat shall be drawn in heavy lines leaving a space of at least one-half inch margin on all four sides of the sheet. The final plat shall be signed and stamped by a registered land surveyor. The plat shall be so drawn that the top of the sheet faces either north or east, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on the tracing linen with approved waterproof, black India drawing ink. The plat shall be made to scale large enough to clearly show all details, and in any case not smaller than 100 feet to the inch and the workmanship on the finished drawing shall be neat, clean-cut, and readable. The plat shall be signed by all parties mentioned in division (A)(8) below, duly authorized and required to sign, and shall contain the following information:

(1) A subdivision name, approved by the County Recorder, and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall be shown on the top of the plat;

(2) Where a subdivision complies with the cluster subdivision provisions of the zoning ordinance, the final plat shall indicate underneath the subdivision name the words, "cluster subdivision;"

(3) A north point and scale of the drawing and the date;

(4) Accurately drawn boundaries, showing the proper bearings, basis of bearings, and dimensions of all boundary lines of the subdivision. These lines should be slightly heavier than street and lot lines. The state plane grid bearings (where available) shall be noted on the linen, and the basis of bearing sufficient for retracement shall also be noted on the final plat;

(5) The names, widths, lengths, bearings, and curve data on centerlines of proposed streets, alleys, and easements; also the boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the City Engineer. All proposed streets shall be named or numbered consecutively under a definite system approved by the City Engineer and conform as far as practicable to the adopted street naming and numbering system of the city;

(6) A house number indicating the street address for each lot in the subdivision shall be assigned by the City Engineer marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage;

(7) Parcels of land to be dedicated as public parks or to be permanently reserved for private common open space shall be included in the lot numbering system and shall also be titled "Public Park" or "Private Common Open Space," whichever is applicable;

(8) The standard forms approved by the Planning Commission for all subdivision plats lettered for the following, and as shown in § [156.004](#):

- (a) Description of land to be included in subdivision;
- (b) Registered land surveyor's certificate of survey;
- (c) Owner's dedication certificate;
- (d) Notary public's acknowledgment;
- (e) City Planning Commission's certificate of approval;
- (f) City Engineer's certificate of approval;
- (g) City Attorney's certificate of approval;
- (h) City Council's certificate of acceptance;
- (i) City Clerk's certificate of attest; and
- (j) City Surveyor's certificate of approval.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information; and

(10) The subdivision boundary corners shall be set on the site prior to recording of the final plat. The subdivision boundary corners and centerlines street monuments shall be noted on the final plat. ~~For subdivisions that are located in the city which are zoned~~

for agriculture (A-1 and A-2), the following statement shall be required on each page of the final plat:

(11) The use of lots within the subdivision boundary shall comply with the underlying zoning standards and uses.

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."	Formatted Table
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(B) For subdivisions that include lots which will be partially or completely in the base floodplain (see §§ 157.390 through 157.395) of any river, stream, watercourse, lake, or other body of standing water, a boundary and elevations of the floodplain shall be required on the final plat. The lowest elevation of any inhabitable floor in any structure for each lot shall also be shown on the final plat.

(C) The subdivider shall furnish to the City Engineer a complete set of drawings signed and stamped by a licensed civil engineer of engineering designs for all streets, existing and proposed, and all utilities to be constructed within the subdivision together with the final plat. All such utility and road construction shall be in accordance with the adopted public works standards of the city.

(D) (1) After approving and signing the final plat, the Planning Commission shall submit the plat for approval of the City Engineer, who shall check the engineering requirements of the drawing and determine the amount of the bend to assure construction of the improvements where necessary.

(2) After approval and signature by the City Engineer, the plat and bond agreement shall be submitted to the City Attorney and the City Council, respectively, for their approval. The final plat, bearing all official approvals as above required, shall be deposited in the offices of the County Recorder for recording at the expense of the subdivider, who shall be notified of such deposit by the office of the County Recorder.

(3) Any final plat not so approved and signed, or which shall not be offered for recording within one year after the date of final approval, unless the time is extended by the Planning Commission, shall not be recorded or received for recording, and shall have no validity whatsoever.

(4) No street improvements or utilities shall be installed until after approval of the improvement plans by the City Engineer and Community Development Director. No lots included in such plat shall be purchased, sold, exchanged, or offered for sale, and no construction of buildings upon such lots shall begin until the final plat is so approved and recorded.

(5) The subdivider shall deposit with the city, at the time of final plat approval, an amount of money equal to the estimated cost of purchase and installation of the traffic-control and street name signs required for proper completion of subdivision traffic direction.

(6) The subdivider shall deposit with the city, at the time of final plat approval, an amount of money equal to the estimated cost of the street monuments required for the subdivision so that the city may install such monuments as soon as practical by giving the first opportunity to the subdividing surveyor, or his or her designee.

(Prior Code, § 15.04.020) (Ord. 3-92 passed 1-15-1992; Ord. 2-96, passed 3-20-1996)

(E) Dedication Language: Public roadways and rights-of-way shall be dedicated to the City with the following language. The City may alter this language in cases of conflicting master development agreements or in unique circumstances that may require special language to address those needs:

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, having clean title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as the " _____ Subdivision."

We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of § 10-9a-607, Utah Code, without condition, restriction or reservation to West Haven City, Utah, all public streets or other public rights-of-way as public thoroughfares for access, and also dedicate all designated public utility easements (P.U.E.), municipal utility easements (M.U.E), and other easements to West Haven City for the installation, maintenance, and operation of public service utility lines, municipal utility lines, storm drain lines, and intended public uses and municipal uses.

We now do also hereby dedicate, grant, and convey in perpetuity, pursuant to the provisions of § 10-9a-607, Utah Code, without condition, restriction, or reservation to West Haven City, Utah, all public open spaces, public parks, and all other places of public use noted on the plat to West Haven City, Utah, together with all improvements and special conditions required by the Development Agreement, dated _____, executed between the undersigned and West Haven City, for the benefit of West Haven City and the inhabitants thereof.

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

SUBDIVISION PLAT AMENDMENT

156.50 SUBDIVISION PLAT AMENDMENT

(A) No lot(s) within a subdivision approved by the City 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 amend the subdivision plat and obtaining the approval of the City.

- (1) The Planning Commission shall be the Land Use Authority for a Subdivision Amended Plat unless that amendment proposes to amend, vacate, or alter a City right-of-way or easement, in which case the Planning Commission shall make a recommendation to the City Council that will serve as the Land Use Authority.
- (2) All subdivision amendments shall comply with the provisions of this chapter, the underlying zoning standards, and standards set within Utah Code §10-9a-608 and §10-9a-609 as amended.
- (3) The Land Use Authority shall approve, approve with conditions, or deny a Subdivision Amended Plat Application subject to all applicable standards.

SUBDIVISION STANDARDS

§ 156.055 RELATED TO ADJOINING STREET SYSTEMS.

(A) The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the Planning Commission for public requirements. The street arrangement must be such so as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.

(B) Minor streets shall approach the major or collector streets at an angle of not less than 80 degrees.

(C) **Secondary Access.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved access roads. All developments shall comply with West Haven and Weber Fire District Access standards.

(Ord. 3-92 passed 1-15-1992)

§ 156.056 STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS.

Commented [SN8]: I have a few ideas to address in these sections, but it may be better to hold off on these changes until the process is updated.

(A) Streets in subdivisions shall be dedicated to the city as public streets, except that private streets improved to city public street standards may be approved in planned residential unit developments (PRUDs).

(B) Major and collector streets shall conform to the width designated on the master street plan wherever a subdivision falls in an area for which a master street plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plan is submitted to the Planning Commission, major or collector streets shall be provided as required by the Planning Commission, with minimum widths of 80 or 100 feet for major streets and 66 feet for collector streets.

(C) Standard residential streets shall have a minimum width of 60 feet, except that minor terminal streets and loop streets, or minor private streets, may have widths of not less than 50 feet.

(D) Minor terminal streets (cul-de-sacs) proposed in the subdivision of flat land where topography presents no barriers to development shall have a maximum length of 650 feet to the beginning of the turnaround or may serve a maximum of 14 lots, whichever is greater. Where a street is designated to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead-end thereof to remain and be available for public use so long as the dead end conditions exists.

(E) Marginal access streets of not less than 40 feet in width shall be required paralleling all limited access major streets, unless the subdivision is so designed that lots back onto such major streets.

(F) Half-streets proposed along a subdivision boundary or within any part of a subdivision shall not be approved.

Commented [SN9]: Do we want to redefine this? This seems like it may be very restrictive for some developments

(G) All proposed streets, whether public or private, shall conform to the city street cross-section standards as recommended by the Planning Commission and adopted by the City Council.

(H) Except where due to special circumstances, street grades over sustained lengths shall not exceed the following percentages: on major public streets, 8%; on collector streets, 10%; on minor streets, 12%; and on private streets, 15%.

(I) Alleys shall have a minimum width of 20 feet. Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission.

(J) Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one foot in width between said street and adjacent property; provided that an agreement with the city and approved by the City Attorney has been made by the subdivider, contracting to dedicate the one foot or larger protection strip free of charge to the city for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street

improvements properly chargeable to the contiguous property, plus the value of one-half the land in the street at the time of the agreement.

(Ord. 3-92 passed 1-15-1992)

§ 156.057 BLOCKS.

(A) The maximum length of blocks generally shall be 1,300 feet and the minimum length of blocks shall be 500 feet. Blocks over 800 feet in length may, at the discretion of the Planning Commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width.

(B) The width of blocks shall be sufficient to allow two tiers of lots, or as otherwise approved by the Planning Commission because of design, terrain, or other unusual conditions.

(C) Blocks intended for business or industrial use shall be designed specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.

(Ord. 3-92 passed 1-15-1992)

§ 156.058 LOTS.

(A) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and probable future requirements.

(B) All lots shown on the subdivision plat must conform to the minimum area and width requirements of the zoning ordinance for the zone in which the subdivision is located, or:

(1) Except as otherwise permitted by the ~~Hearing Officer Board of Adjustments~~;

(2) Where in accordance with the cluster subdivision or Planned Residential Unit Development provisions of the zoning ordinance; or

(3) As required by the County Health Officer as being the minimum area necessary for septic tank disposal and water, and well protection, if greater than the above area requirements.

(C) Each lot shall abut on a public street, private street, or private access right-of-way dedicated by the subdivision plat or an existing publicly-dedicated street, or on a street which has become such by right of use and is more than 26 feet wide, except as provided in division (D) below. Interior lots having frontage on two streets shall be prohibited except where unusual conditions make other design undesirable.

(D) Where approved by the ~~Planning Commission, Board of Adjustments~~ lots not having frontage on a street as required by the zoning ordinance for the zone in which the subdivision is located but upon a right-of-way may be included within a subdivision, provided the following requirements are met:

(1) The Planning Commission determines that it is impractical to extend streets to serve such lots;

(2) The area of the right-of-way shall be in addition to the minimum lot area requirements of the zone in which the lot is located;

(3) The grade of any portion of the right-of-way or fee title access strip shall not exceed 15%; and

(4) Lots so created shall be large enough to comply with all yard and area requirements of the zone in which the lot is located.

(E) Corner lots shall have extra width sufficient for the maintenance of required building lines on both sides.

(F) Side lines of lots shall be approximately at a right angle, or radial, to the street line.

(G) All remnants of lots below the minimum size left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.

(H) Where the land covered by a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to either single or joint ownership before approval of the final plat, and such transfer certified to the Planning Commission by the County Recorder.

(I) The Planning Commission may require that easements for drainage through adjoining property be provided by the subdivider, and easements of not less than ten feet in width for water, sewers, drainage, power lines, and other utilities shall be provided in the subdivision when required by the Planning Commission.

(J) (1) No mailbox or other receptacle may be installed within developments within the city unless such installation and equipment has been reviewed and approved by the postmaster responsible for the delivery of mail to that property.

(2) Regulations promulgated by the United States Postal Service relating to mailboxes and similar receptacles, including, but not limited to, the installation and approved types of said receptacles, are hereby incorporated by this reference as if fully set out herein, and a violation of said regulations shall constitute a violation of this subchapter.

(Ord. 3-92 passed 1-15-1992; Ord. 09-2001, passed 8-1-2001) Penalty, see § [156.999](#)

§ 156.059 PARKS, SCHOOL SITES, AND OTHER PUBLIC PLACES.

(A) In all subdivisions and subdivisions where there are no public streets, the Planning Commission may require the dedication to the city of not more than 3% of the gross area of the subdivision for parks, open spaces, or other public uses in such locations as approved by the Planning Commission as indicated on the approved preliminary plan.

(B) Where it is determined that a greater amount of land is required for parks and open spaces to meet the master plan requirements for that area of the city, or a school site is required, the Planning Commission, after so apprising the appropriate agency, shall so indicate the open space or school site requirements to the subdivider on the approved preliminary plan.

(C) The subdivider, at the time of filing the final plat with the Planning Commission, must offer to sell at a fair market price to the city or other appropriate public agency, within one year immediately following the recording of the final plat, any land so designated for school sites or any land designated for park or open space in excess of the 3% of land area required to be dedicated in accordance with division (A) above.

(D) If any such proposed public areas or school sites have not been purchased by the appropriate public agency within one year after the recording of the final plat, such areas may be subdivided into lots and blocks in accordance with the requirements of this subchapter.

(Ord. 3-92 passed 1-15-1992)

§ 156.060 CLUSTER SUBDIVISIONS; SPECIAL PROVISIONS.

(A) *Design standards.*

(1) The design of the preliminary and final plats of the subdivision in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of zoning regulations, elements of the master plan that have been adopted by the Commission, and design standards recommended by the Planning Commission and approved by the City Council.

(2) Streets shall be so designed as to take advantage of open space vistas and to create drives with a rural or open space character.

(3) Cluster subdivisions, in areas of the city where year-round living is normally expected or proposed, shall use the following design elements in preparation of the preliminary plat of the cluster subdivision.

(a) A majority of the proposed lots shall have direct access to the common open space. The remaining lots shall be connected to the common space by a trail system or by a sidewalk system in urban-type subdivisions.

(b) The proposed common open space shall consist of land which, under normal circumstances, could be considered for subdivision. Land which could normally not be developed but provides an amenity may also be a part of the common open space. This may include riding arenas, lakes, developed play areas, golf courses, or other similar such amenities.

(c) The number of lots in any cluster shall be approved by the Planning Commission. The design of the clusters shall generally be such that open space vistas or developed open spaces intercede between clusters.

(B) *Provision of common open space.*

(1) The subdivider of a cluster subdivision shall submit plans of landscaping and improvements for the common open spaces. He or she shall also explain the intended use of the open space and provide detailed provisions of how the improvements thereon are to be financed and the area maintained. A cluster subdivision must meet the requirements of the zoning ordinance, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future owners of the subdivision, surrounding residents, and the general public.

(2) The Planning Commission may place whatever additional conditions or restrictions it may deem necessary to ensure development and maintenance of the desired character, including plans for deposition or re-use of property if the open space use is not maintained in the manner agreed upon or is abandoned by the owners.

(C) *Guarantee of common open space improvements.* As assurance of completion of common open space improvements, the subdivider may be required to file with the City Council a surety or cash bond guaranteeing such completion in a manner satisfactory to the City Council, within two years of such filing. Upon completion of the improvements for which a surety or cash bond has been filed, the subdivider shall call for inspection by the Planning Commission, such inspection to be made within 14 days from the date of request. If inspection shows that landscaping and construction have been completed in compliance with the approved plan, the bonds therefor shall be released within seven days from the time of inspection. If the bonds are not released, refusal to release and reasons therefor shall be given to the subdivider in writing, also within seven days from the time of inspection.

(D) *Continuation of common open space.* As assurance of continuation of common open space use, in accordance with the plans approved by the Planning Commission, the subdivider shall grant to the city an open space easement on and over the common open space prior to the recording of the final plat, which easement will not give the general public right of access but will provide that the common open space remains open.

(E) *Maintenance of common open space, and the like.*

(1) As assurance of maintenance of the common open space and other improvements where so required, the subdivider shall cause to be formed, prior to the recording of the final plat, a Lot Owners' Association, and shall establish articles of incorporation of the Association, bylaws, and covenants outlining the purpose, organization, and operation of the Association.

(2) Such articles of incorporation and covenants shall, among other things, provide:

(a) Membership shall be mandatory for each lot purchased and each successive buyer;

(b) Common open space restrictions must be permanent, not just for a period of years;

- (c) The Association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;
- (d) Lot owners must pay their prorated share of the costs;
- (e) The assessment levied by the Association can become a lien on the property;
- (f) The Association must be able to adjust the assessment to meet changed needs; and
- (g) In the event the Lot Owners' Association does not maintain the common open space and improvements as proposed and indicated at the time of subdivision, the city may, at its option, do or contract to have done the required maintenance and recover the costs incident thereto by means of a lien against the involved properties of the members of the Lot Owners' Association.

(Ord. 3-92 passed 1-15-1992)

§ 156.061 IDENTIFICATION OF FLOODPLAIN.

- (A) The **FLOODPLAIN**, as used herein, shall mean the relatively flat area or lowlands adjoining a river stream, watercourse, lake, or other body of standing water that has or may be covered by floodwater. The boundaries of the floodplain are the boundaries of the base flood (100-year flood) as identified by the Federal Flood Insurance Administration in its flood hazard boundary map (FHBM) (#490187A) dated May 2, 1978, as amended from time to time.
- (B) In subdivisions of at least nine lots, base flood and ground elevation data shall be provided for each lot by the developer and approved by the City Engineer.
 - (1) Such data shall appear on the final subdivision linen. In subdivisions of fewer than nine lots, the base elevation shall be determined by the City Engineer.
 - (2) Any existing base flood elevation from federal, state, or local sources shall be utilized to determine such flood elevations.
- (C) In accordance with guidelines set by the Federal Flood Insurance Administration, the elevations of the lowest inhabitable floor for any building or structure shall be equal to or higher than the base flood elevation as determined by the flood hazard boundary map and the City Engineer.

(Ord. 3-92 passed 1-15-1992)

§ 156.062 POWER AND TELEPHONE UTILITIES.

All electric power and telephone utility extensions to and in new subdivisions shall be installed underground to utility company specifications, except in those locations where the utility companies determine, and the Planning Commission concurs, that it is impractical due to steep terrain, inaccessible location, and the like.

(Ord. 3-92 passed 1-15-1992)

§ 156.063 PUBLIC WORKS STANDARDS.

(A) *Public works standards.*

(1) *Modified high-back curb.* Any other provision of this, or any other, city ordinance notwithstanding, modified high-back curb shall, from the effective date of this chapter, be required as a part of all future development within the city as specified in the public works standards.

(2) *TV and flush of storm drains and sewers.* Any other provision of this chapter or any other city ordinance notwithstanding, from the effective date of this chapter, developers shall be required to provide TV and flush services to storm drains and sewers installed in the city as a part of all future development within the city as specified in the public works standards.

(B) *Public works diagrams.*

[IMAGE]

(Ord. 23-98, passed 10-7-1998)

CONDOMINIUM PROJECTS

§ 156.075 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates, or requires, a different meaning.

CONDOMINIUM PROJECT. A real estate condominium project, a plan, or a project whereby two or more units, whether contained existing or proposed apartment, commercial, or industrial buildings, or structures or otherwise, are separately offered, or proposed to be offered, for sale. **CONDOMINIUM PROJECT** shall also mean the property where the context so requires.

UNIT. A separate physical part of the property intended for any type of independent use, including one or more rooms or spaces located in one or more floors (or part or parts of floors) in a building or a time period unit, as the context may require. A convertible space shall be treated as a **UNIT** in accordance with UCA § 57-8-13.4, as amended.

(Ord. 3-92 passed 1-15-1992)

§ 156.076 CONDOMINIUM PROJECTS; SUBDIVISIONS.

A condominium project shall be considered to be a subdivision, and a record of survey map or supplement thereto prepared pursuant to the Condominium Ownership Act, UCA § 57-8, as amended, shall be considered to be a subdivision map or plat with respect to such real property or improvements that are to be dedicated to the use of the public, and to those units which are not contained existing or proposed buildings.

(Ord. 3-92 passed 1-15-1992)

§ 156.077 CONDOMINIUM PROJECTS TO COMPLY WITH LOCAL ORDINANCES.

(A) Condominium projects shall comply with all the provisions of the city uniform zoning ordinance, the building, health, and similar development regulations and

ordinances of the city, and with the city subdivision regulations, and shall follow the procedures outlined in such regulations for processing subdivisions.

(B) The standards and criteria for geographical layout of a condominium project, the facilities of utility lines and roads, and the percentage of the project to be devoted to common or recreational use shall comply with the provisions of the ordinances and regulations in division (A) above.

(Ord. 3-92 passed 1-15-1992)

§ 156.078 APPROVAL OF CONDOMINIUM DECLARATION.

A copy of the preliminary condominium declaration prepared pursuant to UCA § 57-3, as amended, shall be submitted to the Planning Commission, along with the preliminary record of survey, for review approval with respect to the standards for the maintenance, upkeep, and operations of roads and the facilities of utility lines.

(Ord. 3-92 passed 1-15-1992)

§ 156.079 INSTALLATION OF IMPROVEMENTS.

The developer of a condominium project shall, at his or her own expense, install the improvements listed in §§ [156.090](#) and [156.091](#). In addition, proposed recreation facilities, clubhouses, recreational vehicle parking areas, and landscaping materials in accordance with an approved plan shall be included in the guarantee of improvements provided by the developer to the city prior to final approval by the city, or except as provided in §§ [156.090](#) and [156.091](#), in accordance with the plans and specifications as approved by the city.

(Ord. 3-92 passed 1-15-1992)

SUBDIVISION IMPROVEMENTS REQUIRED

§ 156.090 OWNER OF SUBDIVISION RESPONSIBLE FOR COSTS.

(A) The owner of any land to be platted as a subdivision shall, at his or her own expense, install the following improvements prior to recording the final plat, or except as provided in § [156.091](#)(A)(2)(b), according to the specifications and standards contained in the West Haven City Engineering Design Standards and Specifications, and by this reference made a part of these, except for septic tanks, which must be installed according to the specifications of, and under the inspection of, the County Health Officer. This document, adopted by reference, is the document of "Public Works Standards and Technical Specifications" previously adopted and utilized by the county. References in this document to "county," "the county," "County Engineer," "County Standards," and the like shall, in all cases, be interpreted to mean "city," "the city," "City Engineer," "city standards," and the like.

(B) The owner or developer of any land to be platted as a subdivision of one lot or more will be required, prior to recording the final plat, to provide ~~a minimum of one-half acre of water, or the equivalent thereof, per acre, if water is currently available with the land being sold, in accordance with the local culinary and secondary water authority.~~

(Ord. 3-92 passed 1-15-1992; Ord. 4-95, passed 3-15-1995)

§ 156.091 IMPROVEMENTS REQUIRED.

(A) *Water supply.*

(1) Where an approved public water supply is reasonably accessible or procurable, the subdivider shall install waterlines, or shall contract with the local water distributing agency to make the water supply available to each lot within the subdivision, including laterals to the property line of each lot. The subdivider shall furnish to the County Health Officer three copies of plans showing the location and size of proposed waterlines and fire hydrants, and also existing waterlines to which a connection is to be made. Information concerning the residual water pressure in the existing mains at the approximate point of connection shall also be furnished. The County Health Officer shall determine the adequacy of the existing water system to provide culinary water and fire protection to the State Board of Health Requirements to the lots in the subdivision. Written approval by the County Health Officer for the proposed water supply shall be submitted to the Planning Commission before consideration of the final plan.

(2) Where an approved public water supply or system is not reasonably accessible nor procurable, the subdivider shall install a water distribution system and provide a water supply to each lot from a source meeting the requirements of the State Board of Health rules and regulations relating to public water supplies and with the approval of the County Health Officer; provided, that the Planning Commission shall permit the water supply to be provided by means of individual wells if, in its determination, the subdivision is not an extension or continuation of an existing or approved subdivision of related property and the subdivision is in a location where water supply pollution is not considered to be a significant problem or factor as follows:

(a) In subdivisions of ten or more, but less than 20, lots where each lot has a minimum area of two and one-half acres and a minimum width of 300 feet; or

(b) In subdivisions of less than ten lots, evidence shall be submitted to the Planning Commission prior to the final approval of the subdivision that an adequate water supply meeting State Board of Health requirements is available in sufficient quantity to serve the subdivision.

(3) If individual well permits will not be issued by the State Division of Water Rights, one well permit must be obtained along with a letter of feasibility from the Division of Water Rights which states that well permits can be issued in the proposed area by the Division of Water Rights for exchange purposes. If well permits cannot be obtained, the lot will no longer be deemed a buildable lot as herein defined. The owner of record of the proposed subdivision property shall record a covenant to run with the land which advises the new lot owner of the requirements to be fulfilled before a building permit can be obtained. This shall include, but not be limited to:

- (a) A well permit must be obtained;
- (b) The time it may take to obtain the permit;
- (c) The well must be drilled;

Commented [SN10]: We need to make sure it matches https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S508.html?v=C10-9a-S508_2023050320230503

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(d) Water quality to be satisfactory; and

(e) Water quantity to be sufficient, as required by the County Health Department, before a building permit can be obtained from the City Inspector.

(B) *Sewage disposal.*

(1) Where a public sanitary sewer is within 500 feet, or is close enough in the opinion of the County Health Officer and Planning Commission to require a connection, the subdivider shall connect with such sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations and standards of the city, and shall be approved by the City Engineer. Where the construction of a city trunk sewer is required to serve the subdivision, the subdivider shall be required to construct such trunk line in accordance with plans and specifications approved by the city and Sewer Improvement District as part of the normal subdivision improvements. Such trunk line shall be designed with sufficient capacity to serve the entire drainage area, as determined by the City Engineer, with the subdivider being entitled to reimbursement for such oversize costs through additional sewer connection fee assessments to developing properties within said drainage area for a period of ten years from the date of acceptance by the city.

(2) Where a public sanitary sewer is not reasonably accessible, the subdivider shall obtain approval from the County Health Officer for individual sewage disposal for each of the lots. Subdividers shall furnish to the County Health Officer a report of percolation tests completed on the property proposed for subdivision in accordance with the regulations of the State Department of Public Health governing individual sewage disposal systems. Three copies of the subdivision plan showing appropriate contours shall accompany the report and show thereon the location of test holes used in completing the tests. Percolation tests shall be completed and reports prepared and signed by a qualified registered sanitarian or a licensed engineer not in the employ of the city. Written approval from the County Health Officer shall be submitted to the Planning Commission before consideration of the final plat.

(3) Where a public sanitary sewer is not presently or reasonably accessible, the subdivider shall, nevertheless, and notwithstanding anything herein to the contrary, be required to provide adequate lateral lines to the property line of each lot and shall provide for a connection for said laterals as though a sanitary sewer were reasonably accessible. Such sewer connections and subdivision sewer systems shall comply with the "Public Works Standards and Technical Specifications" for the city, as set out in Exhibit A, as well as the "Public Works Standards and Technical Specifications" for the City Wastewater Special Service District as promulgated, and as directed by the City Engineer. Where the construction of a trunk line is required, it shall be constructed in accordance with the terms set out in division (B)(1) above.

(C) *Stormwater.*

(1) The City Engineer may require the subdivider to dispose of stormwater, if such provision is deemed necessary, and provide drainage structures so that runoff from the subdivision does not exceed the runoff under undeveloped or natural conditions. If

easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the subdivider to acquire such easements.

(2) When drainage structures, such as stormwater detention facilities, are required by the City Engineer, the city, at its option, may require the facility to be dedicated or otherwise transferred to the city or its designate. The city may also require the developer of the subdivision which the detention facility serves to form a Homeowners' Association of all homes proposed in the subdivision. The purpose of the Association shall be to own and maintain the detention facility in satisfactory condition as specified by the City Engineer. In such cases, the city shall be granted an easement over the detention facilities to guarantee such facilities will remain and be used as intended for stormwater detention purposes.

(D) *Street grading and surfacing.* All public and private streets and private access rights-of-way shall be graded and surfaced in accordance with the standards and rules and regulations of the City Engineer.

(E) *Curbs and gutters.*

(1) Curbs and gutters shall be installed on existing and proposed streets by the subdivider where, in the opinion of the Planning Commission and City Engineer, they will be necessary to remove surface water, or for safety or other reasons.

(2) After recommendation by the Planning Commission and City Engineer, the City Council may waive curb and gutter improvements on non-state highway streets in subdivisions:

(a) Which are located in a primarily agricultural or rural area;

(b) Where, because of excessive topography and other reasons, runoff from a curb and gutter collection system could not easily and economically be disposed of; or

(c) Of an estate-type nature where the average lot width is 150 feet or more and the average lot is 40,000 square feet or more.

(F) *Sidewalks.* Sidewalks shall be required by the Planning Commission for reasons of safety or public welfare, except that in subdivisions where the average lot width is 150 feet or more, sidewalks may not be required.

(G) *Monuments.* Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. Monuments shall be of a type specified in the "City Public Works Standards and Technical Specifications" approved by the City Engineer.

(H) *Street trees.* Street trees shall be planted by the subdivider when so required by the Planning Commission and of a variety and location as approved by the Planning Commission.

(I) *Street signs.* Street signs shall be installed by the subdivider at all locations as designated by the City Engineer. Such signs shall be of such a type and of such material as shall be prescribed by the City Engineer. The City Council shall have the option to install such signs and charge such costs to the subdivider.

(J) *Fencing of canals, and the like.* The city recognizes that canals both provide a vital service to the community while at the same time presenting a possible hazard to certain of our citizens. While the city does not have any direct responsibility for the fencing and maintenance of these canals, in order to facilitate the required maintenance and operation of these facilities, the following procedures shall apply to all development within the city where that development abuts a canal.

(1) All developers proposing to develop or subdivide adjacent to a canal must provide written documentation to the city demonstrating that the canal company responsible for that canal has satisfied itself that the development will not encroach on the canal company's maintenance right-of-way or otherwise impede canal operations; and, evidencing agreement on the part of the developer, to abide by the requirements of the canal company as those requirements may effect the proposed adjacent development.

(2) The city will not grant final approval to any subdivision or development without the documentation set out in division (J)(1) above having been placed in the development file.

(3) Each developer will be required to record the agreement with the canal company set out in division (J)(1) above, together with the finalized subdivision or development plat, in the office of the County Recorder, which plat must clearly show any canal easements or rights-of-way.

(4) The City Planner shall, on an automatic basis, and as a part of the subdivision permit and approval process, provide any canal company with a site plan of any proposed subdivision or development work adjacent to that company's canal.

(K) *Staking of lots.* Survey stakes shall be placed at all lot corners so as to completely identify the lot boundaries on the ground.

(L) *Peripheral fencing.* The Planning Commission may require appropriate type fencing along the periphery of a subdivision in an agricultural zone so as to provide protection to adjacent farming lands from the adverse effects of residential living, and vice versa.

(M) *Secondary water.*

(1) Where a subdivision is proposed covering real property which is located within an existing culinary water district or the service area of an existing water corporation, or public secondary water system operator or provider, or within a water district or water corporation service area created to serve such subdivision, the Planning Commission shall, as part of the approval of the subdivision, require the subdivider to furnish adequate secondary water to the subdivided parcel and to do so in conjunction with the water provider as set out herein.

(a) Additionally, the Planning Commission shall, as a part of the subdivision approval process, require the subdivider to install a secondary water delivery system to the lots in said subdivision sufficient to conform to the public works standards of the city or, in the case of a public secondary water system, to the public works standards of said

public water provider (when this situation applies, the standards of the public water supplier shall be deemed, for the purposes of this part, to be the standards of the city).

(b) If such water district or company files or has filed a written statement with the City Planning Commission which specifies that the policy of such water district or company is to the effect that its water is not to be used for other than culinary purposes and will not permit culinary water connections unless secondary water is provided by the subdivider, a certified copy of the minutes of the Board of Trustees of such water district or company showing the enactment of such policy must be furnished to the City Planning Commission.

(c) Notwithstanding the above, all new development shall be provided with connections to a public secondary water system consistent with the above policy as follows.

1. All new development within one-fourth mile (1,320 feet) of a public secondary water system is required to hook up to the system.

2. New development not within one-fourth mile of a public secondary water system can choose to do one of the following:

a. Postpone development until a public secondary water system is within one-fourth mile of the development; or

b. Develop and construct the necessary secondary waterlines and infrastructure to hook the development to a public secondary system according to the capital facilities plan of the system's provider (this is consistent with the city's current development requirements).

3. Lines constructed by the developer in accordance with this policy and that are, or become, part of the public secondary water provider entity's master plan shall be reimbursed by the public entity to the developer.

(d) **SECONDARY WATER** shall mean water furnished for other than culinary purposes.

(2) Where the city, on behalf of a culinary water agency, requires irrigation water to be provided to each lot in a subdivision as part of the required improvements, the subdivider shall provide for the transfer of irrigation water rights by either of the following methods, as determined by the Planning Commission.

(a) The subdivider shall cause to be formed a Lot Owners' Association as a non-profit corporation for the purpose of owning the irrigation water rights or stock for the lots in the subdivision. The subdivider shall transfer to the Association, at the time of subdivision recording, sufficient rights or stock, as required by the irrigation agency for the number of lots in the subdivision. The Articles of Incorporation of the Association shall provide, in addition to the Association owning the required water rights or shares on behalf of each and every lot owner, that each lot owner shall automatically be a member of the Association, that he or she is entitled to a pro rata share of irrigation water, that he or she is subject to a water distribution schedule and procedure established by the Association, and that he or she is responsible for his or her share of

the costs of ditch and system maintenance, and assessments, as made by the Association from time to time.

(b) The subdivider shall provide the county with evidence that he or she holds sufficient irrigation water rights or shares for all of the lots in the subdivision. At the time of recording the approved subdivision plat, he or she shall record a covenant to run with the land in the subdivision, acknowledging that he or she holds sufficient irrigation water rights or shares for the lots in the subdivision, that these rights or shares will not be disposed of except to the lots in the subdivision, and that with the sale of each lot, he or she will transfer, at no cost, the required water rights or shares needed to properly irrigate the lot to the lot purchaser who is to be responsible for the proper use of the water as outlined in the irrigation water district or company's distribution schedule and procedures.

(N) *Fire hydrants.* Fire hydrants of a type recommended by the County Fire Service Area and the City Engineer shall be required in all subdivisions of four lots or greater in number. The County Fire Service Area shall recommend the location of all fire hydrants in each subdivision, however, general locations shall be one hydrant for each 500 feet of street length.

(O) *Private land drains.*

(1) Where a subdivider finds it necessary to install private subsurface land drains in a subdivision to lower the groundwater table in order to receive County Health Department approval for the operation of septic tank drainfields in certain lots, he or she shall be required to record a deed covenant and restriction to run with the land stating that the city accepts no liability or responsibility for maintenance, repair, replacement, operation, or use of any consequence resulting from the operation or failure of operation of said land drains.

(2) The deed covenant shall provide that the owners of lots serviced by the land drains shall bear an equal responsibility to share all costs relative to the maintenance, repair, or replacement of said drains and also place said owners on notice that no building permit will be issued for said lots until the land drains have been constructed and found to function properly by the County Health Department.

(3) The design of private subsurface land drains shall be approved by both the City Engineer and the County Health Department.

(Ord. 3-92, passed 1-15-1992; Ord. 21-92, passed 12-16-1992; Ord. 1-96, passed 2-7-1996; Ord. 9-98, passed 5-6-1998; Ord. 11-2000, passed 11-15-2000)

§ 156.092 GUARANTEE OF IMPROVEMENTS.

(A) In lieu of actual installation of the improvements required by this chapter, the subdivider may guarantee the installation thereof by one of the methods specified as follows:

(1) The subdivider may furnish and file with the City Council a bond with corporate surety, in an amount equal to the future cost of the installation of the improvements at the termination of the bonding period, as estimated by the City Engineer, to assure the

installation of such improvements within a two-year, or shorter or longer, period if otherwise established by the City Council from the approval date of the subdivision plat by the City Council, which bond shall be approved by the City Council; and

(2) The subdivider may deposit in escrow, with an escrow holder approved by the City Council, an amount of money equal to the future cost of the improvements at the termination of the escrow period estimated by the City Engineer, as foresaid, under an escrow agreement to assure the installation of said improvements within a two-year, or shorter or longer, period if otherwise established by the City Council, from the approval date of the subdivision plat by the City Council, and shall be filed with the City Clerk.

(B) The documents aforesaid shall be approved as to form by the City Attorney. The Planning Commission is authorized to prescribe by administrative rules or regulations, forms, and procedures to ensure the orderly, regular, and efficient processing of applications for the approval of a proposed subdivision and the guarantee of improvements in strict compliance with the requirements of this chapter.

(C) Whenever the subdivider develops a subdivision a portion at a time, such development shall be in an orderly manner and in such a way that the required improvements will be made available for the full, effective, and practical use and enjoyment thereof by the lessees or grantees of any of the lands subdivided within the time hereinbefore specified.

(D) The City Council is authorized and directed from time to time, at the request of the subdivider or his or her successors in interest, to execute a release of record from the burden of the aforesaid bond, or escrow agreement, when all obligations as to which have been fully performed by the installation of the improvements.

(Ord. 3-92, passed 1-15-1992)

§ 156.093 INSPECTION OF IMPROVEMENTS.

The City Engineer, Building Inspector, and County Health Officer shall inspect, or cause to be inspected, all buildings, structures, streets, fire hydrants, and water supply and sewage disposal systems in the course of construction, installation, repair, and the like. Excavation for fire hydrants, water, and sewer mains, and laterals shall not be covered over or back filled until such installations shall have been approved by the City Engineer. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover has been issued to the responsible person by the City Engineer.

(Ord. 3-92, passed 1-15-1992)

ENFORCEMENT AND PERMITS

§ 156.105 SUBDIVISION APPROVAL REQUIRED FOR PERMIT.

The City Building Inspector shall not issue any permit unless the plans for the proposed erection, construction, reconstruction, alteration, or use fully conform to all provisions of this chapter. No city officer shall issue any permit or license for the use of any building, structure, or land when such land is a part of a subdivision, as defined

herein, until such subdivision has been approved and recorded in the County Recorder's Office. Any license or permit issued in conflict with this chapter shall be null and void.

(Ord. 3-92 passed 1-15-1992)

§ 156.106 SUBDIVISION PROCESSING; SCHEDULE.

(A) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates, or requires, a different meaning.

ENGINEERING CHECKING AND IMPROVEMENT INSPECTION. The work performed by the City Engineer in checking the plans for road construction and utility installation as proposed by the subdivider and the in-site inspection of the actual construction to ensure conformance with city standards.

PLANNING PROCESSING. The procedure followed by the staff of the Planning Commission in accordance with the city subdivision ordinance in checking and reviewing proposed subdivisions leading to final approval by the city.

RURAL SUBDIVISIONS. Subdivisions in a primarily agricultural or rural area and in which the requirements of curbs, gutters, and sidewalks have been waived by the city in accordance with § 156.091.

(B) *Fee schedule.*

(1) A subdivider proposing a subdivision in the city shall deposit with the city a non-refundable fee for planning processing at the time of submission of the preliminary plan to help defray the planning costs incurred by the city.

(2) The subdivider shall also deposit with the city a non-refundable fee for engineering checking and improvement inspection at the time of final approval of the subdivision by the city to help defray the engineering costs incurred by the city.

(3) Both of these fees shall be in accordance with the West Haven City Consolidated Fee Schedule. The West Haven City Consolidated Fee Schedule is hereby adopted by reference.

(Ord. 3-92 passed 1-15-1992; Ord. 26-2023, passed 1-3-2024)

§ 156.999 PENALTY.

Any person who shall violate any of the provisions of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$1,000 or imprisonment in the County Jail for a period not exceeding six months, or by both fine and imprisonment.

(Ord. 3-92 passed 1-15-1992)

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