



WEST HAVEN PLANNING COMMISSION AGENDA

April 7, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **Tuesday, April 7, 2026**, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

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/UCEEQNQBTFZJWVGOPHCNCBA](https://www.youtube.com/channel/UCEEQNQBTFZJWVGOPHCNCBA).

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Vice Chairman Reyna
 - b. **PRAYER/MOMENT OF SILENCE** Chairman Stimpson
3. **ACTION ON MINUTES** - Approve minutes for the meeting of 03/25/2026.
4. **REPORTS** - Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING** – to amend the zoning map for parcel #080060075 from M-1 to R-3.
6. **PUBLIC HEARING** - to solicit public input to amend the zoning map for parcel 080060075 from M-1 to R-3.
7. **DISCUSSION AND ACTION** – to amend the zoning map for parcel #080060075 from M-1 to R-3. Applicant ELB Properties LC, Agent Hayley Pratt/Castlewood Development
8. **DISCUSSION AND ACTION** – For a preliminary site plan approval for an Automobile Repair Facility, Egan Automotive, located at approximately 3972 S 3275 W (parcel #087050001). Applicant Donna Egan
9. **DISCUSSION** – Amend Home Occupation City Code
10. **DISCUSSION** – Amend Patio Home City Code
11. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, Deputy 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@westhavenut.gov 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.westhavenut.gov; 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

March 25, 2026 6:00 PM

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed Andrew Reyna Melinda Stimpson George LaMar Linda Smith James Jenson Stephen Nelson Damian Rodriguez Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Community Development Director Planner Deputy Recorder
Absent/Excused	
Jennifer Streker	Commission member (Excused)

6:00 Regular Planning Commission Meeting

- 1. MEETING CALLED TO ORDER:** The meeting was called to order by Chairman Reed at 6:00 PM.
- 2. OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE** Commission member Jenson
 - b. PRAYER/MOMENT OF SILENCE** Commission member Reed
- 3. ACTION ON MINUTES –** Approve minutes for the meeting of 03/11/2026

Commission member Stimpson made a motion to approve the minutes from the meeting March 11, 2026. **Commission member Smith** seconded the motion.

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Jenson.

NAYS –

RECUSED –

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

Stephen Nelson wanted to thank everyone for attending last week's joint session on the Economic Strategic Master Plan. Community Development is currently working with the city's consultant to update the plan. In April, there will be a workshop to review those updates. There will be another joint session on April 1st at 5:00 PM to review the land-use segment of the General Plan.

5. **DISCUSSION** - Discussion on Home Occupation Business Licensing Standards.

Stephen Nelson stated at the last meeting that there were questions and concerns regarding automotive repair home occupation businesses, and requested that the City Code Enforcement Officer be present to answer them and provide input on his experience with these types of businesses. Dan Tanner was present to answer any questions and concerns.

6. **PRESENTATION ON PUBLIC HEARING** – amend City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance.

Stephen Nelson stated that currently, the city allows subdivision developers to create protection strips, narrow parcels of land used to control access to public improvements like roads or utilities, until adjacent property owners pay their portion of the developer cost. However, these strips create several issues, including restricting access to public infrastructure, raising fairness concerns, complicating administration and negotiations, and causing legal challenges. Many other cities have already prohibited them for similar reasons. Due to past problems within the city and at the recommendation of the City Attorney, staff proposes updating subdivision standards to prohibit new protection strips by replacing existing permissive language with restrictive language. Staff is proposing that in §156.056(j) be changed to state that a protection or holding strips, namely, a narrow strip of land used to separate and control access to property, shall not be allowed.

Commission member LaMar had concerns about the city being involved in mediating what can happen with that property.

Stephen Nelson stated that the city is most often called upon to mediate conflicts. Oftentimes, the city said, "This is what you have to do," and now a couple of the property owners involved are disputing those terms.

7. **PUBLIC HEARING** - To solicit public input to amend City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance.

Vice Chairman Reyna made a motion to enter public hearing. **Chairman Reed** seconded the motion.

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Jenson.

NAYS –

RECUSED –

No public comments.

Commission member Stimpson made a motion to leave public hearing. **Commission member LaMar**

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Jenson.

NAYS –

RECUSED –

8. **DISCUSSION AND ACTION ON PUBLIC HEARING** – For a recommendation on an amendment to City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance

Commission member Smith made a motion to recommend approval of the proposed changes to the Subdivision Standards contained within West Haven City Code §156.056 Street and Alley Widths, Cul-De-Sacs, Easements, as provided. **Commission member Smith** seconded the motion.

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Smith, and Commission member Jenson.

NAYS – Commission member Stimpson and Commission member LaMar

RECUSED –

9. **DISCUSSION AND ACTION** – For a Conditional Use Permit for a home occupation located at 4267 S 3450 W (parcel #084520012). Applicant Russell Burton.

Chairman Reed stated that the applicant has withdrawn his application.

10. **DISCUSSION AND ACTION** – For a preliminary subdivision and flag lot approval for the Isom Subdivision located at approximately 2817 S 2700 W (parcel #150920054). Applicant Caleb and Chasitee Isom, Agent Reeves & Associates, Inc.

Stephen Nelson presented a preliminary subdivision and flag lot proposal for the Isom property, previously rezoned from A-2 to R-2 in May 2025. The applicant revised the plan to correct setback orientations and is seeking approval to create a building lot on the west side. Staff determined a public street extension is not feasible due to limited space but confirmed the access strip meets width and grade requirements. The plan also accounts for a future trail along Buttermilk Slough, with the applicant dedicating land and providing an easement for public access and maintenance. The proposal has been reviewed and supported by City staff and relevant departments as beneficial for both development and long-term trail and slough maintenance.

Commission member LaMar asked if there was a current easement for Buttermilk Slough.

Stephen Nelson stated that there is currently no easement recorded for the slough. It is more of a prescriptive right to go in and maintain it. With this subdivision plan, the easement would be officially recorded.

Chairman Reed stated that under §156.003 subdivision it says the division of any track, lot, or parcel of land owned at the time of the adoption of this chapter as an undivided track by one individual or by joint tenants, or tenants in common, or tenants by its entirety into three or more lots. How does is this defined as a subdivision.

Stephen Nelson stated under state code any property that is from one parcel to any additional parcels would be subdivision. He also mentioned that he would look into the code for Chairman Reed to address his question.

Commission member Jenson asked who will be required to maintain that road.

Stephen Nelson stated that the maintenance would need to be maintained by the current owner.

Vice Chairman Reyna asked if the trail would be next to the access road. Will there be a barrier by the private road?

Stephen Nelson advised the only vehicle that would have access to that road is the city for maintenance.

Vice Chairman Reyna made a motion to approval preliminary subdivision plan for the Isom Subdivision and granting a "special exception" for the creation of a flag lot, finding that the flag lot plans comply with West Haven §157.617 Flag Lots, with the following conditions 1) *The plan shall be updated to show the front setback on the east side and the rear setback on the west of Lot 2;* 2) *The applicant shall conduct a Geotech study to determine the depth of the "Compacted Road Base" to be used for the access drive and build the access drive accordingly, with a minimum of 8" depth;* 3) *That the applicant shall meet all conditions of the Weber Fire District.* **Commission member Stimpson** seconded the motion.

AYES – Vice Chairman Reyna, Commission member Stimpson, Commission member Smith, and Commission member Jenson.

NAYS – Chairman Reed Commission member Stimpson and Commission member LaMar

RECUSED –

11. DISCUSSION – Possible change to the Planning Commission Schedule for April 8, 2026

Stephen Nelson advised the Planning Commission that on April 8, 2026, he and Damian will be at a training and wanted to discuss a possible date change for that week's Planning Commission meeting.

All commission members agreed to reschedule the meeting for Tuesday, April 7, 2026.

12. DISCUSSION – Amend Home Occupation City Code

Damian Rodriguez stated that staff are looking to amend the Home Occupation code to provide a better balance to property, neighbor, and community owners' rights. He also went over the amendments made with the Commission members input from the work session from the March 11, 2026 meeting.

Commission member LaMar asked what is meant by stacked parking and if that was captured in the definitions section of the code. He would like that information added.

Commission member Jenson stated he thought it would be easier to control vehicles.

Commission member LaMar he doesn't think it should matter on people or vehicles. Regarding the automotive repair home businesses, he thinks it should be limited to an agricultural zone only.

Commission member Jenson if you have the provisions allowed, and you keep the noise down with strict guidelines.

Commission member Reed is very opposed to automotive repair being a residential area, because of how much people pay for these homes, and don't want to deal with the noisy and keeping the peace and tranquility.

Vice Chairman Reyna mentioned he said if there were restrictions that they would need to be obeyed by.

Commission member Stimpson likes how people can be to use their property the way they want to, but does that fall on code enforcement.

13. DISCUSSION – Amend Patio Home Building Height City Code

Stephen Nelson began the discussion that the city does have a patio home zone. Staff has provided a draft of an amended patio home zone, updating the language for City Code §157.416 Maximum Structure Height to state: A) No main building or dwelling shall exceed a height of twenty-five (25) feet or consist of more than one (1) story. Basements and below-grade habitable space are strictly prohibited. B) Accessory building fifteen (15) feet.

Chairman Reed requested that the word habitable be removed.

Vice Chairman Reyna mentioned that patio homes were primarily for seniors.

Commission member Stimpson concerns is that a zone was created that was intended for patio homes, and now it is for high density homes and putting whatever they want on it.

14. **ADJOURNMENT**

Vice Chairman Reyna made a motion to adjourn at 8:27 PM. **Chairman Reed** seconded the motion.

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Jenson.

NAYS –

RECUSED -

Robyn Van Campen

Deputy City Recorder

Date Approved:

**Planning Commission
Staff Review Memo**

April 7, 2025

Damian Rodriguez, Planner

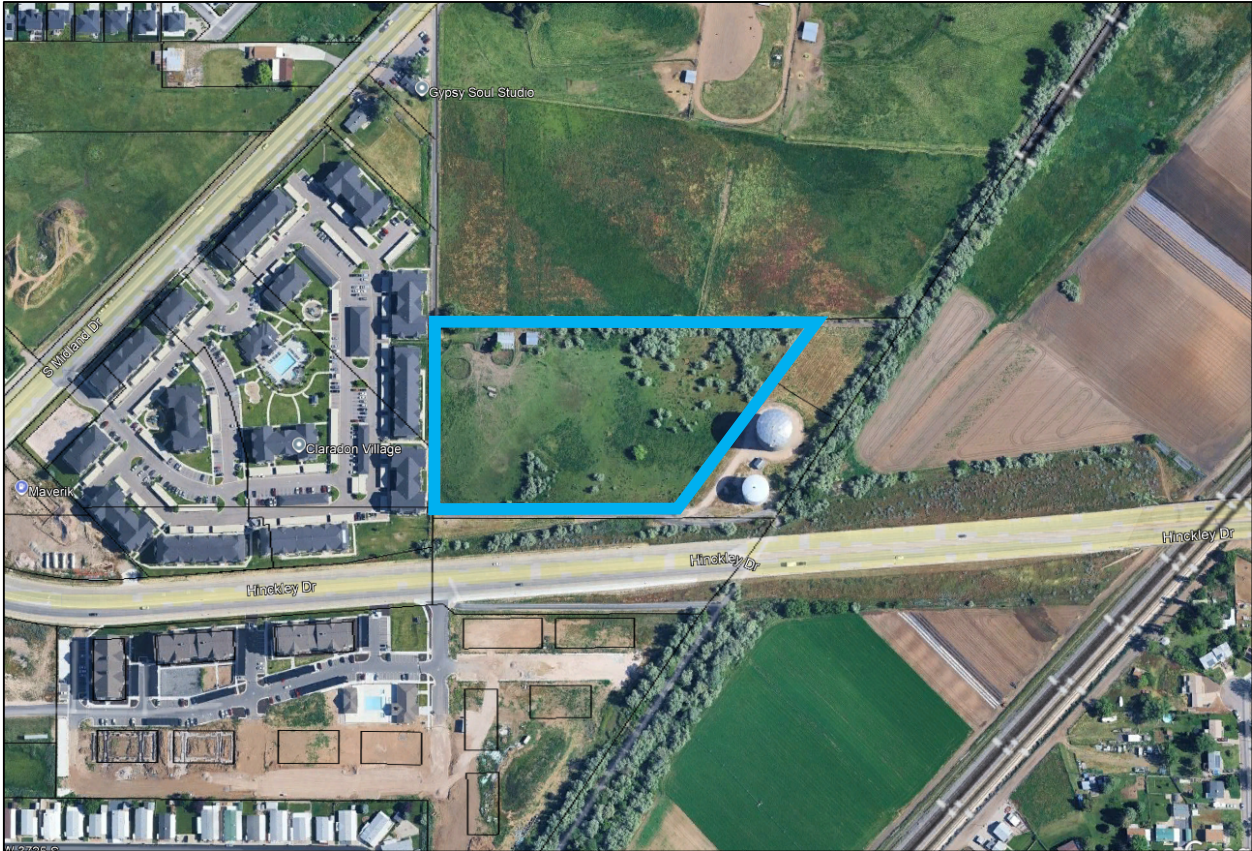


PETITION TO AMEND THE ZONING MAP

Request: Approval of an amendment to the zoning map
Property Location: Parcel 080060075 at approximately 2410 Hinckley Drive
Property Zone: M-1, Light Manufacturing
Property Size: 7 Acres
Applicant: Hayley Pratt, Castlewood Development

Governing Document(s): WHZC §157.705 through §157.715 and the West Haven General Plan
Decision Type: Legislative
Staff Recommendation: Recommend approval to the City Council

Image 1: Site Aerial



I. BACKGROUND

The applicant requests that the Planning Commission recommend approval of an amendment to the West Haven City Zoning Map changing the zoning designation of parcel 080060075 from M-1, Light Manufacturing, to R-3 Residential Zone. The said parcel (henceforth referred to in this report as the subject property) currently lacks an address but is located at approximately 2410 Hinckley Drive.

The rezone petition is motivated by the multiple-family residential development concept depicted in Image 2 below. The development concept consists of 16 buildings: 11 five-plexes and 5 four-plexes, totaling 75 residential units.

Image 2: Development Concept Plan

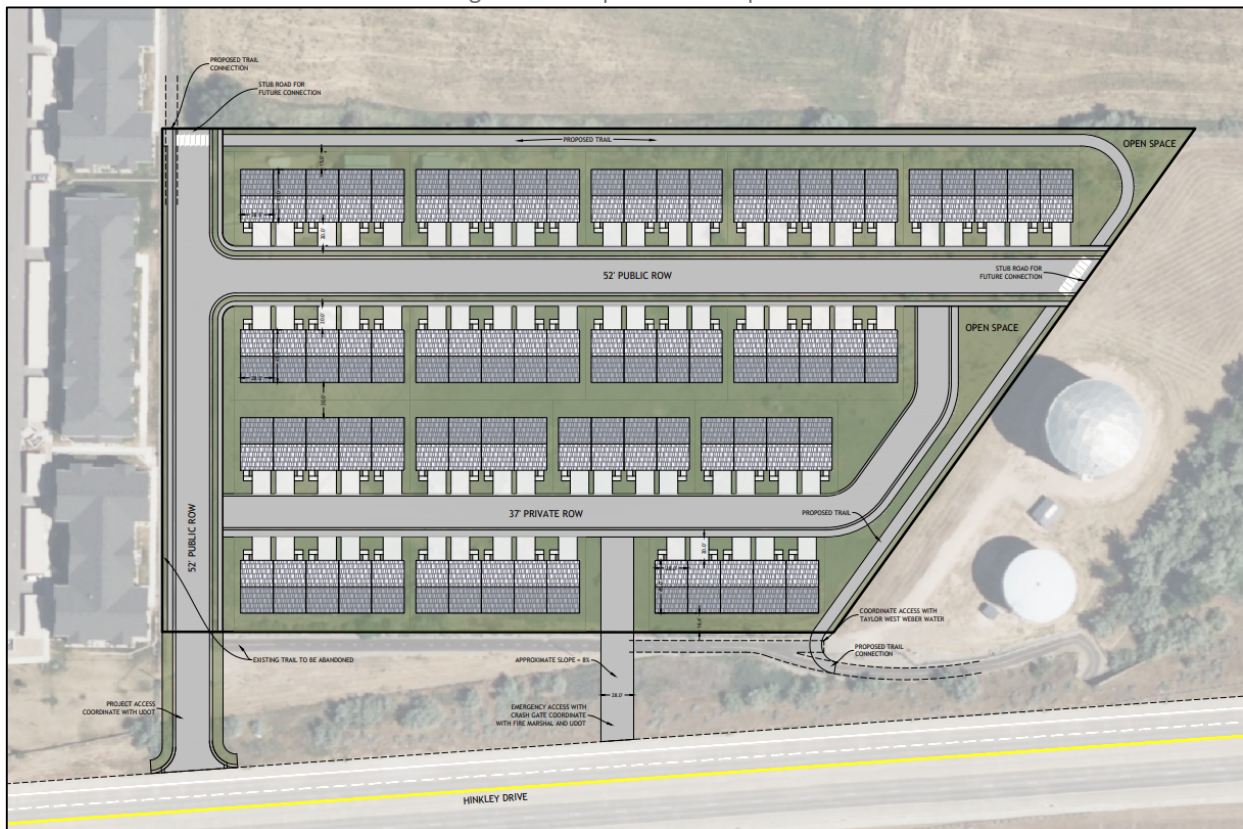
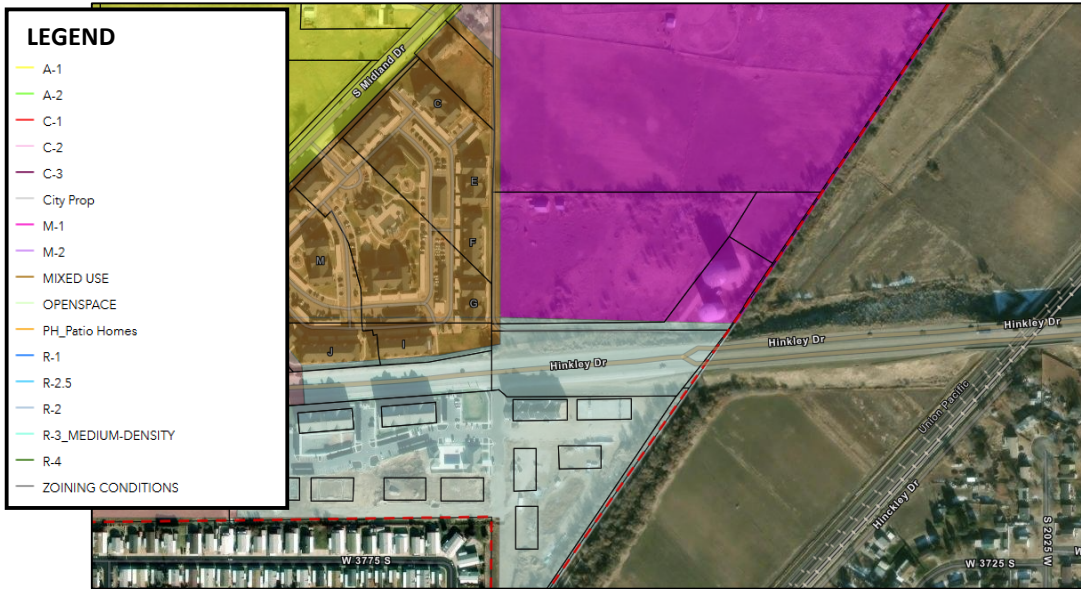


Image 3: Current Zoning Conditions – WHC Zoning Map, Vicinity of subject property



The existing zoning conditions of the subject property are as depicted in Image 3 above and expressed in Table 1 below. See image 4 for the envisioned future zoning of the subject property and the contiguous properties.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	M-1	Agriculture and Single-Family Residential
East	M-1	Taylor-West Weber Water Improvement District Operations
South (across Hinkley)	R-3	Multiple-Family Residential
West	Mixed Use	Multiple-Family Residential

II. STAFF REVIEW

Staff’s review of the subject petition to amend the zoning map, as it pertains to the requirements of the West Haven Zoning Code, is as follows:

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics.

§157.707 Petition Procedure

The West Haven City Zoning Code provides the following four procedural elements (A through D below) for the Planning Commission and City Council to consider when reviewing a petition to amend the Zoning Map.

(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept development plan and to specify the general land uses and the general site and building arrangements which will occupy the property and the general time frame and phasing of development if rezoning is granted.

Finding: A development concept has been provided that specifies the general land-use and general building arrangements. The said concept generally conforms to the use and density regulations of the sought zone, as well as to the West Haven City Zoning Code at large.

It is important to note that the attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities.

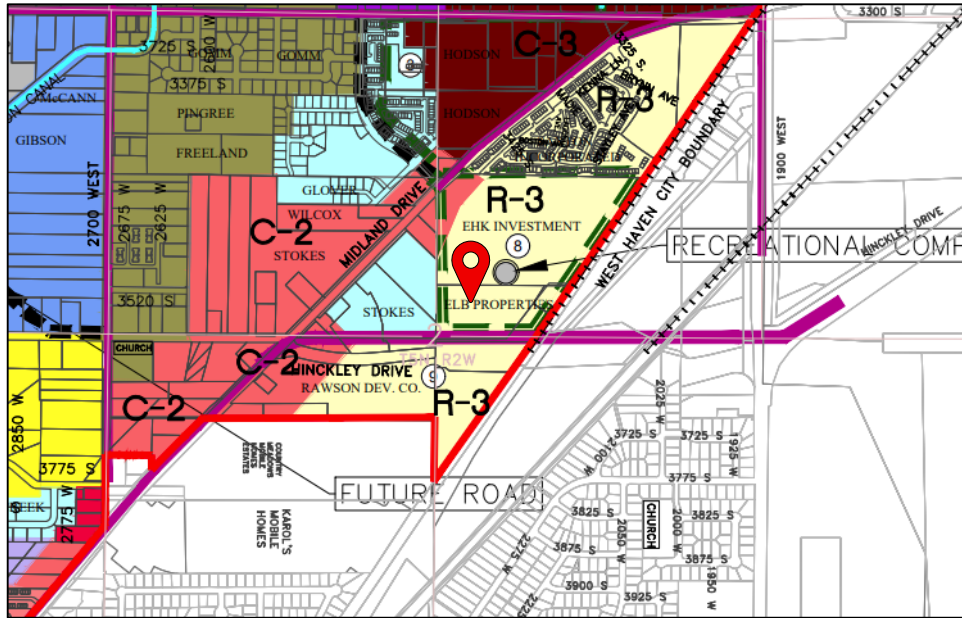
(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development information.

(C) The Planning Commission and the City Council will consider whether the petition should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses, and its impact on the surrounding area.

Finding: The petition and its associated concept plan is compatible with the General Plan and the surrounding land uses. The General Plan identifies the future land use of the subject property as R-3, with 12 units per acre, and the proposal's density is within the zone's specified maximum.

Additionally, the General Plan identifies the mid-block area north of the subject property as a future location of a “recreational component”. The proposed rerouting of the trail system along the north boundary of the subject property would engage the future recreational component and would be highly compatible with that future land use.

Image 4: General Plan Map, Vicinity of subject property



Multiple-family residential developments exist to the west and south of the subject property, and the General Plan identifies R-3 (12 units per acre) as the future land use for the property to the north.

(D) The Planning Commission and City Council will consider also whether the proposed development, and in turn the petitioned for rezoning, is needed to provide a service or convenience brought about by changing conditions, and which therefor promotes the public welfare. They may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen, or eliminate, adverse impacts.

Finding: Staff finds that the petition and its associated development concept promote public welfare by providing an owner-occupied housing type at a density that is appropriate and compatible with surrounding land uses. This finding is based on the general proposed land use of the concept without regard to the technical aspects (most of which are not yet specified) of the concept plan.

Regarding the proposed land use, staff does not anticipate any adverse impacts that would not be addressed by the City's codified development standards during the site plan review. For instance, per the City's development standards, the road dimensions would need to be modified, guest parking will need to be accounted for, the proposed site access locations will need to be verified, and other technical aspects of the development may significantly change the site design. Additionally, the proposed density may exceed the capacity of existing transportation and utility systems. A thorough review of the development proposal and its serviceability will be conducted in conjunction with the site plan review, and any infrastructure

improvements required for adequate service would, of course, be the responsibility of the applicant.

A stub road terminating at the east property boundary is proposed under the current concept. That property boundary is shared with a property owned and managed by the Taylor West Weber Water Improvement District, so staff feels that any such connection road should be reviewed by the water district, and that official notice of that approval or acknowledgment is received prior to any site plan or plat approvals. Such a requirement would be in addition to all application documents required for preliminary site plan/plat review.

Related to the above findings, staff recommend the following conditions of approval:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

§157.715 City Zoning Alternative Actions

The zoning code also provides the City Council with discretion within the following parameters defined below. Note that staff do not provide commentary for each factor of consideration of the code below, but findings are provided only for those considerations that have been found to be immediately relevant to the proposal.

(A) In all rezoning petition considerations, the City Council, after considering the recommendations of the Planning Commission and after holding the required public hearing(s), may take any of the following final alternative actions:

(1) (a) Where a concept development plan is required as provided for in this subchapter, the City Council may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part, with or without changes or conditions, and adopt an ordinance rezoning the property, or the city may, by motion, grant conditional zoning approval, with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city;

(b) The action of division (A)(1) above represents a zoning commitment by the city with fulfillment based upon a petitioner's future, more complete proposals for development;

(c) Conditional zoning approval shall be valid for a period of one year or such other time period as set by the City Council. Upon the expiration of such period of time, the City Council, after due consideration of additional material submitted, shall either grant an extension of time or rescind its conditional approval and deny the rezoning petition;

(2) The City Council may grant or deny a rezoning petition outright in whole or in part. They may require the petitioner to execute a development agreement with the city where they deem it appropriate and necessary; and

Finding: Staff finds it most appropriate for the Commission to recommend the approval of the petition, subject to the conditions enumerated in Section III of this report.

(3) The City Council may rezone, or agree to rezone, the subject land to any other zone or zones deemed more appropriate when considering the master plan, citizen's comments, and other factors, and which may allow some, or all, of the petitioner's requested uses.

(B) The City Council, upon its own initiative and after receiving the recommendation of the Planning Commission, may zone or rezone land:

(1) Where it is determined to be in the best interests of the general public;

(2) As a result of amendments to the county master plan, in order to achieve consistency; or

(3) Where changed conditions, public attitudes, or lifestyles so indicate a need.

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommend that the Planning Commission recommend **approval** of the petition, subject to the following conditions:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

IV. POSSIBLE MOTION

Recommend approval with staff-recommended conditions: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied:*

1. The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
2. An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
3. An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
4. The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

Recommend approval with modified conditions: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied:*

[List Conditions]

Recommend approval outright: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare.*

Recommend denial: *Motion to recommend to the City Council the denial of the petition to amend the Zoning Map to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request does not comply with the General Plan or is not compatible with surrounding land uses and no reasonable condition(s) can be applied to make the proposal compliant.*

West Haven Licensing and Permitting

Printed: 04/01/2026

2410 Hinckley Dr

Permit/License #

03/26/2026 - 03/25/2027

5565560

Zoning Map Amendment

Reference Number

General

c7703970-23cb-11f1-b2fc-93e8ed763af6

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	03/19/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

Commercial Zone Amendment Fee 3	\$220.50	03/26/2026	Card VISA	\$220.50
Subtotal	\$220.50	Total Paid		\$220.50
Amount Paid	\$220.50			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Planning Commission Date

04/07/2026

First Name

Hayley

Last Name

Pratt

Phone

[REDACTED]

Email

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

UT

Zip Code

[REDACTED]

Is the applicant different from the property owner?

Yes

First Name

ELB Properties LC

Last Name

ELB Properties LC

Owner Phone

[REDACTED]

Owner Email

[REDACTED]

Address

[REDACTED]

City

West Haven

State

UT

Zip Code

84067

Upload Owner Authorization Form

 **Property Owner Affidavit, Combined.pdf**

Property Address

[REDACTED]

Parcel Number(s)

080060075

Total No. of Acres

7.05

Current Zoning (select all that apply)

M-1


Proposed Zoning (select all that apply)

R-3

Describe Project and Requested Use

Castlewood respectfully requests that the City Council consider our proposed rezone from M-1 to R3 to allow a townhome development. This proposal is consistent with the General Plan, contextually compatible with surrounding uses, and supported by existing infrastructure.

Concept Plan: Required for all multi-family, mixed use, commercial, and industrial zone change applications

 **Conceptual Site Plan 1.pdf**

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Hayley Pratt - 03/19/2026 1:42 pm



2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 40'



DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	7.20 ACRES
LOTS	75
DENSITY	10.4 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

West Haven Hinkley Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: March 2, 2026

SHEET NUMBER:
C-1



C:\Users\jnick\EDM Partners Dropbox\Projects\CW Urban Misc\West Haven\Conceptual Site Plan Layout

**Planning Commission
Staff Review Memo**

April 7, 2026

Damian Rodriguez, Planner



PRELIMINARY SITE PLAN REVIEW

Request: Preliminary approval of the Egan Automotive Site Plan
Property Location: 3972 South 3275 West
Property Zone: Mixed Use
Property Size: 2.03 acres
Applicant: Donna Egan

Governing Document(s): WHZC §157.313, §157.733, and §157.734
Decision Type: Administrative
Staff Recommendation: Approval

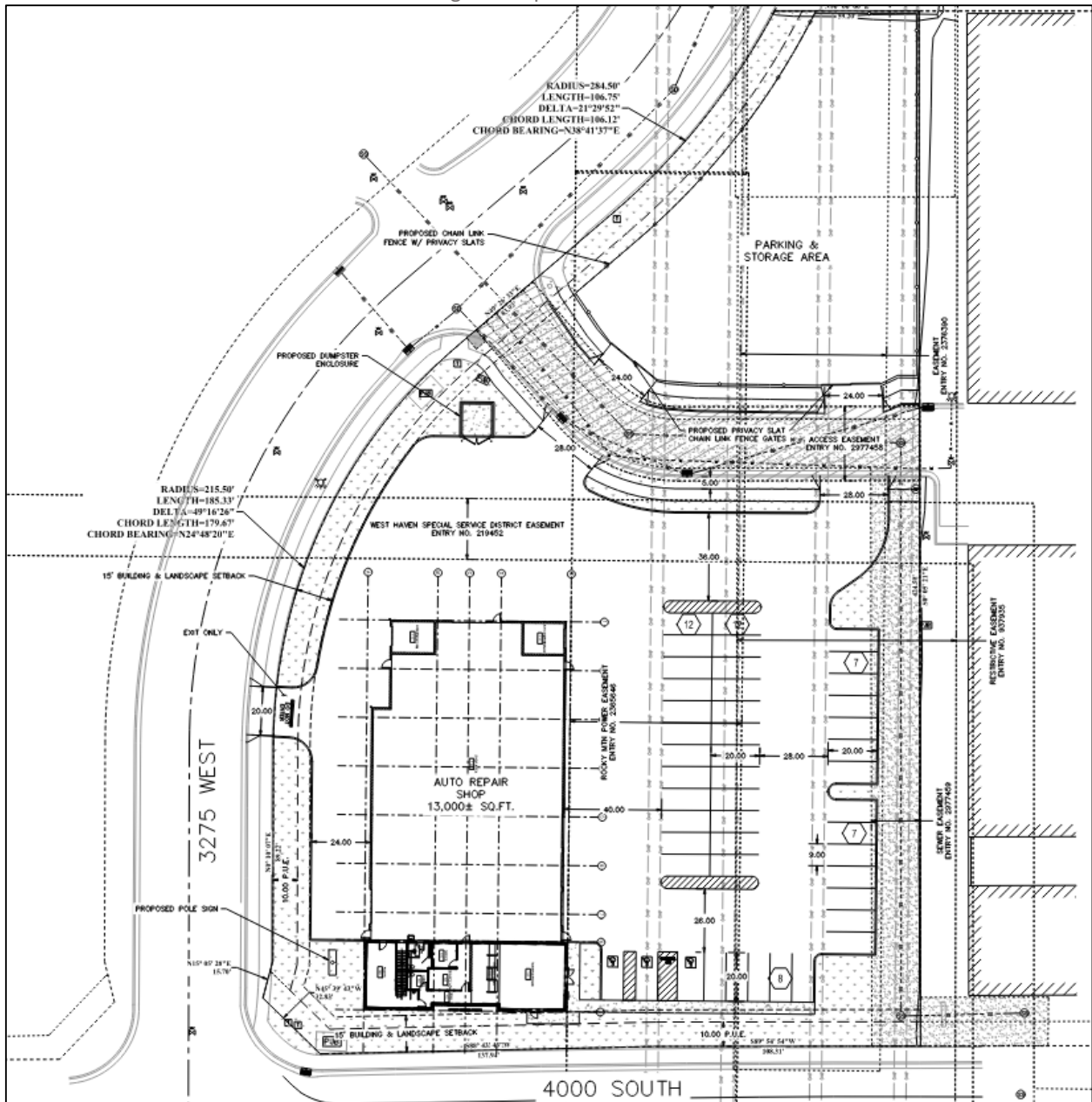
Image 1: Site Aerial



I. BACKGROUND

The applicant is requesting that the Planning Commission grant preliminary approval of the proposed site plan for a full-service automotive repair facility at 3972 South 3275 West Street (the subject property). The center's operations would range from routine maintenance to complex mechanical repairs.

Image 2: Proposed Site Plan



II. STAFF REVIEW

Staff’s review of the proposed preliminary site plan and accompanying documents (collectively referred to as *the proposal* in this report) as it pertains to the requirements of the West Haven Zoning Code is as follows:

Use

The proposed land use is classified as *Automobile Repair*, a **conditional use** in the zone (WHZC §157.294). The property is zoned mixed-use and is subject to the rules and restrictions of the Salt Point Development Agreement. The Salt Point Development Agreement states that new applications shall be considered based on the property's underlying zoning standards (Mixed Use and C-3), the concept plan in the agreement, and the language of the agreement itself. The City previously considered an auto repair facility at this location and determined it was an allowed use in March of 2024. After discussion with the City Attorney, review of the development agreement, and consideration of the City’s prior opinion, the staff has determined that an Automobile Repair facility would be allowed as a conditional use as it is designated in the C-3 Zone. Because the proposal is a conditional use, the site plan and design review is also subject to the thirteen conditional use considerations of §157.520.

§157.291 Site Development Standards

	Zone: MU (MDA)	Site Plan Proposal	Compliant?
Building height			
Maximum	None	33’ 5”	Yes
Minimum	None	28’ 6”	Yes
Max lot coverage	None	14.7%	Yes
Minimum lot area	None	88,452 ft ²	Yes
Min lot width	None	>260’	Yes
Min yard setbacks			
Front	15’	15’	Yes
Rear	5’	85’	Yes
Side	5’	>146’	Yes
Side, adj. to street	15’	39’	Yes

§157.733 STANDARDS OF REVIEW

The purpose of the *Design Review* code (§§157.730 through 157.737), as specified in the ordinance, 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. All commercial development proposals shall be subject to the provisions of the stated code.

The Planning Commission shall consider the matters specified below (A through G) in its review of a preliminary site plan packet for a commercial development proposal. Where the plan set is found to be deficient, the plans shall be amended, or conditions may be imposed to mitigate the inherent deficiencies. The Development Review Committee's (staff) findings for each matter of consideration are provided below the subject consideration. These findings are provided to assist the Planning Commission in its analysis and decision-making processes.

(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 shall be required, if in the opinion of the Planning Commission, with input from the Development Review Committee, such would be necessary.

Finding: No concerns about traffic ingress/egress or internal circulation arose during preliminary discussions with the City Engineer or in the pre-application meeting with the applicant. To mitigate deficiencies related to engineering design standards, staff recommend the following conditions of approval:

- Approval is obtained from all members of the Development Review Committee for the site design and civil engineering drawings prior to final site plan approval.

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

Finding: The parking count proposed is insufficient for the building's use and size. A minimum of 52 stalls is required based on the building's gross floor area, and one additional stall is required for each service bay. Currently, only 45 stalls are proposed.

After initial corrections, the project Engineer, Steven Lord, has provided a study that finds the proposed parking count to be sufficient for the site and use, and has thus formally requested an exception from the minimum parking requirement from the Planning Commission.

(C) **Signage.** Does the proposed signage comply with the city sign ordinance?

Finding: An architectural rendering was provided depicting the wall signs proposed for the development, and the depicted wall signs comply with the zoning ordinance. However, complete signage details were not provided. As depicted on the site plan (Sheet C-1 of the application packet), a pole sign is proposed near the southwest corner of the property at the intersection of 3275 West and 4000 South, but no schematics or renderings were provided for this sign.

Additionally, pole signs are permitted on 4000 South, but only east of the canal at approximately 3200 West; a pole sign would thus not be permitted at the subject property. However, staff does not feel that another condition of approval is warranted regarding the depicted free-standing sign, as this code standard shall be addressed to satisfy condition 1 in Section III.

Image 3: Proposed Wall Signs



(D) Landscaping. Does the proposed landscaping comply with the landscaping standards of this subchapter and the other applicable standards of the zoning ordinance?

Finding: The proposed landscaping does not completely comply with the landscaping standards of the zoning ordinance. To comply with landscaping requirements, a landscape buffer of at least 5' is required at the north property boundary. This standard is codified and shall be addressed in accordance with condition 1 in Section III.

(E) Building/site layout. Do the proposed buildings and structures comply with the standards set forth in the subchapter as well as other applicable standards of the zoning ordinance?

Finding: The building and site layout do comply with the site development standards of the Mixed Use Zone (applicable by way of the Development Agreement) and other applicable standards of the zoning ordinance. The building is oriented so that the narrow face engages 4000 South, and the broader face engages 3275 West, a lesser side street. This is to prevent the building massing from encroaching on the Rocky Mountain Power easement on the lot, which provides a setback from the power lines that loom over the property. Although this type of arrangement is unusual, it is not inherently noncompliant with the zoning code and is necessary to make the site functional.

Image 4: Photograph, Existing conditions with RMP Power Lines



(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?*

Finding: A complete civil engineering drawings packet will be obtained and reviewed in conjunction with the final site plan review process. Concerning compliance with Engineering standards, staff finds that the condition of approval recommended in Subsection A, *Traffic Safety and Circulation*, is sufficient to correct potential deficiencies without the need for additional conditions of approval.

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

Finding: The subject property and the development thereof are subject to the provisions of [the Salt Point Development Agreement](#) and all of its amendments. The said development agreement designates C-3 Regional Commercial development standards and land uses for the subject property, and the proposal is consistent with the standards and provisions of the C-3 Zone when a conditional use permit and its standards of review are applied.

§ 157.734 Design Requirements

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deems reasonable and necessary under the circumstances to carry out the intent of this subchapter.

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.*

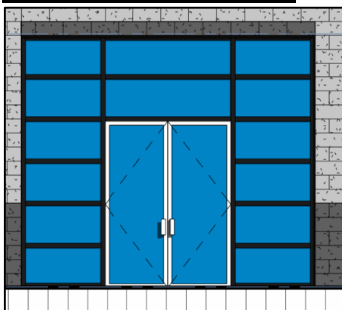
- (2) *The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.*
- (3) *Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, 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.*

Finding: After the initial review. The applicant has updated the building elevation drawings to comply with primary and secondary material requirements. However, the applicant proposes upgraded architectural features that are not specified as such per §157.733(C)(3).

The applicant has requested that the Commission approve their proposed upgraded architectural features as alternative materials, in accordance with the authority granted per §157.733(C)(5). The proposed upgraded architectural features are as follows:

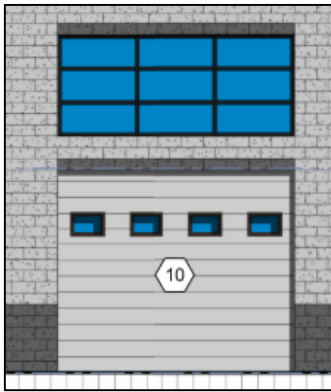
Note that staff does not provide commentary on each architectural feature; findings are provided only for those features that require Planning Commission approval as alternative materials.

Doorway Lintel Blocks

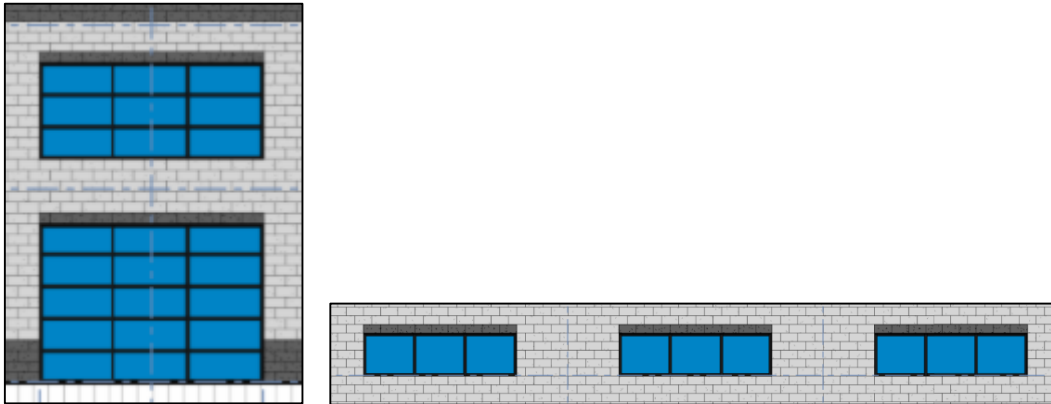


Finding: Staff finds lintel blocks to be comparable to or superior to the upgraded architectural features listed in the code. Lintel blocks are an appropriate architectural choice for the development as they provide visual interest, prominence to façade openings, and serve to support walls by distributing load weight above doors and other openings.

Faux Bay Doors

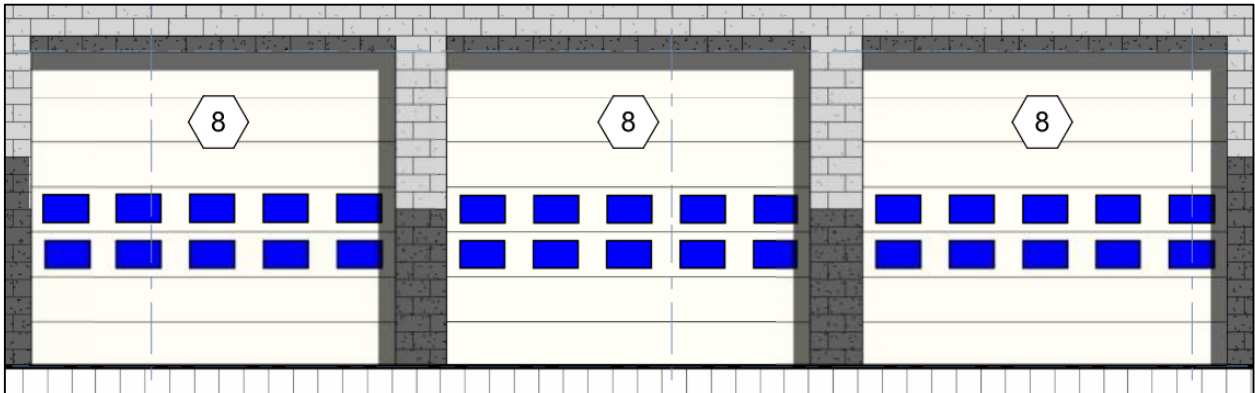


Window Mullions



Finding: Staff finds the window mullions comparable to or superior to the upgraded architectural features listed in the code. The proposed window mullions add visual variety and interest to the building's fenestration while increasing the durability and longevity of the windows they support.

Garage Door Windows



Finding: Staff finds the proposed bay door windows to be more appropriate for the proposed development and comparable to or superior to the upgraded architectural features listed in the code. The proposed windows help break up an otherwise broad and mundane surface, while providing additional transparency, which provides multiple benefits to commercial products.

§157.520 CONDITIONAL USE STANDARDS

The Planning Commission shall also review a development proposal against the below thirteen standards of review when a proposed use is conditional in the zone. The standards are useful in identifying potential detrimental impacts to the community and surrounding uses.

Note that staff do not provide commentary on each standard, but findings are provided only to those standards that are found to be immediately relevant to the proposal. Staff's review and offered findings are in no way meant to limit the scope of the Planning Commission's deliberations.

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

Finding: The proposed use conforms with the General Plan and the purpose and intent of the C-3 Regional Commercial Zone, as well as the zoning standards applicable under the governing master development agreement.

(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: If the Planning Commission grants the minimum parking reduction request, staff finds that the site design is generally well-suited to the character of the site, inasmuch as it can be given the abnormalities of the site.

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

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

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

Finding: As it is currently proposed, the parking requires an exception to be granted by the Planning Commission to be approved with the final site plan review. The project Engineer's analysis supports the proposal and an official letter has been received and is attached for the Commission to review.

(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: The dumpster is proposed for a highly visible location from 3275 West, where an inferior screening material would have a detrimental visual impact on the surrounding uses. For this reason, staff recommends the following condition of approval.

- The dumpster enclosure will be no less than 6' in height and will be made of CMU block of at least two different finishes, which match or are compatible with the primary building on the site.

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

(H) *Screening. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.*

Finding: A chain-link fence with privacy slats is proposed to enclose the north parking lot area of the development. The proposed fence will screen potential objectionable views from the street to the west, as well as prevent illegal parking.

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

Finding: The applicant has identified 8:00 am to 5:00 pm as their hours of operation. Staff find these hours to be appropriate for use and not adversely impacting the surrounding uses.

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

Finding: When the staff-recommended condition(s) of approval, listed previously in this section, are applied, detrimental effects are not anticipated regarding signage.

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

(L) *Environmental impact. The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.*

(M) *Nuisance. Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.*

Finding: The proposed site design is such that nuisances due to noise and other byproducts of operations are not anticipated to be a nuisance, with all work being performed in a fully enclosed building, finished in concrete masonry units (CMU).

III. STAFF CONCLUSION

Based on the findings specified in Section II of this report, staff concludes that the proposal is compliant with all applicable regulations and requirements of the ordinance when the following conditions of approval are applied:

1. Approval is obtained from all members of the Development Review Committee for the site design and civil engineering drawings prior to final site plan approval.
2. The dumpster enclosure will be no less than 6' in height and will be made of CMU block of at least two different finishes, which match or are compatible with the primary building on the site.

IV. **RECOMMENDED ACTION**

The staff recommends that the Planning Commission **approve** the proposed preliminary site plan, subject to the conditions enumerated in Section III of this report.

V. **POSSIBLE MOTIONS**

Parking Adjustment

Approved: Motion to grant approval of the proposed parking adjustment for unusual and unique conditions, reducing the minimum parking space requirements from 55 to 46, finding that this reduction is based on accepted engineering principles, as provided by the parking memo by Steven Lord, PE, and unique circumstances relating to the operational characteristics of the use, and that such adjustment is equitable and warranted as required by § 157.634.

Deny: Motion to deny the requested parking adjustment for unusual and unique conditions, finding that reducing the minimum parking space requirements from 55 to 46 does not reach the level of unusual or unique circumstances or conditions as described within § 157.634.

Alternate Materials

Approved: Motion to grant approval of the proposed alternative materials to allow doorway lintel blocks, window mullions, and upgraded garage doors as upgraded architectural features, finding that the requested material is comparable to or superior to the listed and approved materials, as outlined within the staff report.

Deny: Motion to deny the proposed alternative materials of doorway lintel blocks, window mullions, and upgraded garage doors as upgraded architectural features, finding that the requested material is not comparable to or superior to the listed and approved materials.

Preliminary Site Plan

Approve with staff-recommended conditions: Motion to approve the proposed preliminary site plan for Egan Auto at 3972 South 3275 West, finding that the general design of the proposed site and buildings is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

1. Approval is obtained from all members of the Development Review Committee for the site design and civil engineering drawings prior to final site plan approval.

2. The dumpster enclosure will be no less than 6' in height and will be made of CMU block of at least two different finishes, which match or are compatible with the primary building on the site.

Approve with modified conditions: Motion to approve the proposed preliminary site plan for Egan Auto at 3972 South 3275 West, finding that the general design of the proposed site and buildings is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

(List conditions of approval)

Approve outright: Motion to approve the proposed preliminary site plan for Egan Auto at 3972 South 3275 West, finding that the general design of the proposed site and buildings is compliant with the applicable regulations of the ordinance.

Egan

02/24/2026 - 02/23/2027

Site Plan and Design Review

General

Permit/License #

9945701

Reference Number

48edb110-11d1-11f1-a47e-ebaa2c78be13

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Reviewing	02/24/2026
Engineering	Not Reviewed	
Building	Not Reviewed	
Fire	Not Reviewed	
Public Works	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Preliminary Site Plan Fee	\$300.00
Subtotal	\$300.00
Processing Fee	\$2.00
Total	\$302.00
Amount Paid	\$302.00
Total Due	\$0.00

Payments

02/24/2026	Online	\$300.00
Total Paid		\$302.00

Application Form Data

(Empty fields are not included)

Project Type

Preliminary Site Plan and Design Review

Applicant First Name

Donna

Applicant Last Name

Egan

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

UT

Zip Code

[REDACTED]

Owner First Name

Donna

Owner Last Name

Egan

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

City

Kaysville

State

UT

Zip Code

[REDACTED]

Consultant/Engineer Name

Cameron Duncan from Ensign Engineering and Danny Lange from Elevate engineering

Email

[REDACTED]

Phone

Address

City

Spanish Fork

State

UT

Zip Code

84037

Consultant or Engineer Firm Name

Elevate Engineering

Project Address

City

West Haven

State

UT

Zip Code

84401

Parcel Number

087050001

Property Zone (select all that apply)

C-3

Development Type

Commercial

Proposed Use

Full Service Automotive Repair Facility

Project Description

We are a one stop shop that services customer vehicles. We work on all makes and models. Our service can be a simple and an oil change and new tires to the complexity of replacing an engine or repairing electrical issues. Our business hours are from 8-5 M-F.


Building Sq. Ft

13000

Lot Size (in acres)


2.0


Upload Completed Affidavit of Understanding and Acceptance of Fees and Costs

 EGAN AUTOMOTIVE_CIVIL_PRESP_1A (1).pdf

 scans-cw.land_20260226_090558.pdf

Upload the proposed site plan, including access and traffic circulation, building location and setbacks, building elevations, landscaping, parking, and signage plans

 Sign on the building.pdf

 EGAN AUTOMOTIVE_CIVIL_PRESP_1A (1).pdf

Upload all other supporting documents (including utility service letters)

 Will Serve Letter Roy.docx

 3972 S 3275 W West Haven Letter of Availability (1).docx

 Building Style Sign West Haven.pdf

 Landscaping Plan.pdf

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Donna Egan - 02/24/2026 3:36 pm

Messages

03/17/2026 14:49 pm - Damian Rodriquez

Do you have a design or specifications page for the proposed pole sign?

03/10/2026 10:52 am - John Wallace

They will need a grease trap on the sewer line leaving the bays, but other than that, I don't see any issues on my end.

Comments:

03/17/2026 16:07 pm - Damian Rodriquez

Noted on the corrections report. Thanks John.


03/26/2026 10:43 am - Applicant

Secondary water is concerned too many plants are required for the amount of water available with the drought. As per the ordinance here is the updated plan.

 Updated Landscaping per city reports.pdf

03/26/2026 10:55 am - Applicant

Updated site plan per the corrections

 Updated Site Plan.pdf

03/26/2026 10:56 am - Applicant

Corrections report responses

 Corrections Report -Response.xlsx

02/24/2026 16:25 pm - Applicant

Here is the landscaping plan to add to my application review.

 Landscaping Plan.pdf

Comments:

02/25/2026 9:22 am - Damian Rodriquez

Received, thank you.

02/25/2026 17:03 pm - Applicant

I'm worried I may have submitted the wrong sign file. Sorry if this is redundant but I'm sending in case I missed including the updated sign design. Thanks

 Building Style Sign West Haven.pdf


02/26/2026 12:14 pm - Applicant

Enbridge Will Serve Letter

 3972 S 3275 W West Haven Letter of Availability.docx

02/26/2026 13:40 pm - Applicant

Here is the requested Affidavit

 scans@cw.land_20260226_090558.pdf

03/04/2026 18:00 pm - Damian Rodriquez

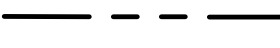
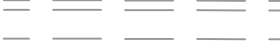








Thank you, Donna. There are a few documents that we still need before your application can be scheduled for Planning Commission review. Those documents include:

RADIUS=284.50'
 LENGTH=106.75'
 DELTA=21°29'52"
 CHORD LENGTH=106.12'
 CHORD BEARING=N38°41'37"E

RADIUS=215.50'
 LENGTH=185.33'
 DELTA=49°16'26"
 CHORD LENGTH=179.67'
 CHORD BEARING=N24°48'20"E

PROJECT ENGINEER:
 STEVEN LORD
 ELEVATE ENGINEERING
 531 WEST 3800 NORTH
 SPANISH FORK, UT 84660
 (801) 850-8965
 STEVEN@ELEVATEENG.COM

LEGEND

- LOT LINES (PROPERTY) 
- EXISTING CURB AND GUTTER 
- PROPOSED CURB AND GUTTER 
- STRIPING 
- BUILDING SETBACK 
- EXISTING BUILDING 
- EXISTING FENCE 
- PROPOSED FENCE 
- LANDSCAPE AREA 
- CONCRETE AREA 

SITE DATA

LOT AREA:	88,452	SF± (2.031 ACRES)
BUILDING AREA:	13,000	SF± 14.7%
PAVEMENT AREA:	57,320	SF± 64.8%
LANDSCAPE AREA:	18,132	SF± 20.5%

CURRENT ZONING: C-3
 PERMITTED USE
 PARCEL ID#: 087050001

BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=15 FEET
 REAR=0 FEET
 SIDE=0 FEET

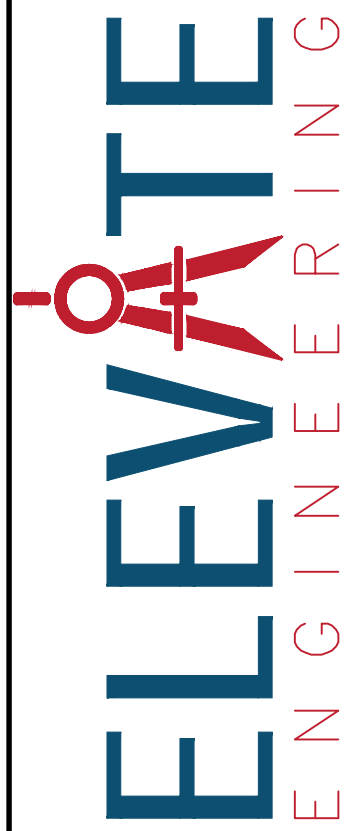
PARKING TABULATION

REQUIRED: AUTO REPAIR SHOP = 1 SPACE PER SERVICE BAY,
 PLUS 1 SPACE PER 250 SQ.FT. (21 STALLS)

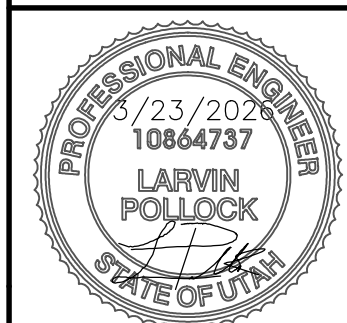
PROVIDED: 46 STALLS
 3 ADA STALLS

NO.	REVISIONS	BY	DATE


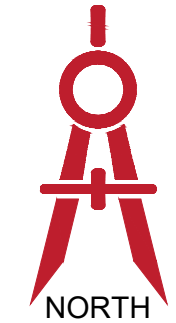
ELEVATE ENGINEERING
 531 WEST 3800 NORTH
 SPANISH FORK, UT 84660
 PHONE: (801) 718-6993
 larvin@elevateeng.com



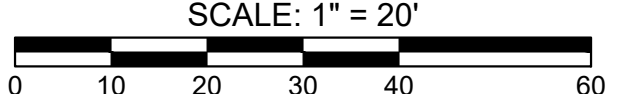
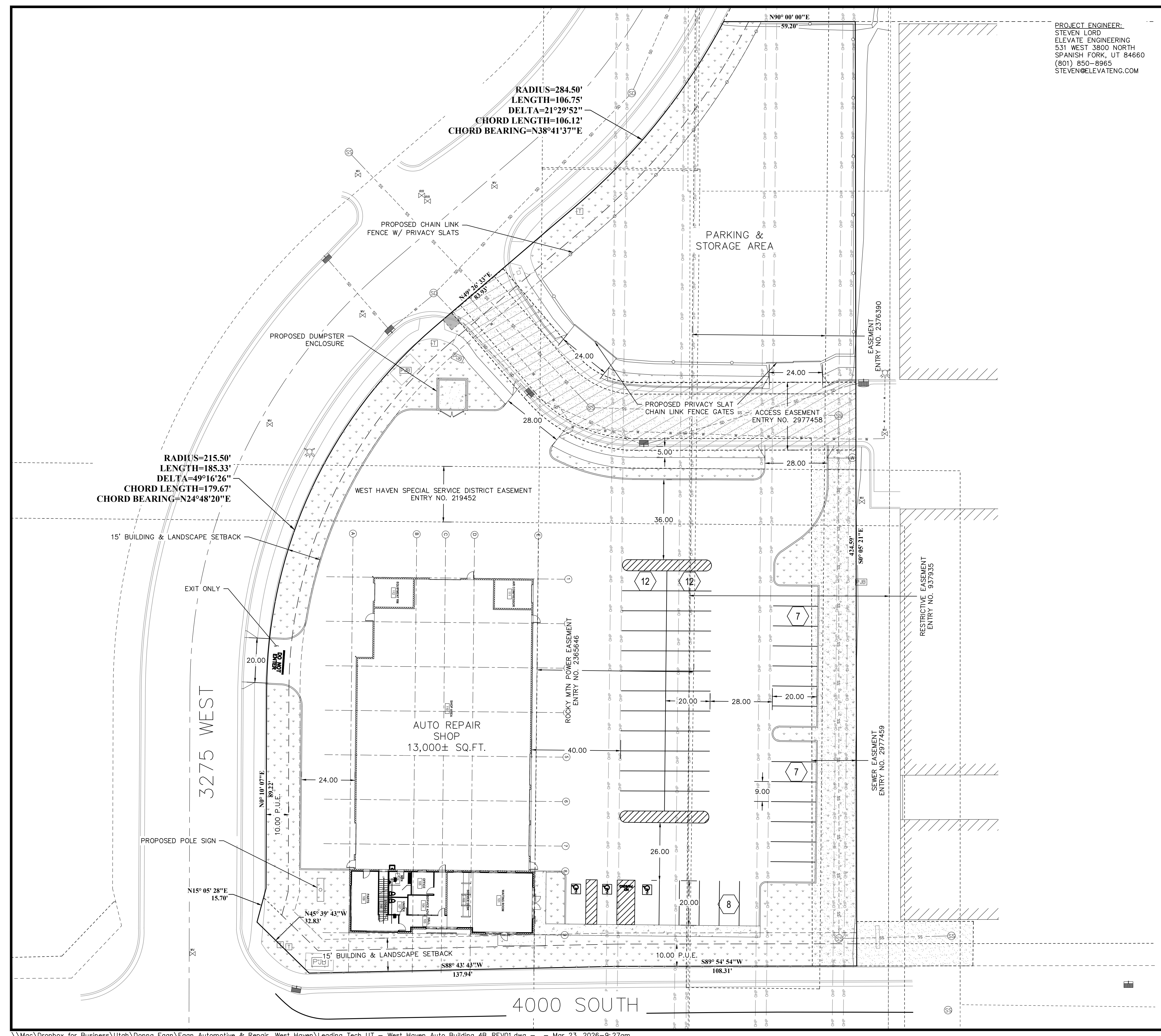
EGAN AUTOMOTIVE
 SITE PLAN
 3275 W 4000 S, WEST HAVEN, UT 84401



SHEET:
C-1
 DATE:
 Mar 23, 2026

SCALE: 1" = 20'

1. Sanitary sewer will-serve letter,
2. Culinary water will-serve letter;
3. Secondary water will-serve letter.

If we can obtain these needed documents by 3/10 then we may be able to put the item on the Planning Commission agenda for 3/25.

I will provide a comment/corrections report once all staff reviews are completed. In the meantime, let me know if you have any questions.

03/05/2026 16:07 pm - Applicant

Here is the Sanitary Will-Serve Letter. I am working on the water. I have sent emails and left a phone message. Any Suggestions? I don't seem to be hearing back.

 Will Serve Letter_Central Weber Sewer Egan Automotive (1).pdf

03/09/2026 12:10 pm - Applicant

Here is the secondary Water Will Serve.

 Egan Automotive -Secondary Water Will Serve Letter.pdf

03/09/2026 16:49 pm - Applicant

Here is the Water Availability letter for the primary water.

 Egan Automotive Water Availability Letter.pdf

03/09/2026 16:54 pm - Applicant

My understanding is that West Haven will provide a second Will Serve letter for sewer and I have my meeting with UDOT on the 17th of March. Please let me know what else I would need. Is the Water Availability letter enough for the preliminary meeting? My understanding is the application process takes time and I have to pay fees upfront. It would be nice to know if I could build before getting deeper in fees.

03/10/2026 12:12 pm - Applicant

Will Serve from West Haven for Sewer

 West Have Sewer.pdf

03/17/2026 9:49 am - Damian Rodriquez

Hi Donna,

At this time, we have everything needed for preliminary approval. By the end of the week, I will provide you with a corrections report, staff report for the Planning Commission meeting, and the agenda for the Planning Commission meeting of 3/25.

03/19/2026 13:01 pm - Applicant

Wonderful. I will watch for those reports and the agenda

Internal Notes

03/02/2026 9:08 am - Stephen Nelson

They have their UDOT pre-application meeting scheduled for March 17, 2026.

03/18/2026 11:50 am - Jeffrey Holley

Damian Rodriguez, Stephen Nelson, Ed Mignone,

Please see attached redlines

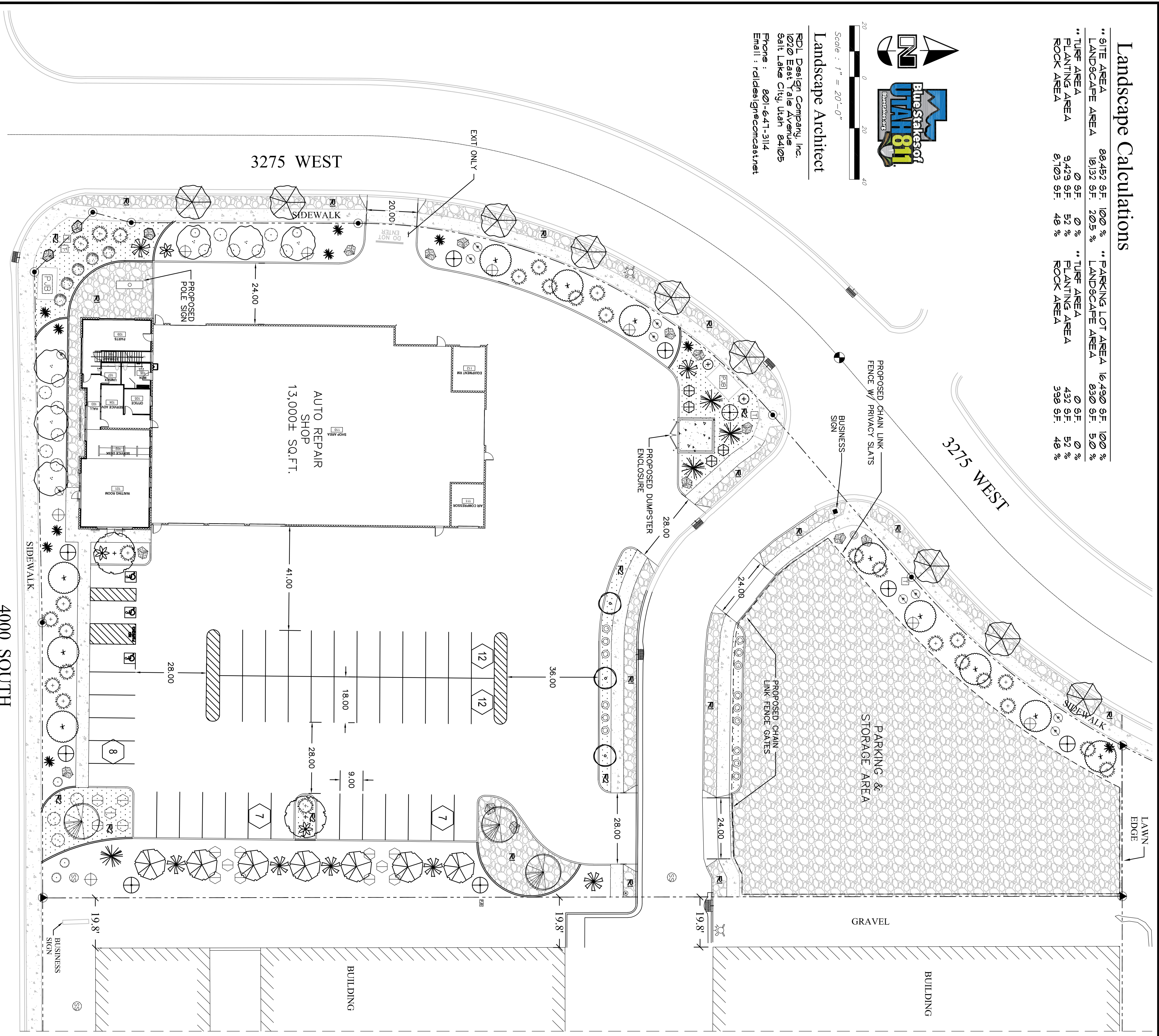
Landscape Calculations

** SITE AREA	28,452 SF	100%	** PARKING LOT AREA	16,430 SF	100%
LANDSCAPE AREA	18,152 SF	205%	LANDSCAPE AREA	8,502 SF	50%
** TURF AREA	9,429 SF	52%	** TURF AREA	432 SF	52%
PLANTING AREA	8,103 SF	48%	PLANTING AREA	398 SF	48%
ROCK AREA			ROCK AREA		



Landscape Architect

RDL Design Company, Inc.
 1020 East Yale Avenue
 Salt Lake City, Utah 84105
 Phone: 801-641-3114
 Email: rdl@design.comcat.net



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Cataegus crue-galli	Cockspur Hawthorn	2'-10" Height	Full Head Crown
11		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2'-12" Height	Full Head Crown
4		Juniperus scopulorum	Rocky Mountain Juniper	6' 1/2" Height	Full Throughout
3		Koeleria p.	Golden Candle	2'-10" Height	Full Head Crown
3		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2'-10" Height	Full Head Crown
6		Tilia cordata 'Greenspire'	Little Leaf Linden	2'-12" Height	Full Head Crown
9		Zaloxya serrata 'Mushshino'	Mushshino Zaloxya	2'-12" Height	Full Head Crown
2		Zaloxya serrata 'Wireless'	Wireless Zaloxya	2'-12" Height	Full Head Crown

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Barberry thund. 'Crimson Pigeon'	Crimson Pigeon Barberry	3 gallon	15'-18" Height
2		Corydalis aurea	Rubber Rabbitbrush	3 gallon	15'-18" Height
3		Hesperaloe parviflora	Red Yucca	3 gallon	15'-18" Height
15		Rhus copallina 'Summer Wine'	Summer Wine Nectar	3 gallon	15'-24" Height
21		Rhus copallina 'Famous Buttes'	Famous Buttes Sandcherry	3 gallon	15'-18" Height
1		Rhus aromatica 'Lou Groer'	Lou Groer Sumac	3 gallon	15'-18" Spread
5		Rhus typhina 'Baltiger'	Tiger Eye Sumac	3 gallon	15'-24" Height
10		Rosa 'Knock Out Red'	Knock Out Rose	3 gallon	15'-18" Height
10		Yucca filam. 'Golden Sword'	Golden Sword Yucca	3 gallon	15'-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	1 gallon	15'-18" Height
15		Calamagrostis a. 'Fountain'	Fountain Feather Grass	1 gallon	15'-18" Height
3		Panicum sphenolobos 'Gracillimus'	Maiden Grass	1 gallon	15'-18" Height
3		Panicum virgatum 'Sprengeri'	Sprengeri Switch Grass	1 gallon	15'-18" Height
16		Ferretium alopec. 'Hansen'	Hansen Fountain Grass	1 gallon	12'-15" Height

Planting Notes

- All shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a minimum of 2 inches of topsoil over the rootball.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches. By the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peppor equal).
- and shall be rotary mixed on-site prior to installation, and used as per manufacturers recommendations.
- Use one complete bag of plant mix for every 21 gallon rootballs and trees with a 31 inch depth of spread back mulch mixture as a cover. The overall shrub beds themselves (beyond plant walls) shall receive a 3" min. depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water wall or each plant, then apply fine ground bark inside water wall. The remainder of the planter bed shall receive the depth of decorative stone.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to apply the necessary skill to perform all tasks associated with the project.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- Prior to beginning work, the contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all work.
- Any plant material shall be installed in accordance with the specifications. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/flag as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

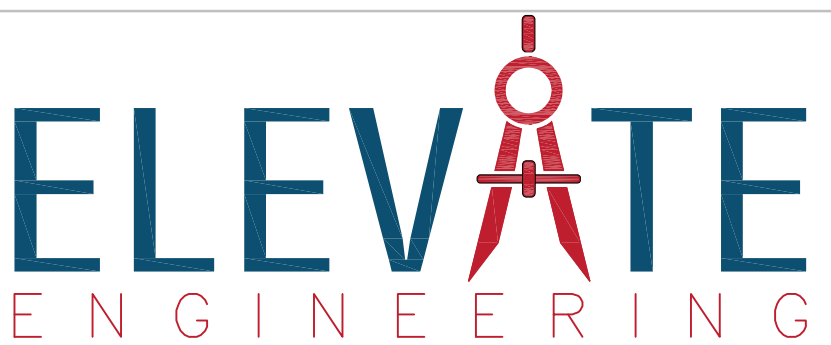
- SHRUB AREAS : Six (6) inches below finish grade. This will allow for the installation of a three inch depth of topsoil, along with a three inch depth of bark, mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS : Four (4) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COMPLETION: The landscape contractor shall meet early on in the construction process with the Owner/Landscape Architect to discuss any questions or concerns that may arise. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4" Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, And Match That Used On Adjacent Property. Block/Not Rounded.
	4' x 6' Extended Concrete	Install In Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 50% Prior To Installation.
	Rock Only Area / Cobble / 4" Minus Size / 'Nepoli Gray'	Install In Areas Shown To A Depth Of 4 Inches Over 'Dallit' Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Bark Area / 2" Min. Size / Barkstone # Color	Install In Areas Shown To A Depth Of 3 Inches Over 'Dallit' Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Rock Area / Match Adjacent Property Product	Install In Areas Shown To A Depth Of 3 Inches Over 'Dallit' Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
 492 WEST 1200 NORTH
 SPRINGVILLE, UT 84663
 PHONE: (801) 718-5993
 torvin@elevateeng.com



EGAN AUTOMOTIVE
 LANDSCAPE PLAN
 3275 W. 4000 S. WEST HAVEN, UT. 84401



SHEET: 1-1
 DATE: 03-23-2026

RADIUS=284.50'
 LENGTH=106.75'
 DELTA=21°29'52"
 CHORD LENGTH=106.12'
 CHORD BEARING=N38°41'37"E

RADIUS=215.50'
 LENGTH=185.33'
 DELTA=49°16'26"
 CHORD LENGTH=179.67'
 CHORD BEARING=N24°48'20"E

PROJECT ENGINEER:
 STEVEN LORD
 ELEVATE ENGINEERING
 531 WEST 3800 NORTH
 SPANISH FORK, UT 84660
 (801) 850-8965
 STEVEN@ELEVATEENG.COM

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- PROPOSED FENCE
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

LOT AREA:	88,452	SF± (2.031 ACRES)
BUILDING AREA:	13,000	SF± 14.7%
PAVEMENT AREA:	58,664	SF± 66.3%
LANDSCAPE AREA:	16,788	SF± 19.0%

CURRENT ZONING: C-3
PERMITTED USE:
 PARCEL ID#: 087050001

BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=15 FEET
 REAR=0 FEET
 SIDE=0 FEET


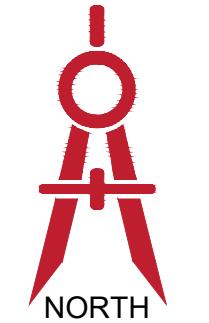
PARKING TABULATION

REQUIRED: AUTO REPAIR SHOP = 1 SPACE PER SERVICE BAY,
 PLUS 1 SPACE PER 250 SQ.FT. (21 STALLS)

PROVIDED: 45 STALLS
 3 ADA STALLS

ZONING MAP
 INDICATES MIXED
 USE AND A-2
 ZONING FOR THIS
 PARCEL

ORDINANCE
 157.635 REQUIRES
 180 SF PER STALL

SCALE: 1" = 20'

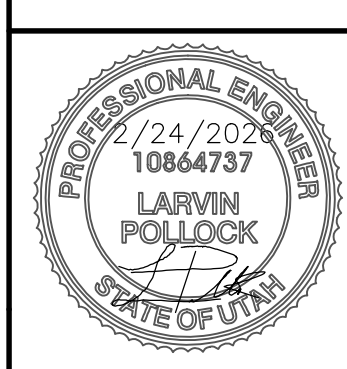
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
 531 WEST 3800 NORTH
 SPANISH FORK, UT 84660
 PHONE: (801) 718-6993
 larvin@elevateeng.com

ELEVATE ENGINEERING

EGAN AUTOMOTIVE
 SITE PLAN
 3275 W 4000 S, WEST HAVEN, UT 84401



SHEET:
C-1
 DATE:
 Feb 24, 2026

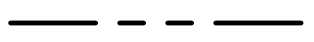

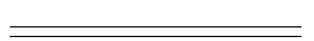


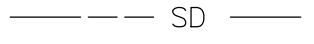
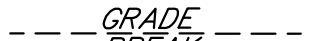
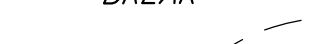
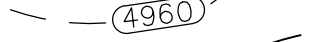
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 LENGTH=106.75'
 DELTA=21°29'52"
 CHORD LENGTH=106.12'
 CHORD BEARING=N38°41'37"E

RADIUS=215.50'
 LENGTH=185.33'
 DELTA=49°16'26"
 CHORD LENGTH=179.67'
 CHORD BEARING=N24°48'20"E

INDICATE FLOOR DRAIN LOCATIONS FOR SHOP AREA
 PROVIDE OIL/WATER SEPARATOR (INCLUDE DETAIL) PRIOR TO ENTERING UNDERGROUND DETENTION SYSTEM

PROVIDE STORMWATER CALCULATIONS INDICATING STORAGE AND DISCHARGE REQUIREMENTS

LEGEND

- LOT LINES (PROPERTY) 
- EXISTING CURB AND GUTTER 
- PROPOSED CURB AND GUTTER 
- PROPOSED STORM DRAIN LINE 
- EXISTING STORM DRAIN LINE 
- GRADE BREAK 
- EXISTING CONTOUR 
- FINISHED CONTOUR 
- FINISH GRADE SLOPE 

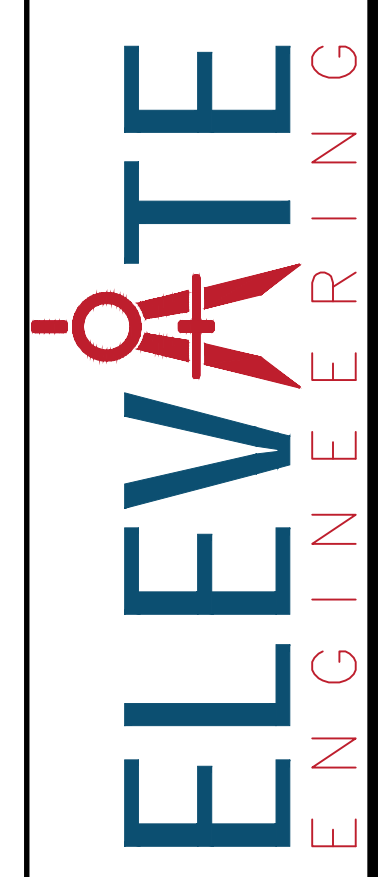
PROVIDE LID CALCULATIONS AND INDICATE HOW REQUIREMENTS ARE MET
 INCLUDE STATE TEMPLATE WATER QUALITY REPORT
 PROVIDE LONG TERM STORMWATER MANAGEMENT PLAN/AGREEMENT

GRADING PLAN IS INCOMPLETE. PLEASE PROVIDE ANNOTATIONS FOR EXISTING AND PROPOSED CONTOURS, AS WELL AS SPOT ELEVATIONS AND SLOPE LABELING TO ENSURE PROPER DRAINAGE AND ADA ACCESS TO BUILDING

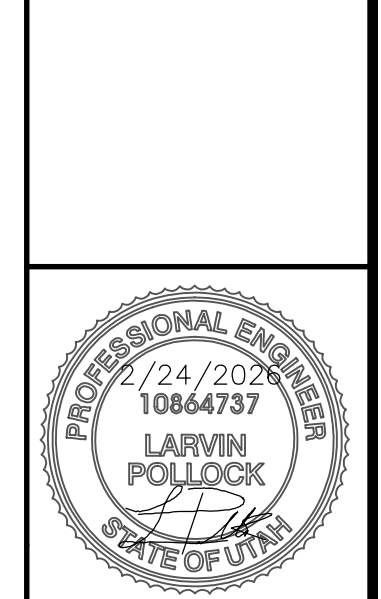
PROVIDE GEOTECH REPORT, ENSURE 2' SEPARATION FROM GROUNDWATER AND INFILTRATION RATE SUFFICIENT TO EMPTY ANY RETAINED RUNOFF WITHIN 72 HRS

NO.	REVISIONS	BY	DATE


ELEVATE ENGINEERING
 601 WEST 9800 NORTH
 SPANISH FORK, UT 84660
 PHONE: (801) 718-5993
 larvin@elevateeng.com




EGAN AUTOMOTIVE
 GRADING & DRAINAGE PLAN
 3275 W 4000 S, WEST HAVEN, UT 84401

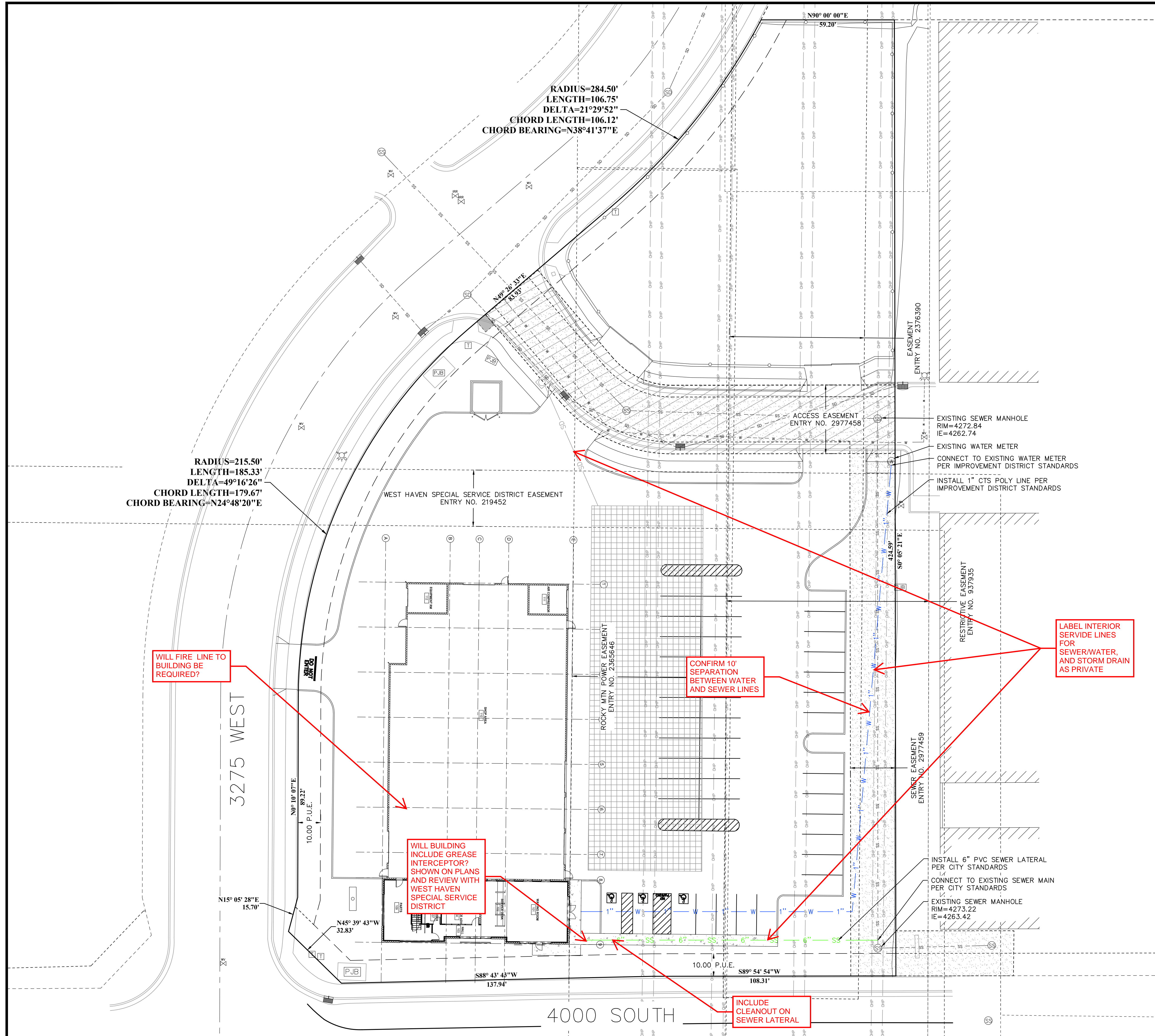


SHEET: C-2
 DATE: Feb 24, 2026



SCALE: 1" = 20'





LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	====
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---SD---
PROPOSED SEWER LINE	---SS---
EXISTING SEWER LINE	---SS---
PROPOSED WATER LINE	---W---
EXISTING WATER LINE	---W---
INVERT ELEVATION	IE
FINISHED FLOOR ELEVATION	FFE

PROVIDE WILL SERVE LETTERS FROM UTILITY PROVIDERS FOR CULINARY WATER, SECONDARY WATER, AND SEWER


WILL FIRE LINE TO BUILDING BE REQUIRED?

WILL BUILDING INCLUDE GREASE INTERCEPTOR? SHOWN ON PLANS AND REVIEW WITH WEST HAVEN SPECIAL SERVICE DISTRICT


CONFIRM 10' SEPARATION BETWEEN WATER AND SEWER LINES

LABEL INTERIOR SERVICE LINES FOR SEWER/WATER, AND STORM DRAIN AS PRIVATE

INCLUDE CLEANOUT ON SEWER LATERAL

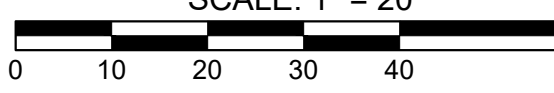


Blue Stakes of UTAH811
bluestakes.org



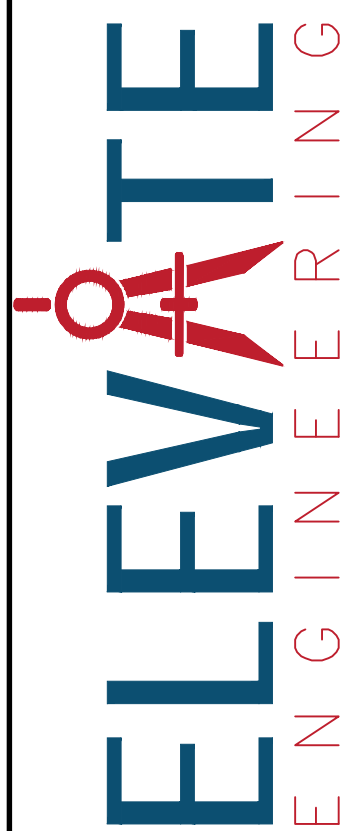
NORTH

SCALE: 1" = 20'

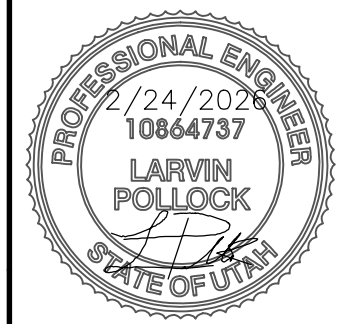


NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
531 WEST 3600 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
for@elevateeng.com



EGAN AUTOMOTIVE
UTILITY PLAN
3275 W 4000 S, WEST HAVEN, UT 84401



SHEET: **C-3**
DATE: Feb 24, 2026

GENERAL NOTES:

1. NOT USED.

SHEET KEYNOTES:

1. NOT USED.

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	F1		4	GALN-SA5C-840-U-T4W-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (5) 80 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD		80	268	1	269	 Max: 17148cd
	EG		10	AXCS3A	3A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS		1	3536	1	26.8	 Max: 1804cd
	F2		2	GWC-SA2C-740-U-T4W	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS		32	458	1	113	 Max: 9836cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	13.0 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.4 fc	9.5 fc	0.2 fc	47.5:1	12.0:1

2 PHOTOMETRIC STATS
 SCALE: NTS

1 PHOTOMETRIC
 SCALE: NTS

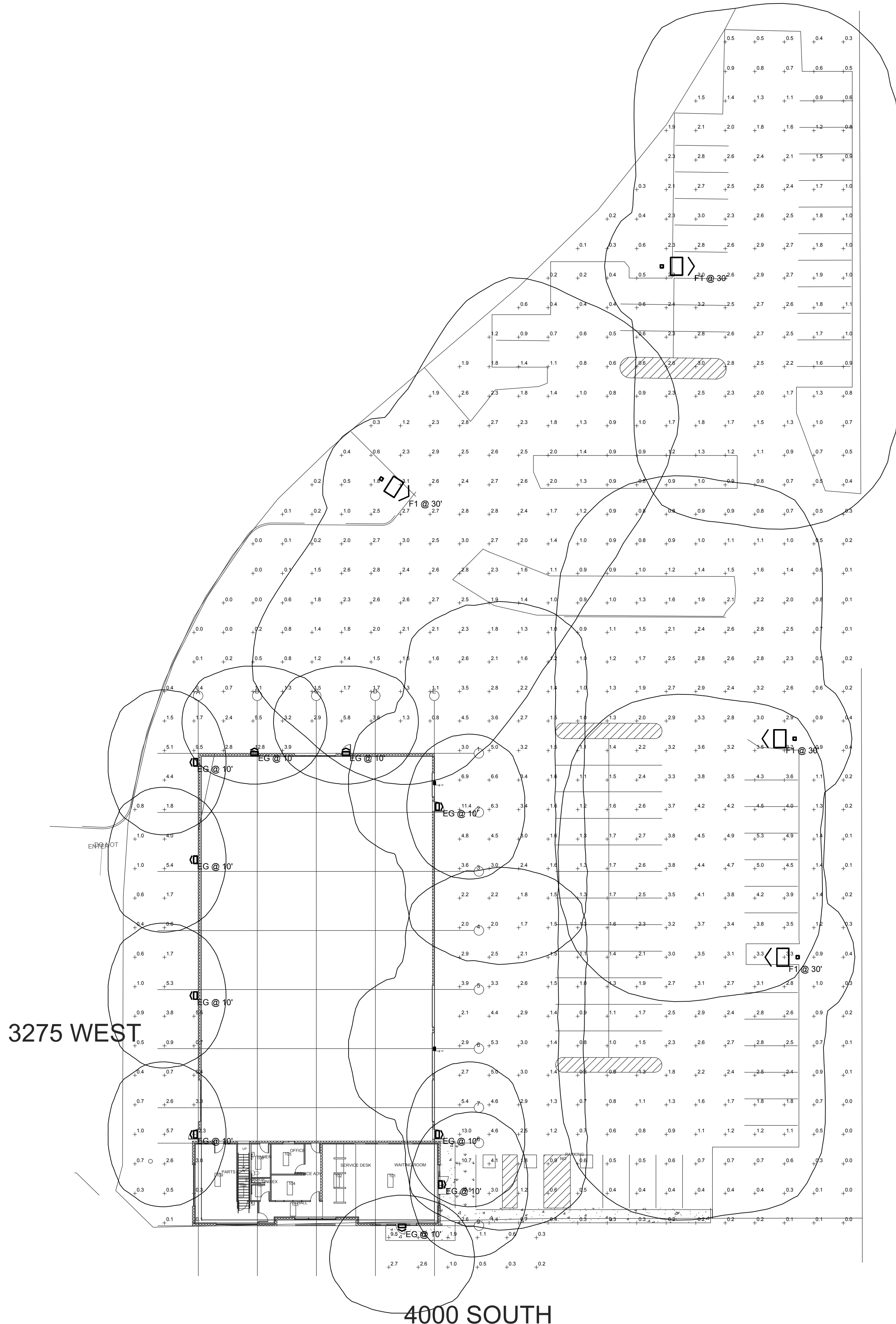
EGAN AUTOMOTIVE
NEW AUTOMOTBILE REPAIR SHOP
 3950 SOUTH 3275 WEST
 WEST HAVEN UTAH



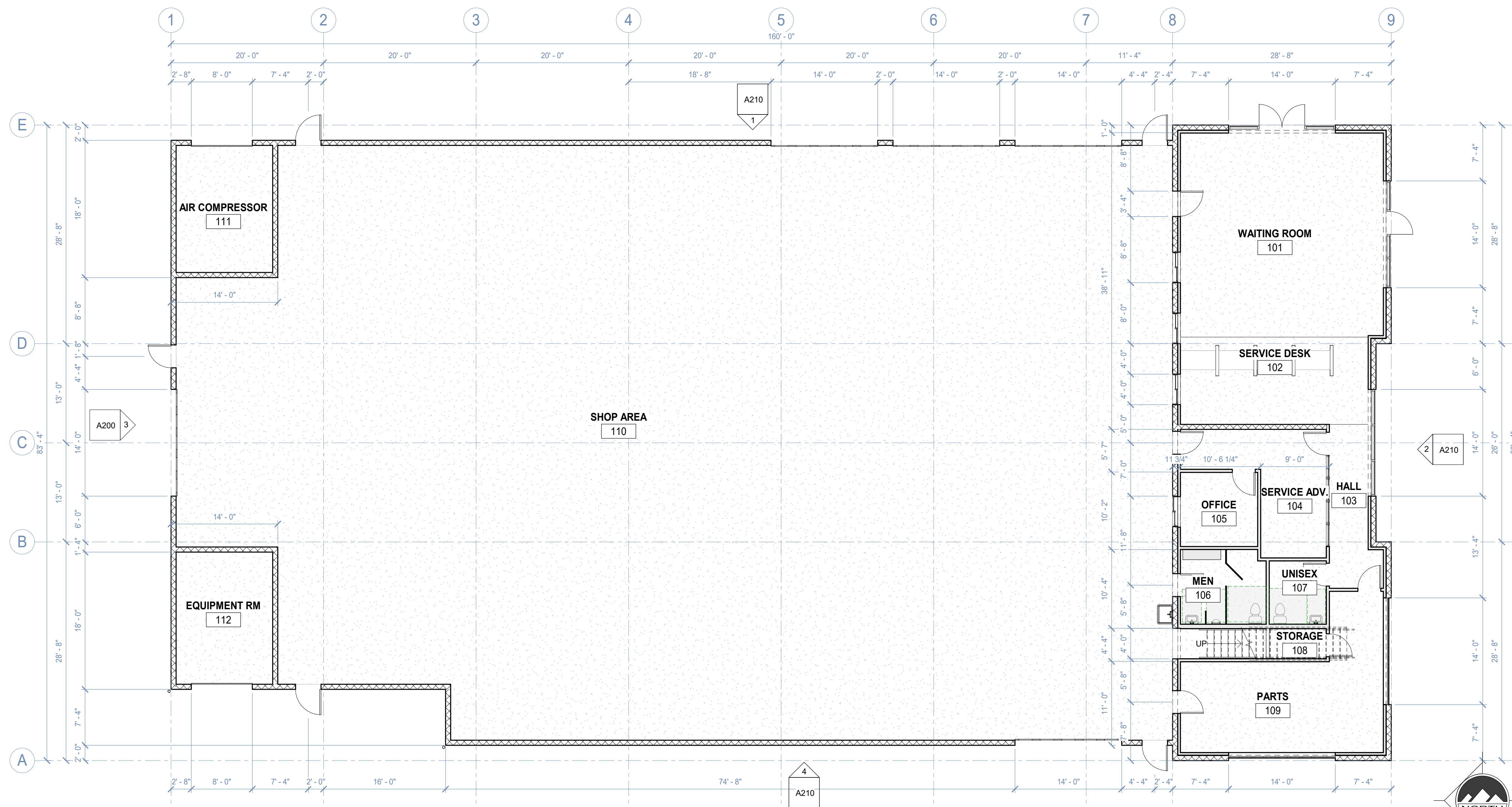
PHOTOMETRIC

PROJECT NUMBER: 14754 PRINT DATE: 02/20/2026
 PROJECT MANAGER: K. HEGERHORST DESIGNED BY: B. SORENSON

E3.3



**EGAN AUTOMOTIVE
NEW AUTOMOBILE REPAIR SHOP**
3950 SOUTH 3275 WEST
WEST HAVEN UTAH



1 LEVEL 01 - FLOOR PLAN - 12,492 SF
SCALE: 1/8" = 1'-0"

COMCHECK INSULATION VALUES:
ROOF INSULATION = R-32
WALL INSULATION = R-25
FOUNDATION INSULATION = R-10 RIGID
WINDOW U FACTOR = .320 MIN.

NOT FOR CONSTRUCTION

NO. DATE REVISION

FLOOR PLAN

PROJECT NUMBER DATE
14754 02-24-2026
PROJECT MANAGER DESIGNED BY
CD CD

A100

**EGAN AUTOMOTIVE
NEW AUTOMOBILE REPAIR SHOP**
3950 SOUTH 3275 WEST
WEST HAVEN UTAH

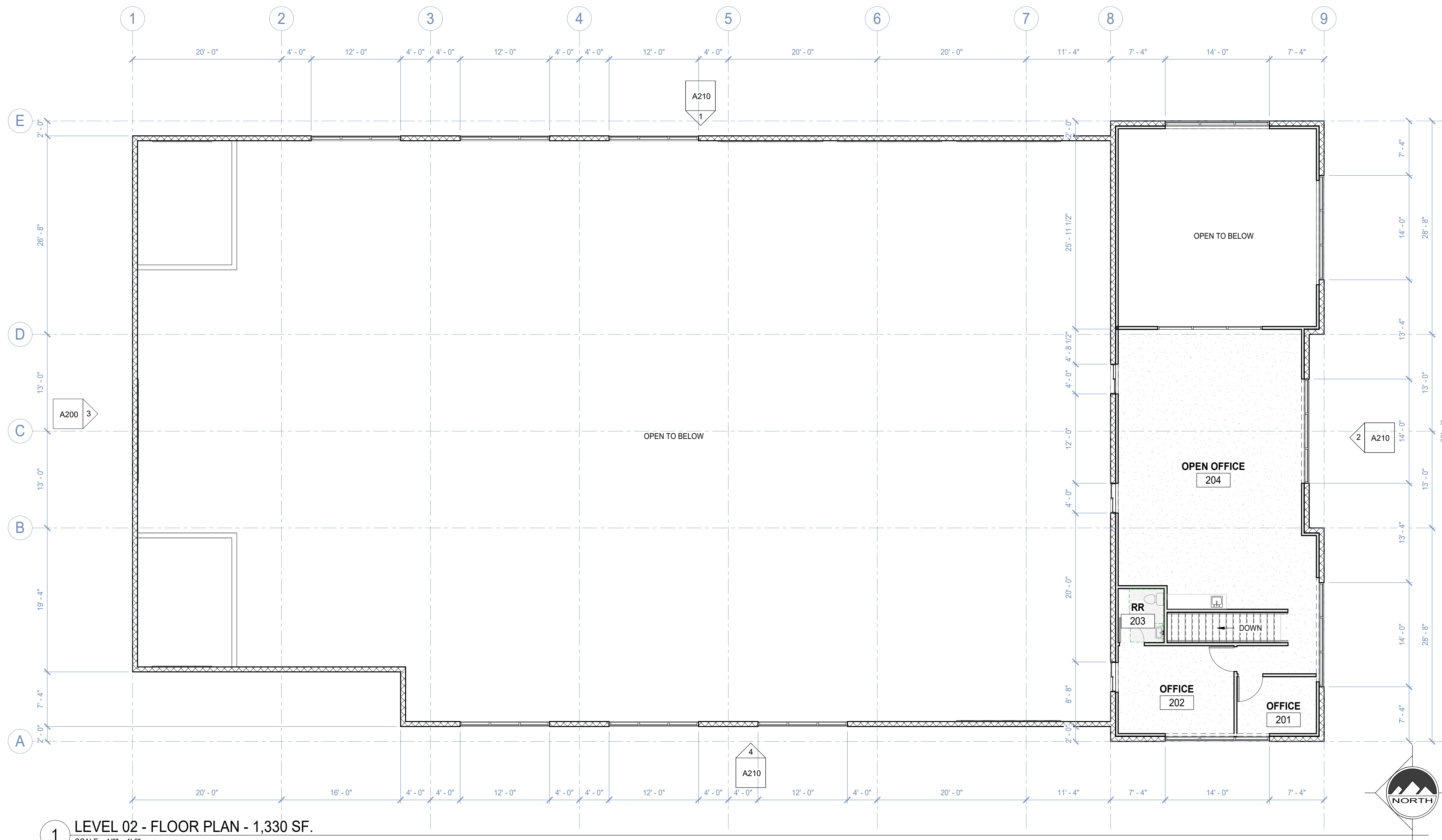
NOT FOR CONSTRUCTION

NO. DATE REVISION

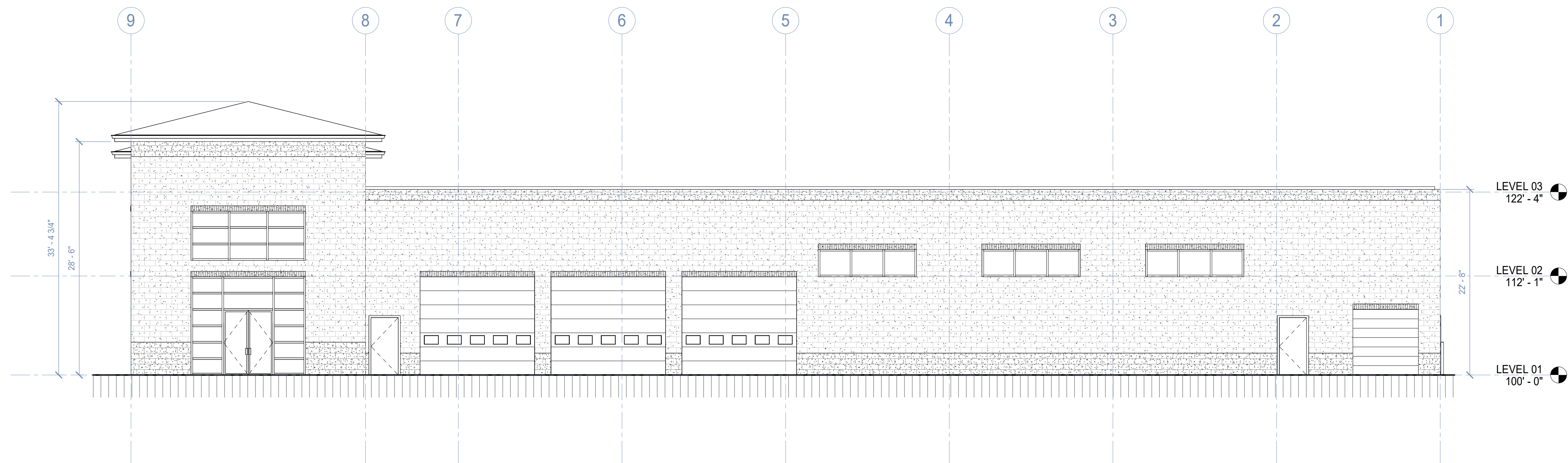
SECOND FLOOR PLAN

PROJECT NUMBER 14754
DATE 02-24-2026
PROJECT MANAGER CD
DESIGNED BY CD

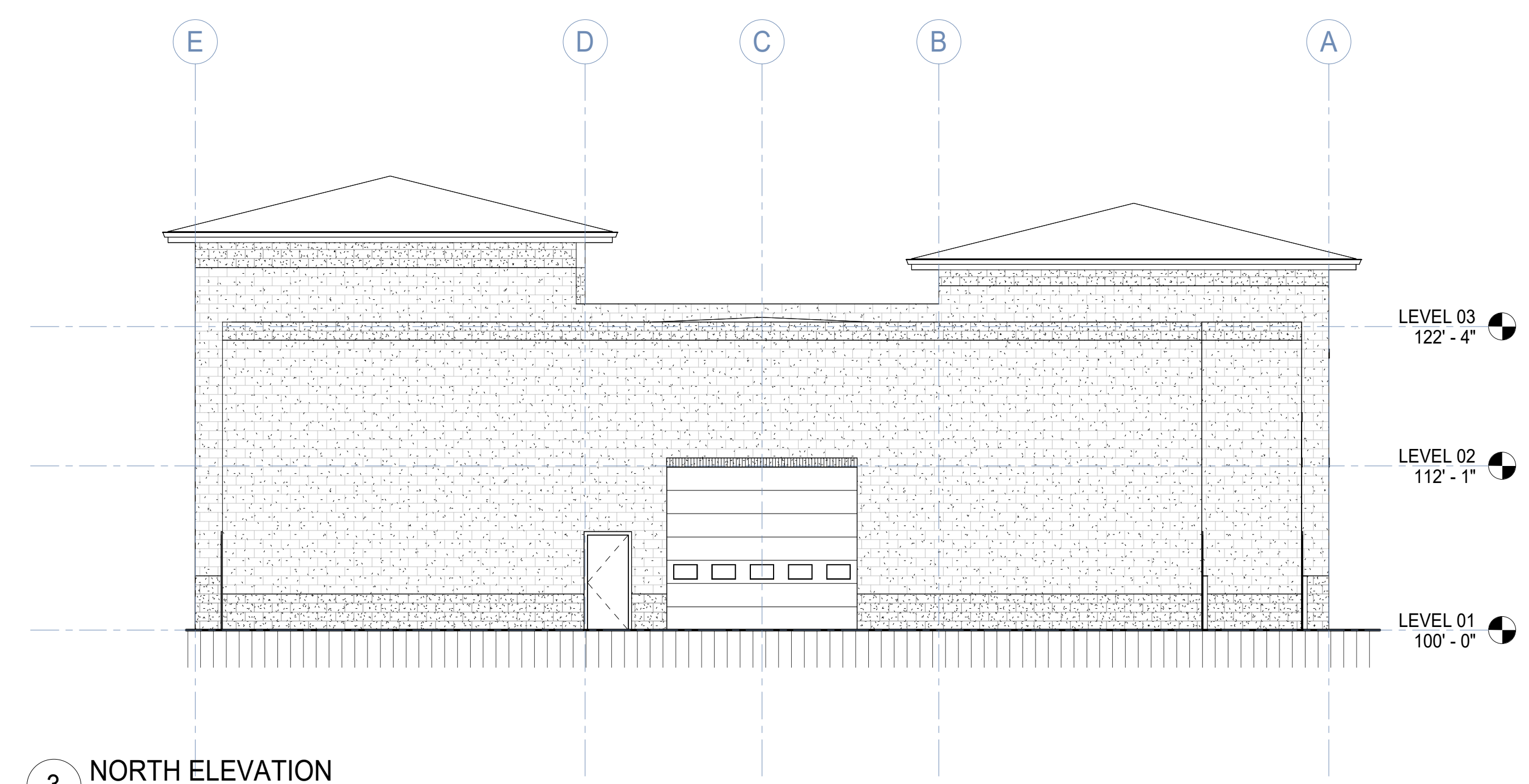
A110



1 LEVEL 02 - FLOOR PLAN - 1,330 SF.
SCALE: 1/8" = 1'-0"



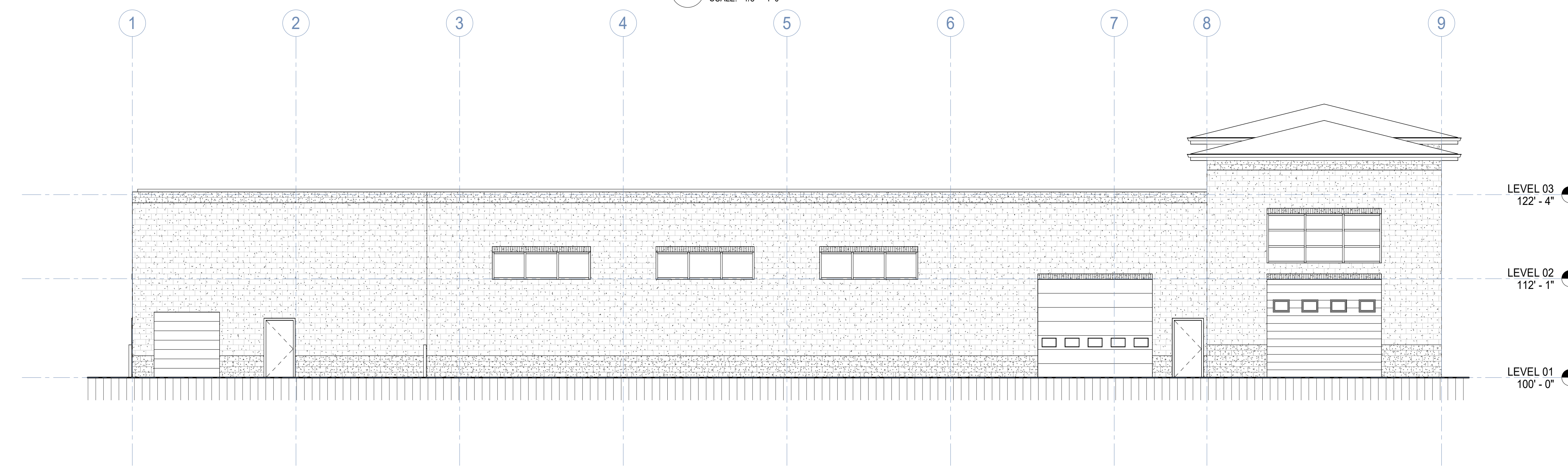
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

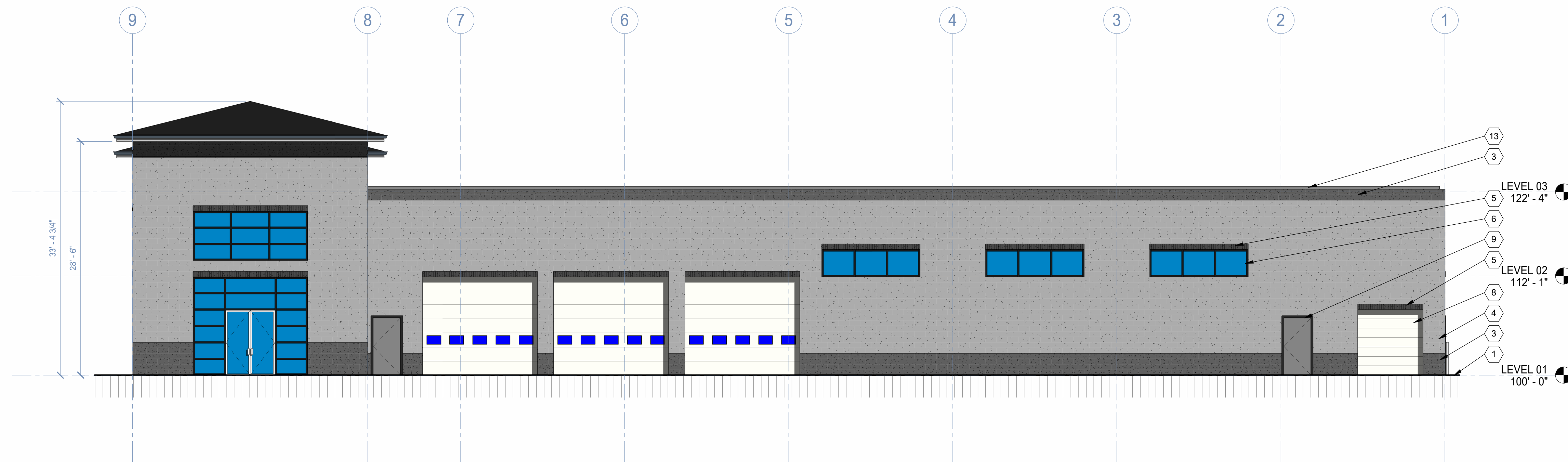
**EGAN AUTOMOTIVE
NEW AUTOMOBILE REPAIR SHOP**
3950 SOUTH 3275 WEST
WEST HAVEN UTAH

NOT FOR CONSTRUCTION
NO. DATE REVISION

**EXTERIOR
ELEVATIONS**

PROJECT NUMBER 14754
DATE 02-24-2026
PROJECT MANAGER CD
DESIGNED BY CD

A200



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

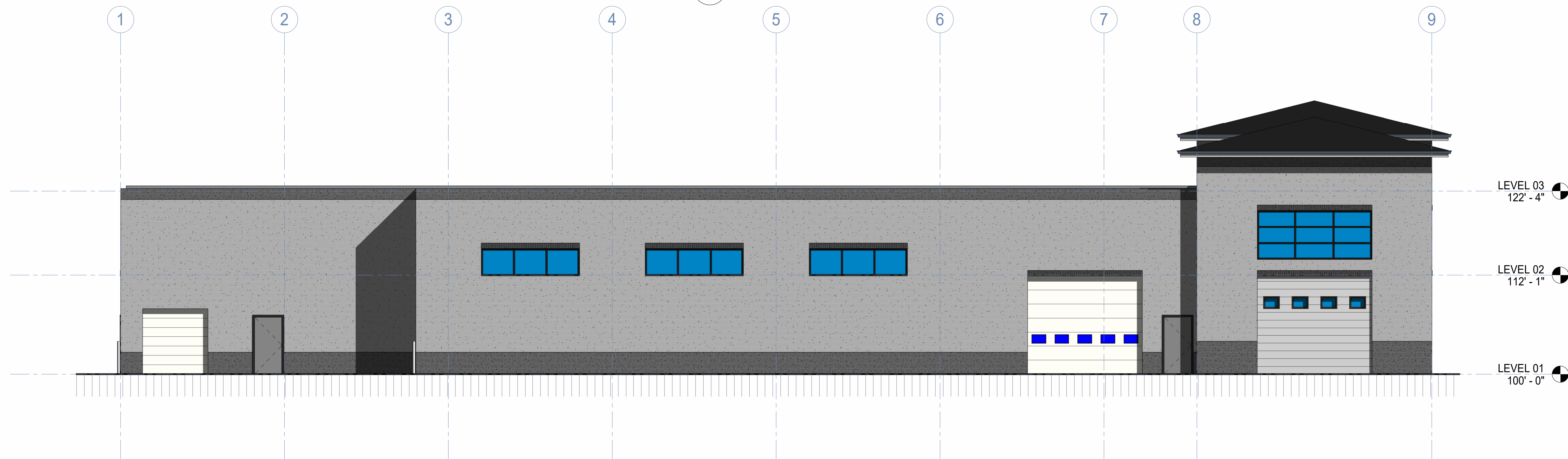


3 PERSPECTIVE
SCALE:

- KEYED NOTES:**
- 1 FINISH GRADE SEE CIVIL PLANS
 - 2 CMU BLOCK HONED FACE
 - 3 CMU BLOCK SPLIT FACE
 - 4 CMU NATURAL FACE
 - 5 CMU FLUTED LINTEL
 - 6 STOREFRONT WINDOW
 - 7 ENTRY DOOR
 - 8 OVERHEAD DOOR
 - 9 WALK DOOR
 - 10 FAUX OVERHEAD DOOR
 - 11 STANDING SEAM METAL ROOF
 - 12 RAINGUTTER
 - 13 METAL WALL CAP



2 SOUTH ELEVATION COLOR
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION COLOR
SCALE: 1/8" = 1'-0"

**EGAN AUTOMOTIVE
NEW AUTOMOBILE REPAIR SHOP**
3950 SOUTH 3275 WEST
WEST HAVEN UTAH

NOT FOR CONSTRUCTION

NO. DATE REVISION

COLOR ELEVATIONS

PROJECT NUMBER 14754
DATE 02-24-2026
PROJECT MANAGER CD
DESIGNED BY CD

A210

West Haven Improvement Drawing Review

Project	Egan Automotive, Automotive Repair Facility
Review Cycle	1 (Planning Comments Only)
Date:	3/17/2026



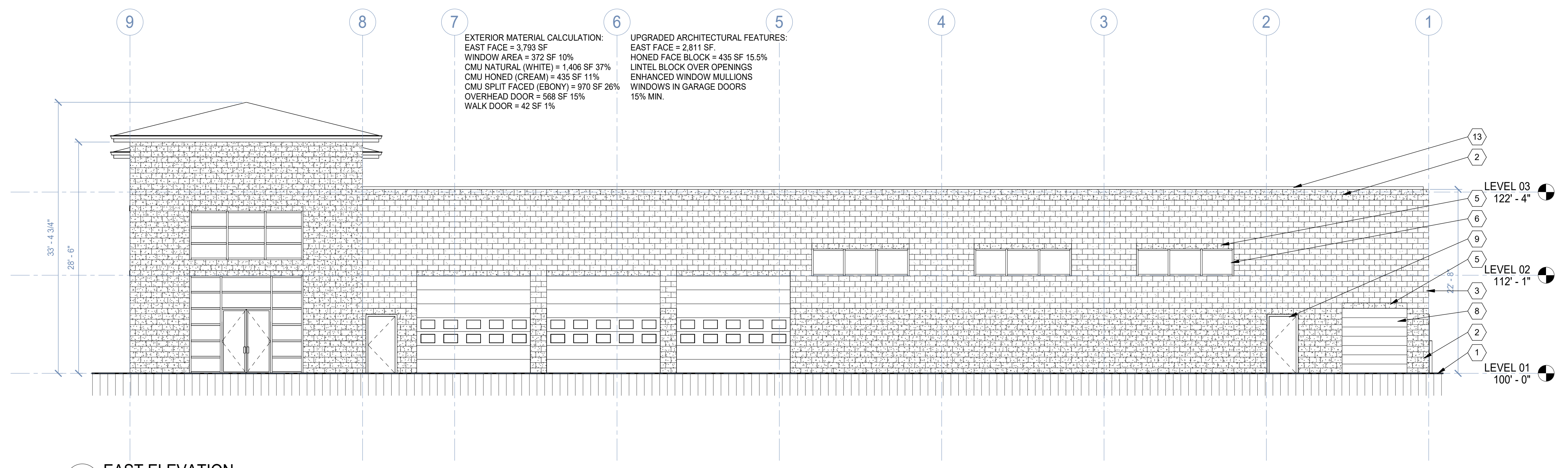
Code Reference	City Department	City Comment	Responsible Party	Applicant Response
§157.631	Planning	The proposed parking is deficient. For automotive repair, the requirement is 1 space per service bay, plus 1 space per 250 square feet GFA. 52 parking stalls are required based on the building's GFA. Specify the number of overhead doors that are used for service bays.	CIVIL	where can we add additional parking?
§157.635(B)	Planning	Parking area surfaces shall be paved with asphalt or concrete. This standard applies to the area labeled Parking & Storage at the north side of the property.	CIVIL	should we add parking here? What are we planning to do for construction in this area? Vacant lot unpaved? Is this supposed to be impervious?
§157.635(D)	Planning	The proposed parking stalls are too small. Each parking space shall encompass not less than 180 square feet of net area.	CIVIL	Parking stall size revised. Stalls now 9x20
§157.733(D)	Planning	15' of landscaping is required along the entire frontage of the lot. This includes the west property line of the parking and storage area north of the access easement.	CIVIL	Landscape area added along the west property line of the parking/storage area
§157.733(D)	Planning	A minimum of 5' of landscape area is required at the north property line.	CIVIL	A dimension label has been added showing the landscape width is 5 feet wide.
§157.733(G)	Planning	Note: The property is subject to the Salt Point Development Agreement and its amendments. Action is not required concerning this comment.	NONE	
§157.734(A)(1)	Planning	Buildings shall be constructed with both primary and secondary materials according to §157.734(C). The textured CMU accounts for only primary material per the referenced list.	ARCHITECT	

§157.734(A)(6)	Planning	Call out the buildings' upgraded architectural features. The building façades that face south, east, and west shall consist of a minimum of 15% upgraded architectural features. The north façade shall consist of a minimum of 5% upgraded architectural features. A list of upgraded architectural features is provided in §157.734(C)(3)	ARCHITECT	
§157.988(A)	Planning	The required landscaped areas of the Parking & Storage area shall be planted with shrubs at a minimum. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. The area of R-1 will need to	LANDSCAPE ARCHITECT	The required plant materials have been provided
§157.988(A)	Planning	The site shall be landscaped with a minimum of one tree for every 400 square feet of landscaped area and one shrub for every 200 square feet of landscaped area.	LANDSCAPE ARCHITECT	The required plant materials have been provided
§157.988(B)	Planning	Street trees shall be planted within park strips and shall comply with the code's clear vision standards.	LANDSCAPE ARCHITECT	The required street trees have been provided
§157.988(C)	Planning	Note: An irrigation plan that complies with the referenced code shall be provided before final site plan approval. No immediate action is required on this comment.	NONE	

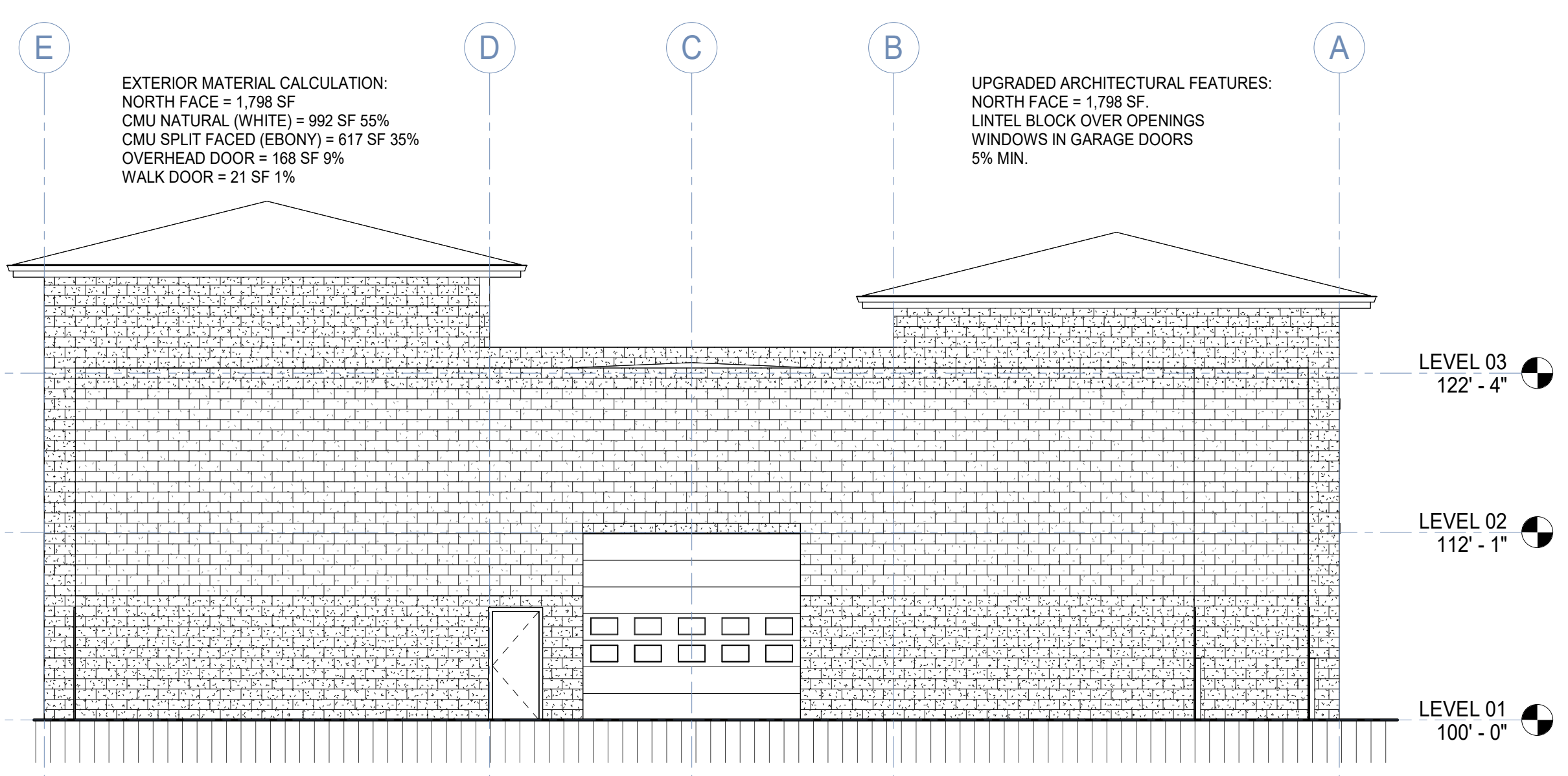
*Applicant is responsible for responding to each comment as required by West Haven and Utah State Code. Submittals that fail to respond will be returned to the applicant without closure of the review cycle.

KEYED NOTES:

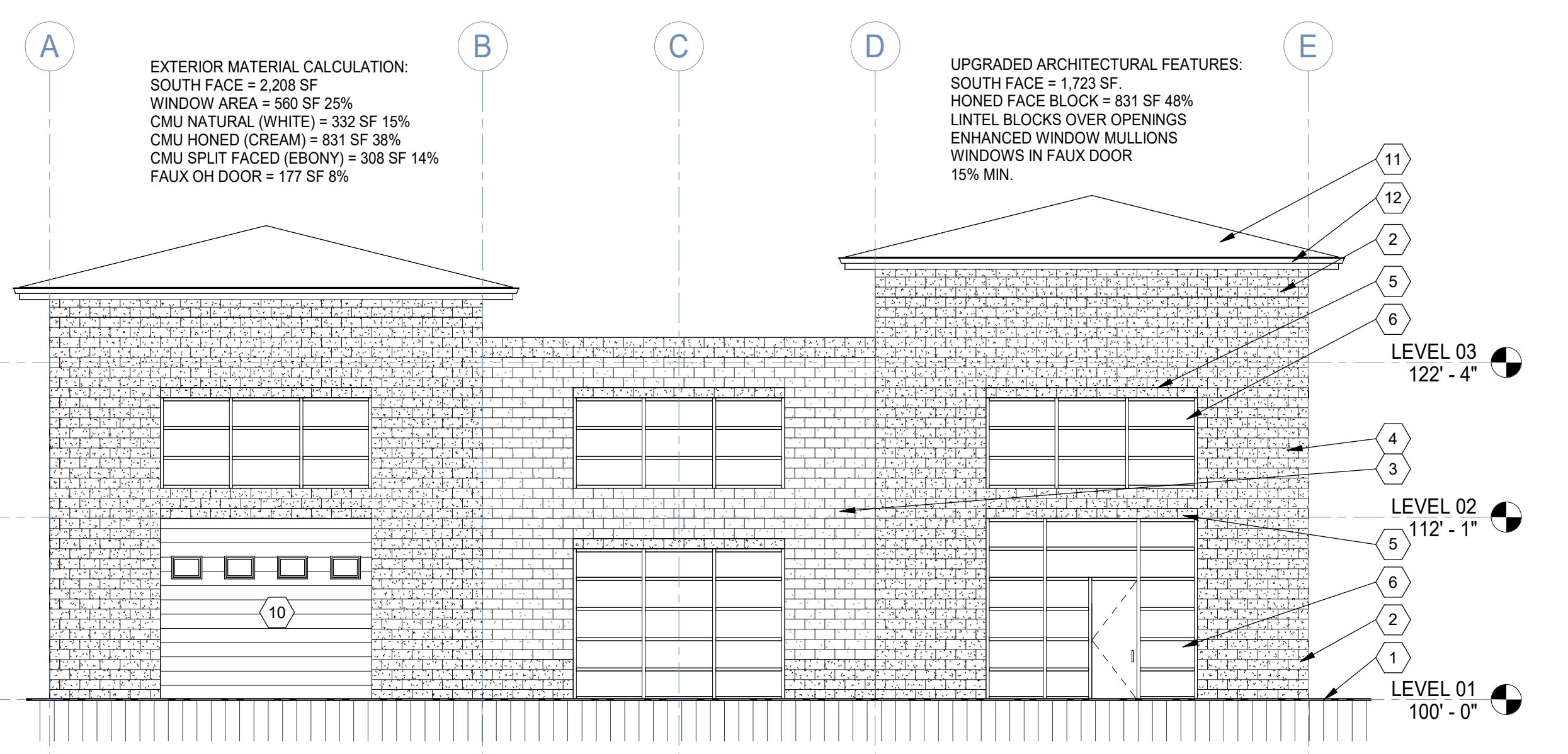
- 1 FINISH GRADE SEE CIVIL PLANS
- 2 CMU BLOCK SPLIT FACE (EBONY)
- 3 CMU BLOCK NATURAL FACE (WHITE)
- 4 CMU BLOCK HONED FACE (CREAM)
- 5 CMU BLOCK SPLIT FACE (EBONY) LINTEL
- 6 STOREFRONT WINDOW (BLACK) MULLION
- 7 ENTRY DOOR
- 8 OVERHEAD DOOR w/ WINDOWS
- 9 WALK DOOR
- 10 FAUX OVERHEAD DOOR w/ WINDOWS
- 11 STANDING SEAM METAL ROOF (BLACK)
- 12 RAIN GUTTER & DOWNSPOUTS (BLACK)
- 13 METAL WALL CAP (BLACK)



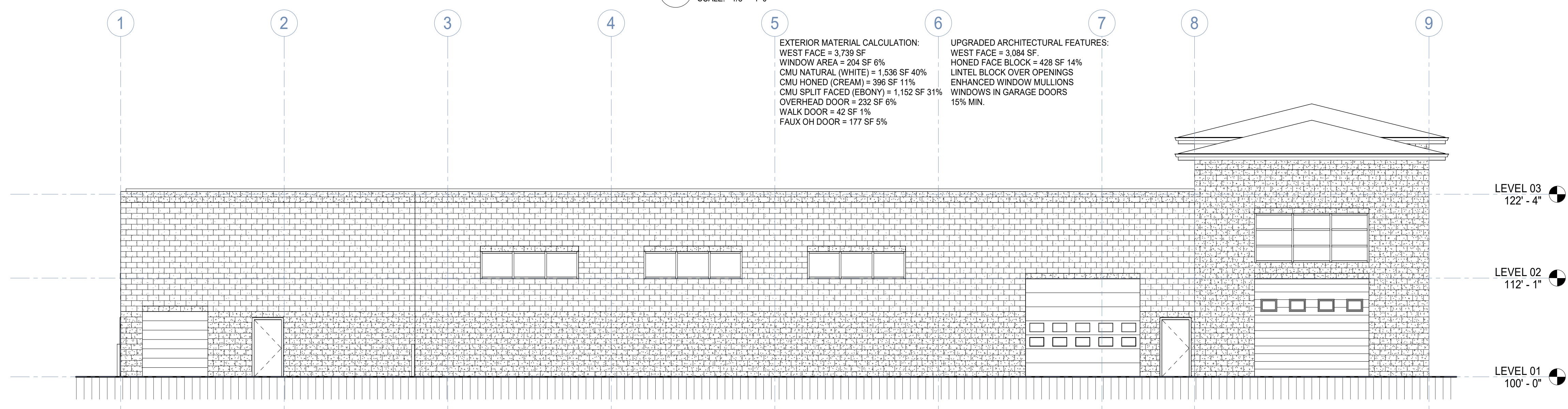
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

NOT FOR CONSTRUCTION

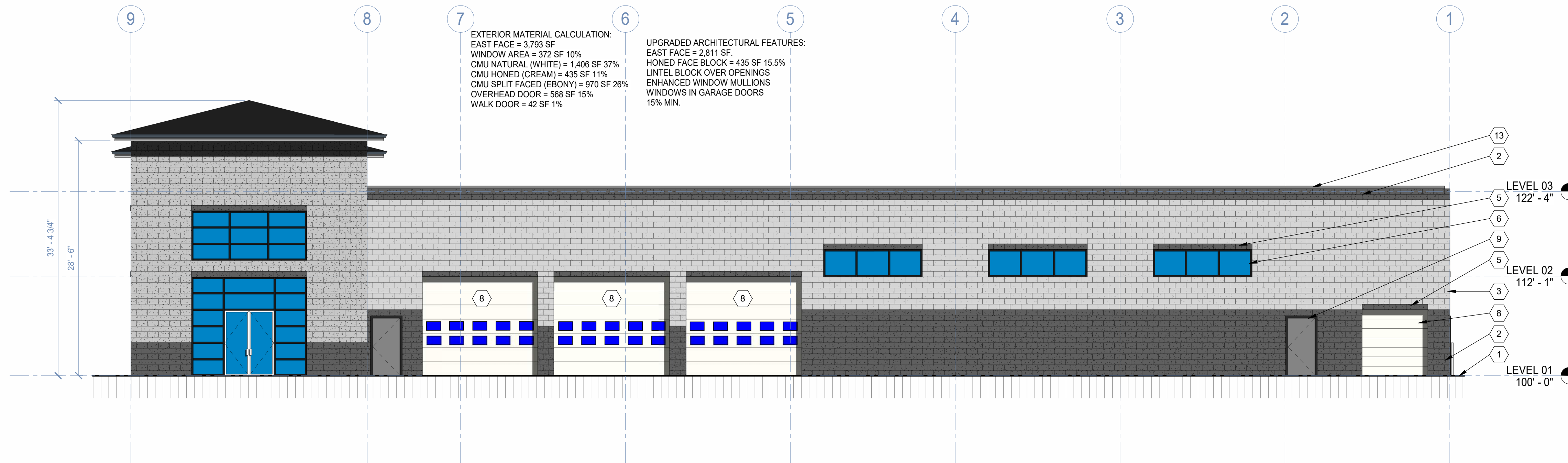
EXTERIOR ELEVATIONS

PROJECT NUMBER 14754
DATE 02-24-2026
PROJECT MANAGER CD
DESIGNED BY CD

A200

KEYED NOTES:

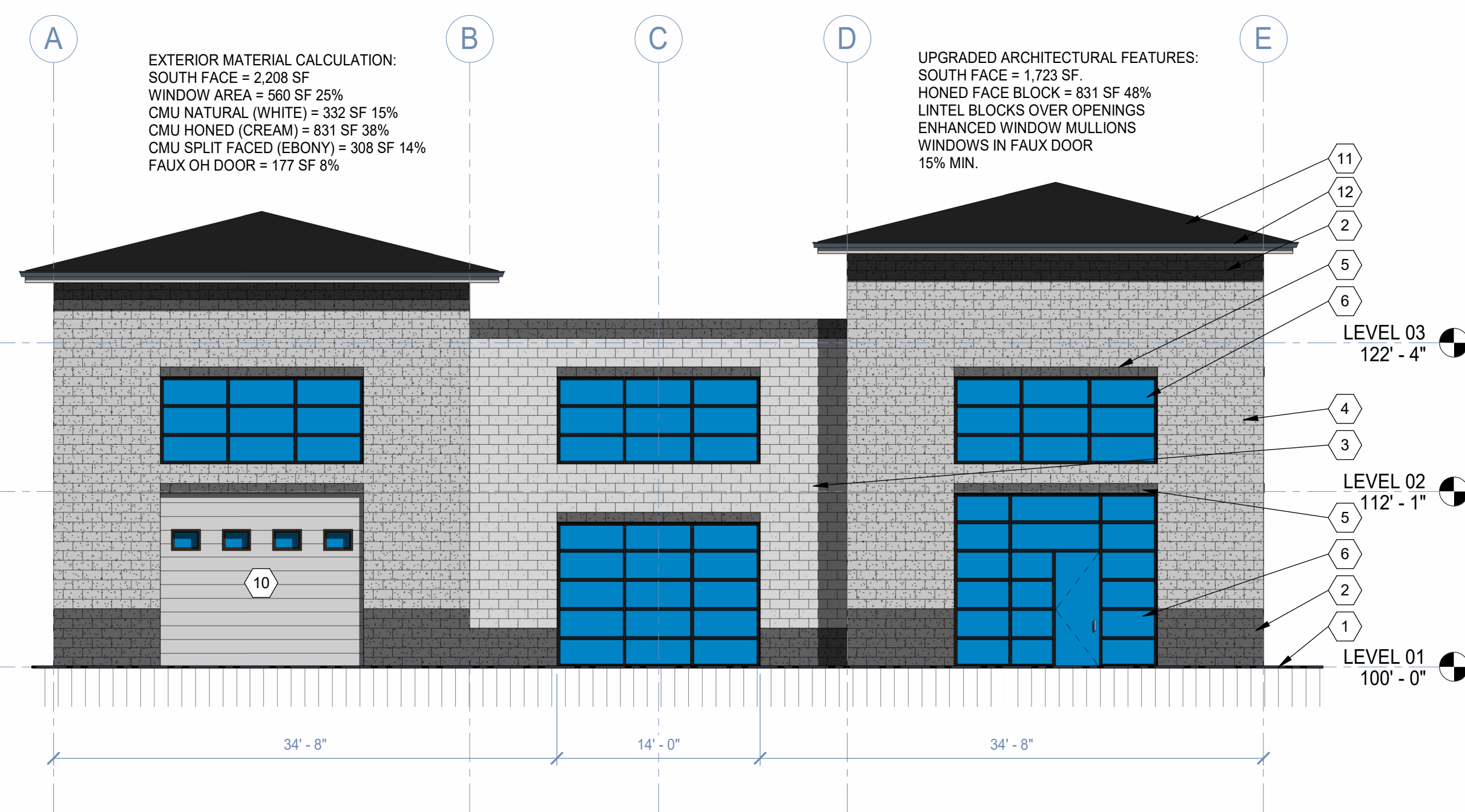
- 1 FINISH GRADE SEE CIVIL PLANS
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- 3 CMU BLOCK NATURAL FACE (WHITE)
- 4 CMU BLOCK HONED FACE (CREAM)
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- 6 STOREFRONT WINDOW (BLACK) MULLION
- 7 ENTRY DOOR
- 8 OVERHEAD DOOR w/ WINDOWS
- 9 WALK DOOR
- 10 FAUX OVERHEAD DOOR w/ WINDOWS
- 11 STANDING SEAM METAL ROOF (BLACK)
- 12 RAIN GUTTER & DOWNSPOUTS (BLACK)
- 13 METAL WALL CAP (BLACK)



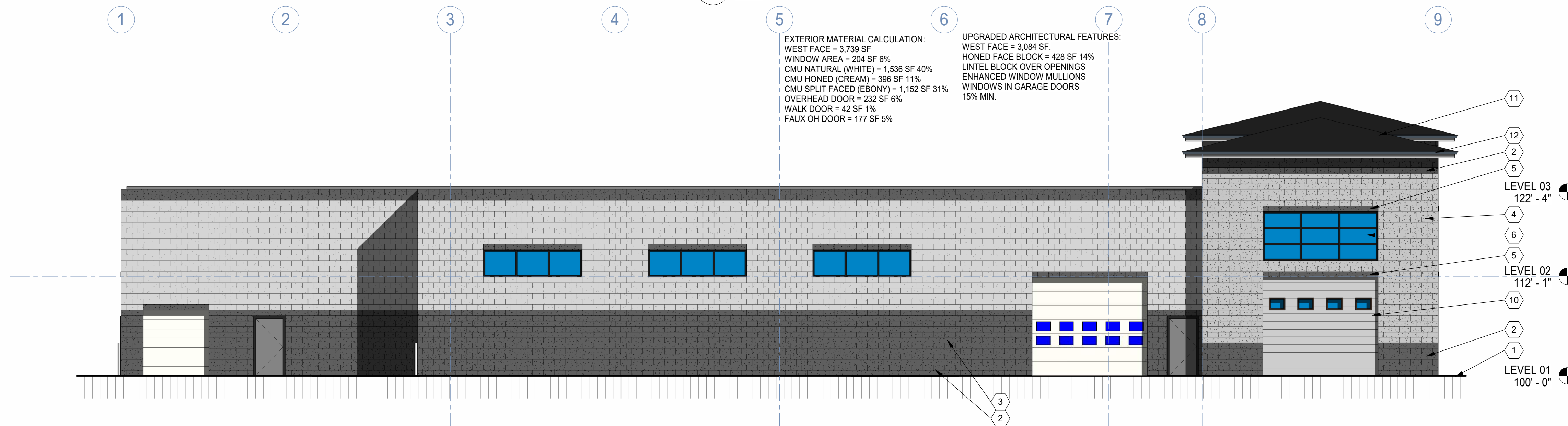
1 EAST ELEVATION COLOR
SCALE: 1/8" = 1'-0"



3 PERSPECTIVE
SCALE:



2 SOUTH ELEVATION COLOR
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION COLOR
SCALE: 1/8" = 1'-0"

Planning Commission Staff Review Memo

April 7, 2026

Damian Rodriguez, City Planner



DISCUSSION - ZONING ORDINANCE AMENDMENT

Proposal:	Amend the standards and restrictions for Home Occupations
Ordinance Section:	§157.880 - §157.883
Applicant:	The West Haven City Development Review Committee
Decision Type:	Legislative
Staff Recommendation:	Provide feedback on the draft.

I. BACKGROUND

Issue: The primary concern that motivates the proposal is that in months past the city has received home occupation license requests that were reasonably presumed to be beyond the purpose and intent of the Home Occupation, 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.”

Staff believe that the above-listed land uses, either inherently or through site design choices, were not compatible with the residential communities that were proposed to host them, namely, they were not in keeping with the peace, quiet, and domestic tranquility that should prevail within their host district. Nevertheless, the language of the home occupation purpose and intent section of the code is largely subjective and difficult to enforce. Additionally, a lack of specified restrictions in the code prevented staff from adequately regulating previous requests and approvals.

The proposal was reviewed by the Planning Commission at its work session meeting on March 11, 2026. At that time, the commission opted to table deliberation on the item until the Code Enforcement Officer could attend a work session.

II. AMENDMENTS

In light of the concerns recently discussed by the Commission at its last meeting, staff has made the following amendments to the proposal.

1. §157.882: Parking restrictions have been broken out into additional subsections and regulations governing home preschool and daycares have been added.

2. §157.883(B): The special restrictions governing auto repair/service/inspection businesses have been expanded to include the following additional restrictions:
 - a. All work shall be done in a fully enclosed building with doors closed to mitigate the potential of noise nuisances. This includes any operation of noise-generating tools, such as compressors, in conjunction with the business's operations.
 - b. Hours of operation are limited to being no earlier than 8:00 a.m. and no later than 6:00 p.m.

III. PLANNING COMMISSION ACTION

The proposed code amendment is now brought to the Planning Commission for discussion. Staff will present the proposal in its entirety and ask that the commission discuss the details and provide commentary; this is to refine the proposal so it better serves community health, safety, and welfare, and to prepare it for Planning Commission review and recommendation at a regular meeting.

HOME OCCUPATION

§ 157.880 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.

(Prior Code, § 64.02) (Ord. 2-92, passed - -1992, Ord. 16-2022, passed 8-17-2022)

§ 157.881 USE APPLICABILITY.

~~(A) –(A)–The provisions of this chapter shall apply to any business that wishes to operate from a residential dwelling unit or from an approved accessory structure of a residential dwelling unit, unless local or state law exempts the specific commercial activity from requiring a business license.~~

~~(B) Home occupations shall be allowed as a permitted use in all primary dwelling units and in all residential and agricultural zones, provided that ~~the following all of the provisions and conditions of this chapter~~ are met.:~~

~~(C) A Home Occupation may be permitted in an accessory dwelling unit in accordance with the provisions and restrictions of the Accessory Dwelling Unit Subchapter of the Zoning Regulations.~~

~~(D) Farming in an agricultural zone does not require a home occupation business license in accordance with the zoning regulations of the respective zone.~~

~~(1) Individuals who own and operate the business must also live at the residence.~~

~~(2) The business employs no more than one employee who does not live at the residence.~~

~~(3) The business does not use any accessory building, garage, yard or space outside the main building not normally associated with residential use.~~

~~(4) The business does not use, produce or store hazardous chemicals, as defined in UCA § 19-6-302.~~

~~(5) Provided the above conditions are met, and that the business does not otherwise violate any provision of the West Haven City Zoning Code, a home occupation license shall be issued.~~

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Commented [DR2]: These conditions are relocated to 157.882, REQUIRED CONDITIONS

~~(B) (1) Home occupations which do not meet all of the above criteria may be allowed, but shall be required to apply for a conditional use permit from the Planning Commission.~~

~~(2) In reviewing a request for a conditional use permit for a home occupation, the Planning Commission may consider the following factors, and may impose such conditions as necessary and reasonable to offset the potential detrimental impacts as these factors create:~~

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

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

~~(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?~~

~~(C) The following uses shall not constitute home occupations and shall not be allowed in any residential or agricultural zone:~~

~~(1) Any business which requires more than five employees who do not reside at the residence to report to the residence.~~

~~(2) On lots less than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile or off-highway vehicle, as defined in UCA § 41-1a-102.~~

~~(3) Any activity that violates existing or criminal codes of West Haven, the State of Utah or the U.S. Government.~~

~~(4) Short term boutiques or group garage sales of personal used items held more than once every three months.~~

~~(D) On lots greater than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile, or off-highway vehicle, as defined in UCA § 41-1a-102, may be allowed in residential or agricultural zones, but must comply with the following conditions, along with any other conditions that the Planning Commission feels are necessary based on the circumstances:~~

~~(1) Only three cars which are not registered to the homeowner may be parked or stored on the premises at any time.~~

~~(2) Any vehicles, motorcycles or cars must have work actively being performed on it and shall not remain on the premises longer than 30 days unless it is stored inside an outbuilding.~~

~~(3) The three allowed cars shall be parked in a garage or outbuilding or on a non-permeable surface on the property.~~

Commented [DR3]: I did not add these factors of consideration to Section 157.884, EXCEPTIONS, as I think they're already adequately covered by the 13 review standards for Conditional Use Permits found in 157.520.

Vehicular traffic should not become a nuisance with the adoption of the two car maximum visitation requirement.

~~(4) Any on street parking must comply with West Haven Zoning Code.~~

~~(5) The property must be enclosed with a six foot privacy fence which complies with the West Haven fencing regulations, and all business, including the parking and storage of vehicles, motorcycles, automobiles or off-highway vehicles, must be conducted and contained behind the fence.~~

~~(E) Regardless of lot size, no home occupation shall be allowed which involves the sale of vehicles, motorcycles, automobiles, or off-highway vehicles, as defined in UCA § 41-1a-102, regardless of whether such requires a dealer's license, as defined by the State of Utah Tax Commission.~~

~~(F) Agricultural farming does not require a home occupation business license.~~

~~(G) Home occupations shall be required to pay for an annual business license. Approval of the home occupation shall be deemed null and void if the licensee fails to renew the business license, moves from the residence or ceases to operate the home occupation for a period of 12 consecutive months.~~

~~(Prior Code, § 64.04) (Ord. 2 92, passed 1992; Ord. 45 2020, passed 11 18 2020; Ord. 16 2022, passed 8 17 2022) Penalty, see § 157.999~~

Commented [DR4]: These restrictions are relocated to 157.883

§ 157.882 REQUIRED CONDITIONS.

All home occupations, ~~whether permitted or conditional~~, shall meet ~~all of~~ the following conditions and requirements:

(A) The ~~occupation shall allow the residence to shall~~ retain the general character and appearance of ~~the a~~ residential dwelling.

(B) The portion of the ~~dwelling used in conjunction with the~~ home occupation shall remain secondary ~~in size and intensity~~ to the residential use of the dwelling.

(C) The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

(D) Regardless of the business, any homeowner seeking a license for a second home occupation shall be required to obtain approval from the Planning Commission.

~~(E) (E) All business-related utility vehicles, specialized work vehicles, and marked business vehicles and trailers must be parked behind the front plane of the home, in a garage or on a non-permeable surface, and not on the street.~~

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(F) Parking.

Commented [SN5]: I provided some updates to this section.

a. All business-related utility vehicles, specialized work vehicles, and marked business vehicles and trailers must be parked behind the front plane of the home, in a garage or on a non-permeable surface, and not on the street.

b. No more than two customers, clients, or other business-business-related visitors' vehicles shall be at the property at a time, and said vehicles shall not park on the street but may utilize. Visitor vehicles shall not park on the street but may park in the driveway, garage, or on a non-permeable surface located behind the front plane the driveway for parking of the home. On-site home occupation parking shall not be permitted directly in front of the home, except in an existing driveway. Visitor parking shall apply to customers, clients, employees, and other business-related visitors who do not live at the home.

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Commented [SN6]: Do we want to specify that it is a driveway that leads to a garage or carport?

Commented [SN7]: I added this, do you think we should add this to those sections?

c. Parking for Preschools and Daycares Residential:

- i. Preschool and Daycare shall provide a parking plan as part of each application.
- ii. Drop-off and pick-up. On-street parking is permitted for preschools and daycares in residential areas for vehicles parked less than fifteen (15) minutes.
- iii. On-street parking shall comply with Title VII, Chapter 71 Parking Regulations, and any other applicable regulation adopted by City or State.
- iv. Employee parking and other additional parking shall comply with the provisions of Home Occupation within this Chapter.
- v. This provision is not meant to preclude stacked pickup or drop-off parking for home preschools and daycares.

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Commented [SN8]: What do we want to do with this?

Commented [DR8R2]: I favor removing it entirely. The language you provide in c.i. covers it.

(FG) Any signs related to the home occupation shall comply with the West Haven City sign ordinance.

(H) The individuals who own and operate the business must also live at the residence.

(I) No more than one employee who does not live at the residence may report to the residence at a time for regular business operations.

(J) The business does not use any accessory building, garage, yard, or open space outside of the primary residence for business operations unless permitted in accordance with Section 157.884 of this subchapter. This provision is not intended to prohibit the passive storage of goods, materials, tools, and equipment in a garage or fully enclosed accessory structure, nor is it intended to prohibit business-related parking that is otherwise compliant with the provisions of the ordinance.

(K) An attached garage may be used in conjunction with a home occupation, so long as the minimum required parking for the home and accessory dwelling unit, if applicable, can still be met.

(L) The use, production, or storage of hazardous substances or materials is not permitted.

Commented [DR9]: The reference to state code has been removed. State code has changed.

(M) Outdoor storage of merchandise or materials is not permitted.

(N) The business and its operations do not violate any other provision of the West Haven Municipal Ordinance.

(Prior Code, § 64.06) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

§ 157.883 SPECIAL RESTRICTIONS.

(A) The following business types and commercial activities shall not be permitted as a home occupation:

(1) Automotive sales

(2) Pet boarding/Kennels except as permitted in the A-1 and A-2 Zones

(3) Vehicle, trailer, RV, or equipment rentals

(4) Truck hauling

(5) Industrial assembly

(6) Distribution or wholesale

(7) Event Centers

(8) Short-term rentals must apply for a short-term rental license and not a home occupation.

(9) Retail sales, except as an accessory use to a permitted home occupation or if otherwise permitted in the zone.

(10) Self-storage facilities

(11) Any use that is permitted or conditional exclusively in one or in any combination of the following zones, unless otherwise permitted by the provisions of this subchapter:

a. C-2

b. C-3

c. M-1

d. M-2

(B) On lots greater than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile, or off-highway vehicle, as defined in UCA § 41-1a-102, may be allowed in residential or agricultural zones, but must comply with the following conditions, along with any

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Commented [SN10]: Would it be our opinion that within A-1 and A-2, an owner could get a kennel license as directed within that zone?

Commented [DR10R2]: Language updated

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other conditions that the Planning Commission feels are necessary based on the circumstances:

- (1) Only three cars that are not registered to the homeowner may be parked or stored on the premises at any time.
- (2) The three cars allowed shall be parked in a garage, accessory structure, or on a non-permeable surface on the property.
- (3) Any on-street parking must comply with the West Haven Zoning Code.
- (4) The property must be enclosed with a six-foot privacy fence that complies with the West Haven fencing regulations, and all business, including the parking and storage of vehicles, motorcycles, automobiles, or off-highway vehicles, must be conducted and contained behind the fence.
- (5) Any vehicles, motorcycles, or cars must have work actively being performed on them and shall not remain on the premises longer than 30 days unless they are stored inside a fully enclosed structure.
- (6) All work shall be done in a fully enclosed building with doors closed to mitigate the potential of noise nuisances. This includes any operation of noise-generating tools, such as compressors, in conjunction with the business's operations.
- (7) Hours of operation are limited to being no earlier than 8:00 a.m. and no later than 6:00 p.m.

_(C) Home day cares shall comply with the additional provisions and restrictions of the Day Care Residential Subchapter of the Zoning Regulations. As they apply to home day cares, if a provision of the Day Care Residential Subchapter conflicts with any provision of this subchapter, the standards of the Day Care Residential Subchapter shall supersede the standards of this subchapter.

_(D) Home preschools shall comply with the additional provisions and restrictions of the Preschool Residential Subchapter of the Zoning Regulations. As they apply to home preschools, if a provision of the Preschool Residential Subchapter conflicts with any provision of this subchapter, the standards of the Preschool Residential Subchapter shall supersede the standards of this subchapter.

§157.884 EXCEPTIONS

(A) An exception may be granted for one of the following uses upon the request of a Conditional Use Permit and by the approval of the Planning Commission:

- (1) The use of any space outside of the primary residential building in conjunction with the home occupation, in which case, a home occupation shall utilize no more than 25 percent of the total property area.

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Commented [DR11]: This section can be expanded if the commission and council feel that more restrictions warrant the possibility of an exception.

Commented [DR12]: This language is added to prevent a home occupation from becoming larger than the residential use of a residential property.

(2) In a residential zone, the retail sale of goods that are grown or crafted on the property; in which case, the use of an accessory structure or space outside of the home is permitted so long as all retail space is located behind the front plane of the home and is no more than 200 square feet in area.

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Commented [SN13]: Would this prohibit street-side farm stands?

§ 157.8853 FEES LICENSE MAINTENANCE.

(A) –Business license: It is unlawful for any person or organization to engage in a Home Occupation, as defined in Section 157.004 of this chapter, without first obtaining a home occupation business license. Prior to issuance of said license, the conditions set forth in this section must be satisfied, and all applicable fees shall be paid.

Commented [DR14]: This section has been expanded to include license maintenance standards in addition to fees.

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(B) Time limitation: A home occupation business license shall be valid for one year, and may be renewed annually

(C) Fees: Annual license fees shall be assessed and paid in accordance with the West Haven City fee schedule. If the license has not been renewed prior to ~~or within 60 days of~~ expiration, the license will be terminated ~~and all conditional uses granted will be forfeited, including grandfathered conditional uses. At that time, any new or ongoing operation of a Home Occupation shall require the approval and issuance of a new home occupation business license application, which shall be reviewed under contemporary Zoning Regulations without regard to any forgone license or conditional use permit.~~

Commented [DR15]: I'm not certain why we would terminate a business license within 60 days of its expiration, and I didn't find any other code to support such a termination.

I think if a request for renewal is received but not approved by the city at the date of license expiration then termination can be postponed until the review of the renewal request is complete.

Thoughts?

Commented [DR16]: Distinction added per Legal review

(D) Termination: The licensee shall be responsible for operating the licensed business in conformance with this code. Any business license issued by the city may be suspended or revoked if business operations are found to violate this code or any other state or local laws.

(E) Appeals: A decision of the Community Development Director or their designee, based on or made in the administration or enforcement of this code, may be appealed within 14 calendar days of the date of the written decision, and shall be made in accordance with Section 157.037 of this Chapter.

(Prior Code, § 64.08) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

Planning Commission Staff Review Memo

April 7, 2026

Stephen Nelson, Community Development Director



PATIO HOME ZONING STANDARD UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	§ 157.411-419 PH Zone.
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven has a Patio Home Zone to provide a location where patio homes may be developed. Patio homes are typically single-story, smaller homes, sometimes attached or detached. West Haven Ordinance currently allows for patios to be a maximum height of 25' and indicates that livable space may be allowed above a garage, with no story restrictions, except for homes with zero lot lines. Members of the Planning Commission have recently expressed concern that the code's intent was to restrict all units to single-story structures. West Haven City Mayor also directed Community Development staff to clarify the code to limit homes built within the Patio Home Zone to a single story. As such, staff have prepared a draft and are seeking feedback from the Planning Commission.

Image 1: Patio Homes Located within West Haven



II. THE PROPOSAL

Staff has prepared an update to the code for the Planning Commission's consideration. Since the last planning commission, the staff has conducted a full review of the PH Zone and made the following recommendations.

1. Accessory Buildings. Removed the exception for larger detached accessory buildings. This would limit all accessory buildings to a maximum of 200 sq. ft.
2. Detached Accessory Dwelling Units (DADUs). Made changes to comply with the new state code found in [2026 SB 284](#). This code requires that the City allow for DADUs in residential zones on lots 11,000 sq. ft. or larger. Generally, our ADU code has strict coverage and setback requirements that may make it more difficult to construct DADUs on smaller lots.
3. Zero Lot Lines. Removed the Zero Lot Line provisions
4. Maximum structure height. Staff added a sentence to allow for a single habitable room above a garage for the Commission's consideration.
5. Landscape Requirements. The staff has requested the City Attorney to provide some feedback on this section of code. [Utah Code 10-20-807](#) generally prohibits a City from requiring a developer to provide any type of financial security for private landscaping and restricts who the City requires to install such improvements. The current ordinance requires the developer to provide a cash bond for landscape improvements for each lot, and landscaping must be installed as part of each lot's construction. After review, the staff has found that the City has not been actively enforcing these provisions within the ordinance that do not comply with state code. As such, staff would recommend either removing this section or updating it to comply with state code and water-wise landscaping standards.

III. RECOMMENDED ACTION

Staff is seeking feedback and direction on the proposed draft. No action can be taken on this item until a public hearing is held.

PH ZONE (RESIDENTIAL PATIO HOME ZONE)

§ 157.411 PERMITTED USES.

- (A) Accessory uses and buildings (only behind homes) less than 200 square feet;
- (B) Dwellings, single-family detached;
- (C) Animal keeping (see §§ [157.865](#) through [157.868](#));
- (D) Home occupations with no visiting clientele;
- (E) Pets, the keeping of household pets; and
- (F) Any use not specifically permitted or conditional is strictly prohibited.

(Prior Code, § 31.02) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.412 CONDITIONAL USES.

Conditions for approval shall be determined as provided in §§ [157.515](#) through [157.529](#):

- (A) Church (temporary churches held in open areas, tents, or in temporary structures excluded); and
- (B) Home occupations.

(Prior Code, § 31.03) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.413 BUILDING LOT REQUIREMENTS.

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

(B) *Lot area*. There shall be a minimum of 6,000 square feet in each lot. Corner lots shall be a minimum of 6,400 square feet.

(C) *Lot width*. Minimum lot width shall be 50 feet; corner lots are 60 feet.

(Prior Code, § 31.04) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.414 LOCATION OF STRUCTURES.

(A) *Dwellings.*

- (1) *Front setback.* Twenty feet from the property line to garage, 18 feet for the home;
- (2) *Side setback.* Five feet minimum on each side, except 15 feet minimum for side fronting on a street;
- (3) *Rear setback.* The rear lot line has to average 18 feet.

~~(B) Detached accessory buildings and garages. Accessory buildings larger than 200 square feet shall be as follows. The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise not allowed over 200 square feet. Accessory dwelling units are not permitted.~~

~~(B) Detached accessory buildings and garages. Two hundred square feet and smaller.~~

- (1) *Front setback.* All accessory buildings must be behind the home or behind the plane of the rear wall of the home.
- (2) *Side setback.* Five feet.
- (3) *Rear setback.* Five feet.

~~(4) Maximum Size. 200 square feet, except for Detached Accessory Dwelling Units.~~

~~(5) Detached Accessory Dwelling Units (DADUs). DADUs within the PH Zone shall comply with all other requirements of this title and § 157.455 through § 157.480 for accessory dwellings that are not specified within this chapter.~~

(Prior Code, § 31.05) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

~~§ 157.415 ZERO LOT LINES.~~

~~(A) Developers wishing to provide attached single-level single-family homes (zero lot lines) may request a development agreement with the city which will outline the provisions under which such homes would be allowed.~~

~~(B) If a development agreement is approved allowing zero lot line projects, developer shall be required to maintain the density requirements of this zone, but shall not be required to maintain a minimum lot size for such uses.~~

~~(Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)~~

§ 157.416 MAXIMUM STRUCTURE HEIGHT.

Commented [SN1]: See 2026's SB 284.

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(A) ~~No main building or dwelling may exceed a height of twenty-five (25) feet or be more than one (1) story. Basements and below-grade habitable spaces are strictly prohibited. Only a single habitable room in the attic may be permitted and shall be limited to the area directly above the garage.~~

~~Dwelling or other main building shall be 25 feet. Habitable attic space is permitted over a garage area; and~~

(B) *Accessory building.* Fifteen feet.

(Prior Code, § 31.06) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.417 LANDSCAPING.

(A) ~~(1) All landscaping shall be installed in compliance with West Haven Landscape standards within this title. (1) Landscaping and an automatic sprinkler system is to be installed with construction contract.~~

(2) At least one tree is to be planted per lot (trunk size is to be a two-inch diameter or larger).

(3) Fencing is standardized within development.

~~(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.~~

~~(C) (1) The normal landscape installation will be required within 30 days of the certificate of occupancy issuance.~~

~~(2) However, when that 30-day period cannot be achieved due to the short secondary water season, the landscape shall be installed by, or prior to, the next May 15.~~

~~(D) The entire landscape cash bond amount shall be held by the city until final completion of the required landscaping.~~

(Prior Code, § 31.07) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.418 OFF-STREET PARKING.

As provided in §§ [157.630](#) through [157.640](#).

(Prior Code, § 31.08) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.419 PERMITTED SIGNS.

See §§ [157.755](#) through [157.761](#).

(Prior Code, § 31.09) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022;
Ord. 03-2023, passed 2-1-2023)