WEST HAVEN PLANNING COMMISSION AGENDA

July 22, 2026 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON JULY 22, 2026, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING 6:00 PM: REGULAR WEDNESDAY PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE PLANNING COMMISSION MEETING AT HTTPS://US06WEB.ZOOM.US/J/86539464549. WATCH LIVE AT HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** — **Chairman Reed**
2. **OPENING CEREMONIES**
   - **A. PLEDGE OF ALLEGIANCE** — **Commission Member Stimpson**
   - **B. PRAYER/MOMENT OF SILENCE** — **Commission Member LaMar**
3. **ACTION ON MINUTES**
   - **A. Planning Commission Minutes** — **Meeting Held** — **June 24, 2026**
4. **REPORTS** -Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING –** Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S Parcels 150710030, 15071009, and 150750018-Applicant Dayna Jardine
6. **PUBLIC HEARING** -To Solicit Public Input on the Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S Parcels 150710030, 15071009, and 150750018-Applicant Dayna Jardine
7. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S Parcels 150710030, 15071009, and 150750018-Applicant Dayna Jardine
8. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4086 W 4450 S Parcel #082540012-Application for an Accessory Dwelling Unit that is oversized and with reduced setbacks-Applicant Janette Aparicio
9. **WORKSHOP-** Update to the R-3 Zoning Ordinance
10. **WORKSHOP** – Update to the Landscape Ordinance
11. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

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

CERTIFICATE OF POSTING

The undersigned, duly appointed deputy 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 on utah.gov/pmn/ and at westhavenut.gov; mailed and emailed to the West Haven City Planning Commission Chairman and each West Haven City Planning Commission Member who has email capacity and to the city attorney

WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 24, 2026 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present	
Jeff Reed	Commission Chairman
Andrew Reyna	Commission Vice Chairman
Melinda Stimpson (Via Zoom)	Commission Member
Linda Smith	Commission Member
Jennifer Streker	Commission Member
James Jenson	Commission Member
George LaMar	Commission Member
Damian Rodriguez	City Planner
Stephen Nelson	Community Development Director
Charis Sully	District Recorder
Excused	

6:00 PM Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** **Chairman Reed**
   Chairman Reed called the meeting to order at 6:03 PM and welcomed those in attendance.

2. **OPENING CEREMONIES**
   A. PLEDGE OF ALLEGIANCE **Commission Member Reyna**
   B. PRAYER/MOMENT OF SILENCE **Commission Member Stimpson**

   Chairman Reed led the Prayer/Moment of Silence

3. **ACTION ON MINUTES**
   A. Planning Commission Minutes **Meeting Held** **June 10, 2026**

   Commission Member Reyna made a motion to approve the June 10, 2026 minutes. **Commission Member Streker** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar
NAYS:	
EXCUSED:	

4. **REPORTS** - Actions taken by City Council and other items
   Stephen Nelson let the commission know that the City Council approved the fiscal year 2026-2027 budget and he wanted to remind everyone that West Haven Days is happening this week.

5. **PRESENTATION ON PUBLIC HEARING** – Adoption of an Economic Development Strategic Plan

   Stephen said at the last Planning Commission meeting, staff was directed to hold another public hearing to give the residents a chance to comment on new maps regarding the area of 2700 W and 2550 S. The two maps presented in the packet show some changes that the Planning Commission and residents recommended.

   If one of the maps is adopted, an official map would be created.

DRAFT

Commission Member Stimpson asked how close the residential on the southeast corner was to the existing home.

Stephen said that the home is right on the border.

6. **PUBLIC HEARING-**To Solicit Public Input on the Adoption of an Economic Development Strategic Plan

Commission Member Smith made a motion to enter into a public hearing. **Commission Member Reyna** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar
NAYS:	
EXCUSED:	

Cindy Combe stated that she called Jordan Valley and talked to them about purchasing property. She was told that they have no intention of selling more property. She stated her concern for the traffic safety if commercial businesses are added to that area and she would like it to stay residential.

Selena Hart agrees with Cindy Combe and is also concerned about the wetlands in the area and what it would take to develop that property.

Leslie Barrow submitted a comment through email. She would like her area to be commercial if that is what is going to happen with the Baldwin property.

Ross Baldwin commended the Planning Commission on their willingness to work with residents and he 100% supports the revised plan.

Eric Defries speaks for the family that currently owns the 2 LLC's and they are in support of the half residential and half commercial. They are in support of the 2 maps as owners of property that it would affect.

Doug Kap would like to know what the value of the land would be for residential vs commercial. He supports Leslie Barrows comment.

Alesa Hofmeister said she realizes change is inevitable but would like to make sure that whatever happens it does not change the quality of life for those who are in the area now.

Carolyn Faldalen would like to work with the city to come up with a plat the supports the city and keeps people who have been there for many years happy. He would also like to know if Smiths has bought the property on 2550 and 2700

Kirk Baldwin said that nothing has happened with the Baldwin property and Smiths and he supports the light commercial

Cary Allred Loves the plan and would like their property to be commercial.

Jodie Kap would like to know what residential would look like if they were next to commercial.

Commission Member Streker made a motion to leave the public hearing. **Commission Member Reyna** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar
NAYS:	
EXCUSED:	

7. **DISCUSSION AND ACTION –** Adoption of Economic Development Strategic Plan

Stephen said as of right now, Jordan Valley does not have any official intentions to develop. In discussions with the General Manager of Jordan Valley, they have 20-30 acres that they can surplus. They are planning on working with the city to discuss what the use of that property would potentially be.

Stephen said that as development comes, it will dictate the infrastructure needs. That is something that is considered with a zone change. The idea is that it would be local commercial and not a regional draw. The local commercial would be governed by the C1 zone. Max building height is 35 feet but only 25 feet when adjacent to residential.

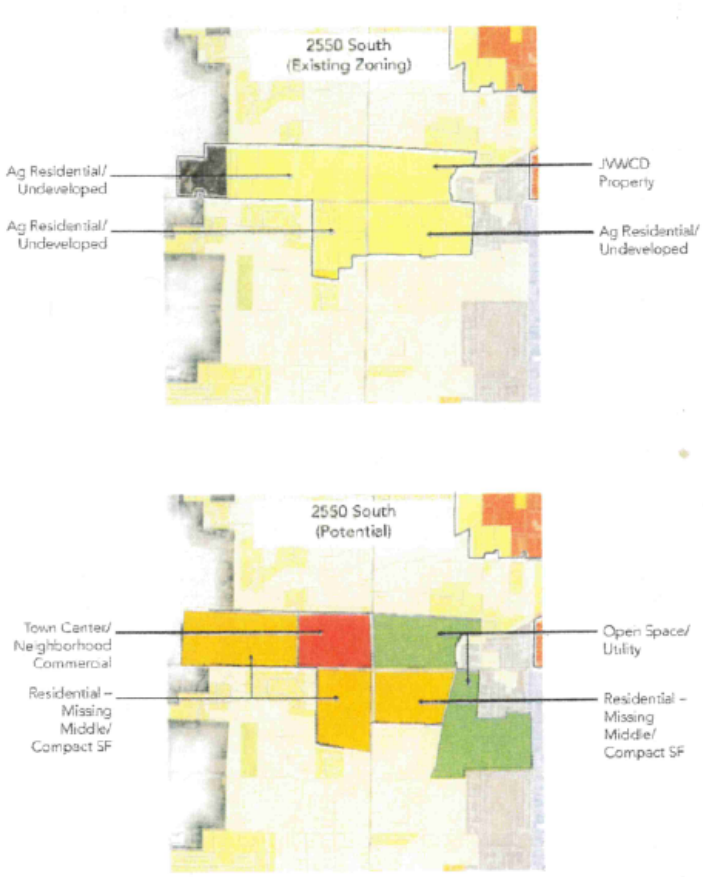
Stephen said that commercial land can be more valuable but it depends on the needs and several other factors. Sometimes, if the area is undeveloped, it may not have increased value.

Commission Member Reyna said it would depend on the demand. It is hard to say because things change so frequently.

Stephen said that the goal is to keep the residential on a neighborhood scale. The idea is to try and keep the commercial at a more neighborhood scale and try to make it more walkable and accessible to the surrounding public.

Stephen said that the idea is residential near the commercial area, is to not be attached housing. The general plan that will be presented is a higher density with 1/3 to1/4 acre lots.

Commission Member LaMar asked how they got to the plans that were presented tonight. They discussed a map that shows the northwest corner, about 1/3 of the area as the town center. 2/3 going west as residential missing middle, the entirety of the southwest corner as residential missing middle, the Baldwin property as residential missing middle compact square foot and to the east and north of the Baldwin Property as open space/utility.



Stephen said that the handout that Commission Member LaMar gave out was put together by the general plan consultant. They were potential interpretations by Landmark Design.

Commission Member LaMar confirmed that was how it was envisioned to split the property and after the public hearing, Stephen and Mayor Vanderwood met with the Baldwin family and the Baldwins gave input on what they would like to see and that led to all the Baldwin property being labeled as commercial as well and the property to the East and northwest corner as commercial. The last time the Planning Commission met the entirety of the Baldwin property was commercial and the commission talked about providing a buffer that would run along 2550 and the residential on either side of that.

Commission Member LaMar said that the reason things were laid out a certain way was because there needed to be a certain amount of residential around the town center and now we have replaced a lot of that with commercial.

Stephen said that when looking at the town center itself, the whole thing as commercial would not be viable and any additional residential that would be built around it would support that. It used to be that the whole 40 acres of Jordan Valley space was commercial. After conversations, they pushed some of those acres to the West along the frontage. Commercial is focused along 2550.

Commission Member LaMar expressed concern about expanding the commercial area and shrinking the residential and being able to support the commercial designation to the area.

There was a discussion about splitting the property on the southwest corner to have the front ¼ at the intersection of the property as neighborhood commercial or residential and leave the remaining amount as residential.

Commission Member LaMar made a motion to adopt the Economic Development Strategic Plan with interpretation 2 in the map as the preferred option for the 2550 S 2700 W intersection.

Motion dies for lack of a second.

Commission Member Reyna made a motion to recommend adoption of the Economic Development Strategic Plan with the changes that the North East corner of the Kap property in interpretation 2 of the plan be changed to neighborhood commercial and or residential, as indicated by Stephens sketch on the map as well as adding the Massing and Location language that was added to the packet to the Economic Development Plan. **Commission Member Smith** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

8. **PRESENTATION-** Proposed Changes to the R-3 Zoning Ordinance

Stephen walked through some proposed changes that are being considered with the General Plan update.

Stephen said that within the West Haven City Code, there is an R3 zone. The R3 zone is for the purpose of providing a variety of housing development types and options within the city. There are only 2 areas zoned as R3 and both are east of Midland Dr. In the past, the city has generally used the Mixed Use zone for multi-family.

Stephen said that some of the council members have requested to move away from the Mixed Use zone.

Stephen expressed his concern about tying the density to the general plan map and only having it be an advisory document. He recommended breaking up the R3 zone into 4 different zones as Residential Multi-Family (RM) 5, RM-10, RM-12, and RM-24, which follows the designations on the General Plan Map.

Staff also talked about increasing the standards and requirements for a Multi-Family Development.

Commission Member LaMar said that the city would like to codify what is on the General Plan in an ordinance. The notification to property owners is because of a designation to the zone and he expressed his support of doing that.

Chairman Reed asked what an RM-5 would look like.

Stephen said his thoughts were to limit RM-5 and RM-8 to townhomes, duplexes, or single family homes but as you graduate to the higher density zones, it would be apartments and those types of things.

9. **WORKSHOP** – Update to the Landscape Ordinance

The Commission discussed possible changes to the Landscape Ordinance.

Commission Member LaMar expressed opposition to section 157.995 that would allow Multi-Family to forgo having landscaped open space because a nearby park is adequate. The rest of the Commission agreed.

The Commission discussed whether all rock landscaping would be allowed or not and how much the city would like to dictate how single family lots are landscaped.

Commission Member LaMar said that the city should not take over the role of an HOA and resists the idea of the city doing more than the basics. He believes that the city should not enforce landscaping requirements beyond weed control and impact to neighbors. Chairman Reed agreed.

Commission Member Reyna agrees that turf should not be allowed in park strips and stating that landscaping does not mean weeds.

Chairman Reed asked for clarification on a dark hue of rock.

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Stephen said that there have been concerns about urban heat island effects. They would like the rock that is placed to be lighter in color to avoid heat absorption and radiation later.

10. ADJOURNMENT

Commission Member Streker made a motion to adjourn at 8:23 PM. **Commission Member Jenson** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar
NAYS:	
EXCUSED:	

Charis Sully — July 8, 2026

District Recorder — Date Approved

DRAFT

Planning Commission
Staff Review Memo

July 22, 2026

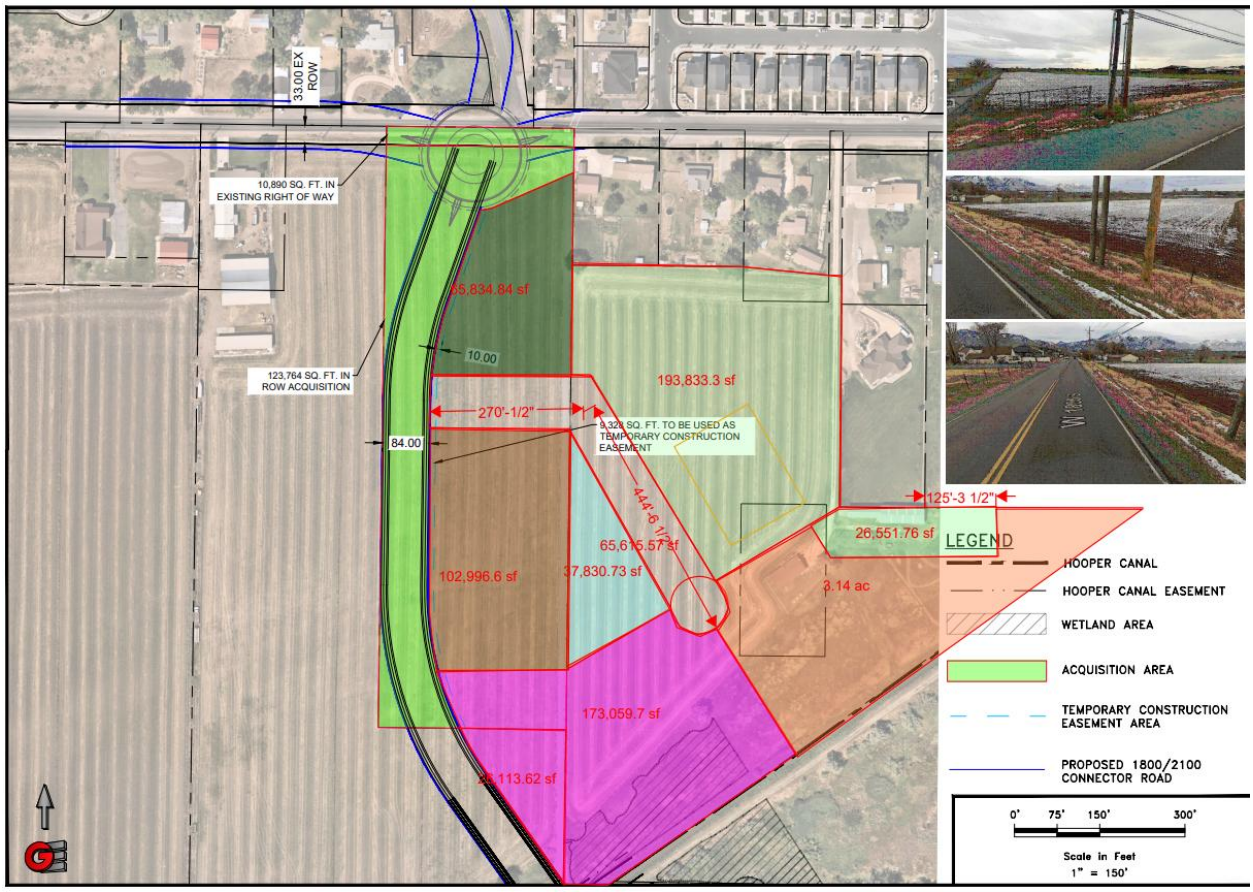
Damian Rodriguez, Planner

REZONE PETITION

Request:	Rezone three parcels from A-1 and C-2 to C-2, Commercial
Property Location:	2231 West 1800 South
Property Zone:	A-1 Agricultural and C-2 Commercial
Property Size:	20.75 approximate total acres
Applicant:	Dana Jardine
Governing Document(s):	WHZC §157.707 and the West Haven City General Plan
Decision Type:	Legislative
Staff Recommendation:	Discuss the application and make a recommendation to the City Council

Image 1: Site Aerial

Image 2: Concept Plan



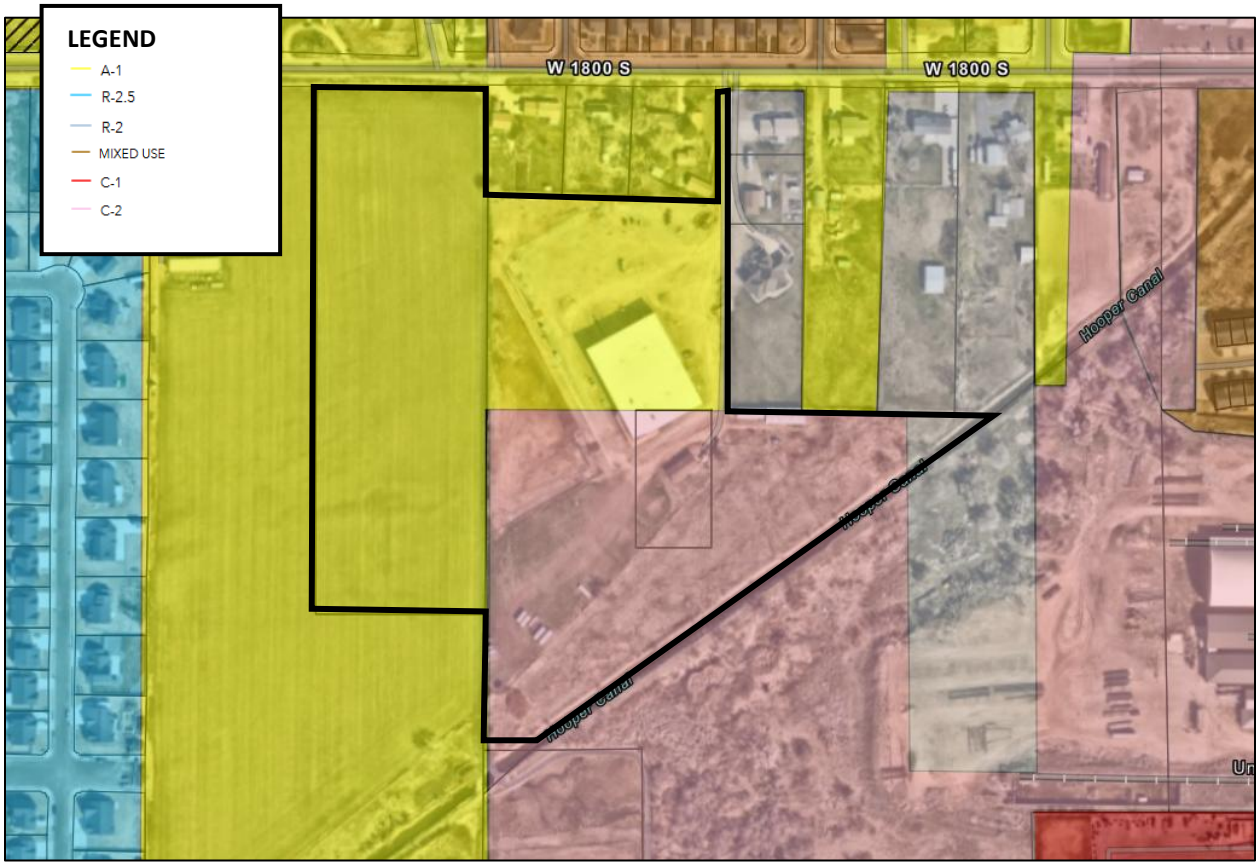
I. BACKGROUND

The applicant has petitioned the City Council to approve an amendment to the Zoning Map to change the zoning designation of three contiguous parcels (Parcels 150710030, 150710069, and 150750018) of land at 2231 West 1800 South to the C-2 Commercial Zone.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	A-1	Single-family homes
East	R-2	Single-family homes
South	C-2	Hooper Canal
West	A-1	Agriculture

Image 3: Vicinity Zoning Map



II. STAFF REVIEW

Staff's review of the petitioned rezone as it pertains to the requirements of the West Haven Zoning Code is as follows:

§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 conceptual development plan has not been provided to the level of detail specified in this subsection; however, §157.708 allows for "large-scale development…may be described in broad general terms in plan and/or narrative form". Considering the total project area and scope, staff considers the proposal large-scale, and the applicant has provided a narrative and map (drawn on a map provided to them by the City for the future roadway) that staff believes is sufficient for the Commission and Council to act on the petition.

Applicant Narrative:

"Parcel #15-071-0069 is currently zoned both A-1 & C-2. The new LWE project has been completed, and we purpose that the full parcel has the same zoning as C-2. We also purpose that our adjoining parcels #15-071-0030 & 15-075-0018 be zoned as C-2. With the new connecting road purposed from 21st street to 1800 South, we believe that it makes sense and is consistent with the new West Haven city economic development plan to have these 3 parcels zoned as C-2. In the concept plan we show that we are planning to build a private road and then develop a few commercial sites along the private road. We are open to suggestions from the city, and this is at the very beginning stages of planning."

See the attached application for more information.

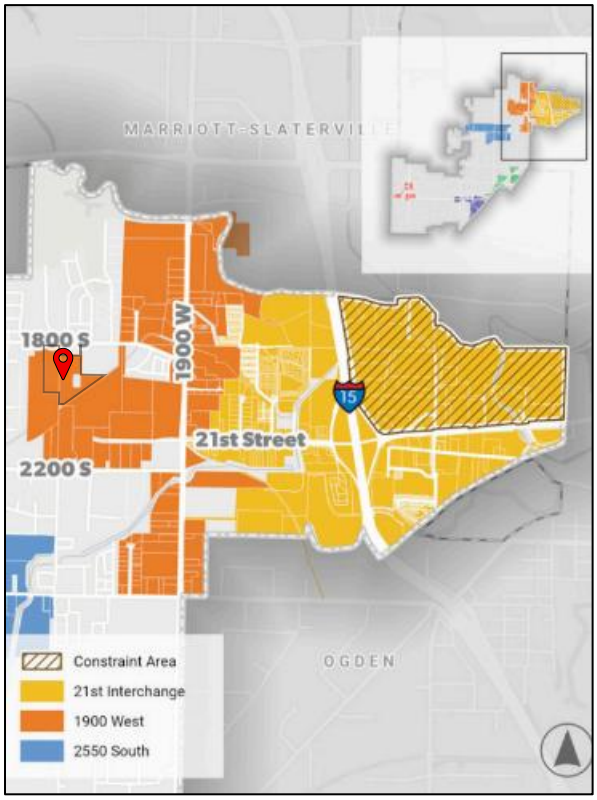
> *(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development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

Finding: Neighbors and residents have been notified in accordance with local and state law.

> *(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 is incompatible with the City's General Plan, which identifies the ideal future land use of the subject property as entirely R-2 Residential. However, the proposal is consistent with the City's Economic Development Strategic Plan, which the Council recently adopted on July 15th of this year. That master plan document identifies the subject property and the agricultural property immediately to the west as part of the 1900 West Key Economic Development Area. The City's Future Land-Use Map is currently being updated, and it is likely that the Future Land-Use Map (General Plan Map) will align with the Economic Development Strategic Plan.

Image 3: Northeast key development areas,
Economic Development Strategic Plan



It should also be noted that the staff's opinion is that the petition may not be fully consistent with surrounding land uses. The petition would enable further commercial development that exceeds the neighborhood (C-1) intensity and scale, immediately adjacent to homes and land that could be developed with homes. It is stated in the purpose and intent of the C-2 Commercial Zone that "The basic market for this Zoning District is vehicular-oriented. This type of zoning district is best located at the intersection of arterial streets" (§157.290(A)(2)).

The zone change petition is adjacent to a roadway in the future master plan. In addition, the bulk of one of the properties under consideration has recently been developed for commercial use with the new LWE building. Many permitted and conditional uses in the C-2 Zone may conflict with neighboring residential land uses without adequate mitigation. A brief list of land uses of potential concern is presented in Table 2 below.

Land Use	**Permittance in the C-2 Commercial Zone**
Automobile, new or used, sales and service	Conditional
Automobile maintenance service (lube, oil, brakes)	Permitted Outright
Automobile repair, including paint, body and fender, brake, muffler, upholstery, or transmission work; provided, it is conducted within a completely enclosed building	Conditional

Car wash, automatic	Conditional
Car wash, manual spray	Permitted Outright
Gun range; indoors	Conditional
Heavy equipment rental, sales, and service (only north of 3300 S)	Conditional
Home improvement large box	Conditional
Hotel	Conditional
Kennel; indoor with outdoor exercise area	Conditional
Pet grooming (no overnight stay)	Permitted Outright
Reception center or wedding chapel	Conditional
Restaurant; drive-in	Conditional
Tavern/bar (only north of 3300 S)	Conditional

Image 5: Photo of property under consideration

Image 6: LWE Commercial Building, located within the rezone petition

One other item to consider is the future roadway expansion in the area. The City is currently working with the property owners in the area to secure right-of-way for the master plan roadway to connect 1800 S with 2100 S. This roadway's current design puts the roadway within and on the west side of the property. This will be a master plan roadway with limited access points and higher speeds. The primary purpose of this roadway is to convey traffic from 1800 S to 2100 S, thereby improving traffic flow and safety in the area. The applicant's stated purpose is to create a subdivision on the east side of the roadway, with a limited single access point. Additional access points along the frontage of this property are unlikely to be permitted.

Staff recommends the following conditions of approval:

- Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted based on access spacing requirements and standards.
- Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.

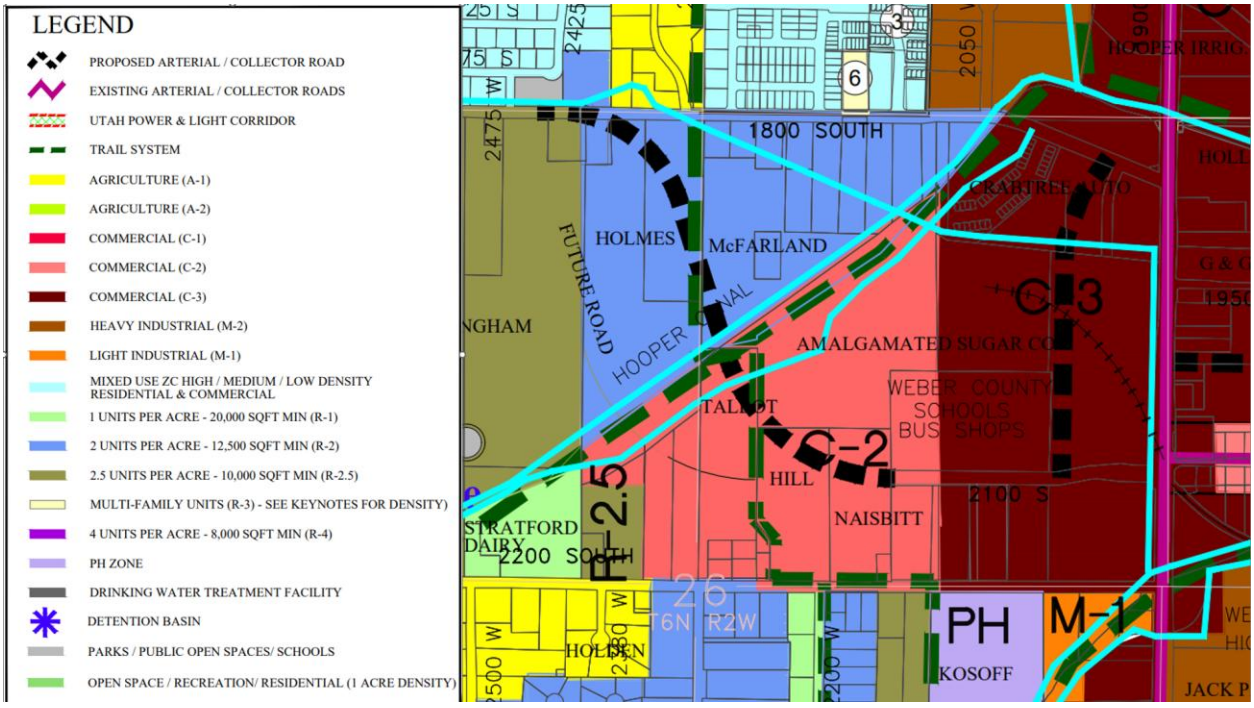
- Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.

Per §157.715(A)(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, citizens' comments, and other factors, and which may allow some, or all, of the petitioner's requested uses. The Commission might consider a C-1 Commercial designation as an alternative to the proposed.

(D) The Planning Commission and City Council will also consider whether the proposed development, and in turn the petition for rezoning, is needed to provide a service or convenience brought about by changing conditions, and which therefore 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: The City's development in accordance with the Economic Development Strategic Plan will help ensure the City's fiscal viability and economic resilience for years to come. This inherently promotes public health, safety, and welfare by providing the City with the funds needed to serve the public through the various scenarios we may face in the future.

Image 7: General Plan Map for the area



General Plan Consistency

The purpose of the General Plan is to serve as an advisory guide for decisions on land use within the city, to include any new petitions to amend the zoning map.

Finding: As mentioned previously, the petition is not compatible with the existing General Plan; however, the updated General Plan will likely align with the recently adopted Economic Development Strategic Plan, with which the petition is consistent. However, within this area, several uses are listed. The General Plan is currently being updated.

DRC and Utilities

The DRC has had a chance to review the proposed zone change. The only concern, other than the access point, that was mentioned was concerns with the sewer. West Haven's Public Works Director provided the following statement and map:

> *As we discussed, sewer for the area next to LWE will be a challenge. LWE sewer is running out to 1800 S but must pump up to the back of the property line of the homes fronting 1800 S, where it then gravitates to 1800 S. The property highlighted in orange would need to do something similar. The red circle is not a possibility; the blue circle (without shooting grade) would most likely not be an option, and the green circle would be the most likely option, but it would only reach the black dot, and on-site pumping would be needed to get it to that point.*

Image 8: Sewer Locations

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, the staff recommends that the Planning Commission discuss the merits of the proposed zone change, considering the recently adopted economic development plan and the current general plan and general plan update. A few items of consideration and conditions for this zone change are as follows:

1. Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.
2. Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.
3. Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted based on access spacing requirements and standards.
4. How the future roadway and current uses of this and the surrounding properties will be impacted by the zone change.
5. As part of any development, the applicant will need to coordinate with the West Haven Special Service District to ensure adequate sewer service can be provided.

IV. POSSIBLE MOTION

Recommend approval with staff-recommended conditions: *Motion to recommend the approval of the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan when the following conditions of approval are applied*:

- Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.
- Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.
- Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted based on access spacing requirements and standards.

Recommend approve with modified conditions: *Motion to recommend the approval of the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan when the following conditions of approval are applied*:

[List Conditions]

Recommend Approval with no conditions: *Motion to recommend the approval of the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan and promotes public health, safety, and welfare.*

Recommend Denial: *Motion to recommend the denial of the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 does not conform with the current General Plan and may have conflicts with the surrounding property. In addition, the General Plan is currently under consideration, and the plan for this area may be updated.*

[List findings and considerations]

Table: *Motion to table the petition to rezone the properties at 2231 West 1800 South, in West Haven.*

[List any findings or recommendations for the applicant]

West Haven Licensing and Permitting

2231 W 1800 S West Haven City, Utah 84401

07/06/2026 - 07/05/2027

Zoning Map Amendment

General

Application Status
Under Review

Printed: 07/16/2026

Permit/License #
5992909

Reference Number
dd889090-74c5-11f1-b71c-63128cfb840a

Status
Active

Application Review Status

Pre-Review	Complete
Planning Commission	Not Reviewed
City Council	Not Reviewed
Final-Review	Not Reviewed

Date Submitted
06/30/2026

Fees

Commercial Zone Amendment Fee 3	$360.00
Subtotal	**$360.00**
Processing Fee	**$12.60**
Total	**$372.60**
Amount Paid	**$372.60**
Total Due	

Payments

07/06/2026	Online	$360.00
Total Paid		**$372.60**

This site has updated. Hit Reload and Update to use most recent version. This will reload all tabs, so **make sure changes are saved first**.

Reload and Update

Application Form Data

(Empty fields are not included)

Planning Commission Date
07/22/2026

First Name
Dayna

Last Name
Jardine

Phone
[redacted]

Email
[redacted]

Address
2855 N 160 E

City
North Ogden

State
UT

Zip Code
84414

Is the applicant different from the property owner?
Yes

First Name
Tucker & Kacey Jardine

Last Name
PRONGHORN PROPERTY HOLDINGS LLC

Owner Phone
[redacted]

Owner Email
[redacted]

Address
2231 W 1800 S

City
West Haven

State
UT

Zip Code
84401

Upload Owner Authorization Form
West Haven City Owner-Agent.pdf

Property Address
2231 W 1800 S West Haven City, Utah 84401

Parcel Number(s)
15-071-0030 & 15-071-0069 & 15-075-0018

Total No. of Acres
21

Current Zoning (select all that apply)
A-1, C-2

Proposed Zoning (select all that apply)
C-2

Describe Project and Requested Use

Parcel #15-071-0069 is currently zoned both A-1 & C-2. The new LWE project has been completed, and we purpose that the full parcel has the same zoning as C-2. We also purpose that our adjoining parcels #15-071-0030 & 15-075-0018 be zoned as C-2. With the new connecting road purposed from 21st street to 1800 South, we believe that it makes sense and is consistent with the new West Haven city economic development plan to have these 3 parcels zoned as C-2. In the concept plan we show that we are planning to build a private road and then develop a few commercial sites along the private road. We are open to suggestions from the city, and this is at the very beginning stages of planning.

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

Subdivision Options with corner (1).pdf

Signature

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

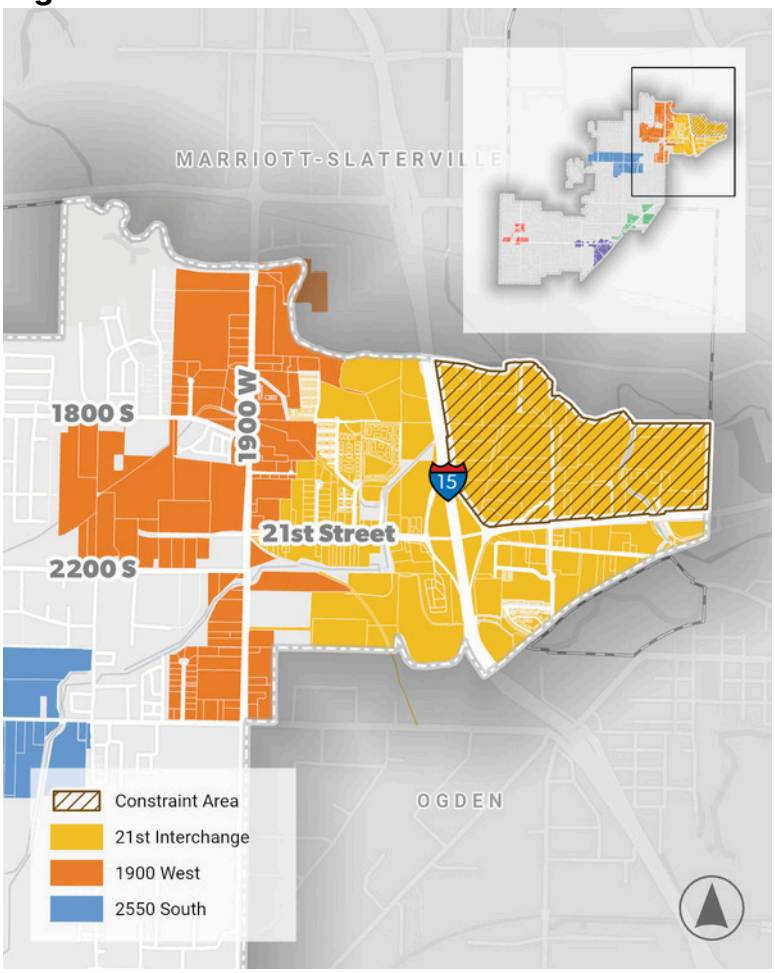
Electronically Signed

Dayna Jardine - 06/30/2026 2:54 pm

1900 West

The 1900 West Area was selected as a focus area due to its role as a major north-south transportation corridor serving as a functional alternative to I-15. The 1900 West corridor carries high average daily traffic volumes, connecting residential neighborhoods, industrial users, and neighborhood commercial across the western portion of Weber County. This strong traffic exposure and connectivity provide the corridor with long-term economic development potential, particularly for employment centers and service-oriented uses. The area already supports an established industrial presence, including major employers such as Staker Parson and Boman & Kemp, which reinforce its identity as a working industrial district.

Figure 4.4 1900 West Area



These existing uses, and other industrial development along the corridor contribute to the City's employment base. While much of the corridor is developed, select parcels, particularly agriculture land offer opportunities for new development, while other areas present redevelopment potential over time.

Advantages

- **Key North-South Connector**: 1900 West functions as one of the City's most important north-south routes, offering an alternative to I-15 while connecting the northeastern portions of West Haven to the rest of the City and the broader region, and facilitating efficient movement of residents, employees, and customers. Additionally, strong average daily traffic counts provide visibility and access that supports neighborhood-serving commercial uses.

- **Established Industrial Base**: The presence of long-standing industrial employers creates economic stability and reinforces the corridor's role as an employment center in the region.
- **Diversified Existing Uses:** The area supports a mix of industrial, commercial, and residential uses, providing a strong foundation for continued growth and complementary development.

Impediments

- **Parcel Configuration and Ownership**: Portions of the corridor are made up of smaller parcels under multiple ownership, limiting flexibility for modern industrial or commercial development and making site assembly challenging.
- **Redevelopment-Driven Growth**: Outside of small pockets of agricultural land, most impactful future development along 1900 West would require redevelopment of existing properties, which is typically more cost-prohibitive and complex than greenfield development.
- **Compatibility Constraints**: Balancing industrial uses with adjacent residential neighborhoods will require careful planning to mitigate land-use conflicts related to traffic, noise, and operational impacts.

Potential Development

- **Industrial and Flex Industrial**
- **Neighborhood Commercial**
- **Higher Density Housing**

Land	Amount
Vacant	128.78
Underutilized	187.02
Developed	63.3
Other (roads, utilities, etc.)	10.07
Total	**389.17**

WEST HAVEN CITY

Stephen Nelson

4150 SOUTH 3900 WEST
WEST HAVEN, UT 84401
PHONE: 801-731-4519
FAX: 801-731-1002
http://www.westhavenut.gov

Stephen,
As we discussed, sewer for the area next to LWE will be a challenge. LWE sewer is running out to 1800 S but must pump up to the back of the property line of the homes fronting 1800 S, where it then gravitates to 1800 S. The property highlighted in orange would need to do something similar. The red circle is not a possibility; the blue circle (without shooting grade) would most likely not be an option, and the green circle would be the most likely option, but it would only reach the black dot, and on-site pumping would be needed to get it to that point.

Christopher “John” Wallace
Public Works Director
West Haven City
Office: 385-389-2678
Cell: 801-430-7448
jwallace@westhavenut.gov

33.00 EX ROW

10,890 SQ. FT. IN EXISTING RIGHT OF WAY

123,764 SQ. FT. IN ROW ACQUISITION

65,834.84 sf

10.00

193,833.3 sf

270'-1/2"

9,328 SQ. FT. TO BE USED AS TEMPORARY CONSTRUCTION EASEMENT

84.00

444'-6 1/2"

65,615.57 sf

102,996.6 sf

37,830.73 sf

125'-3 1/2"

26,551.76 sf

3.14 ac

173,059.7 sf

25,113.62 sf

LEGEND

- HOOPER CANAL
- HOOPER CANAL EASEMENT
- WETLAND AREA
- ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT AREA
- PROPOSED 1800/2100 CONNECTOR ROAD

0' 75' 150' 300'

Scale in Feet
1" = 150'

Date: 2/23/26
Scale: 1" = 150'
Designed: KAN
Drafted: KAN
Checked: RC

Revisions

Date	Description

PROPERTY OWNER EX
1800-2100S CONNECTOR ROW
2375 W 1800 S
WEST HAVEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1588 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

5C

Planning Commission
Staff Review Memo

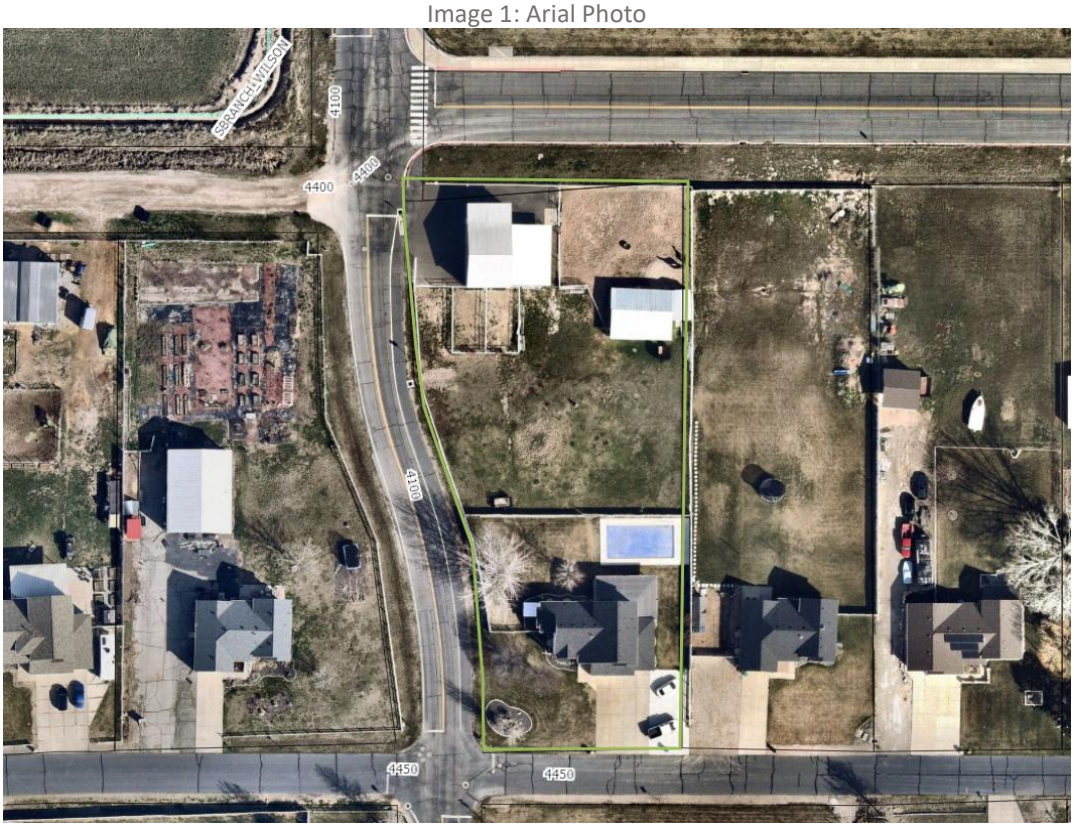
July 22, 2026

Stephen Nelson, Community Development Director

CONDITIONAL USE PERMIT REVIEW

Request:	A CUP for a detached ADU larger than 1,200 sq. ft. with reduced setbacks
Property Location:	4086 W 4450 S
Property Zone:	A-2
Property Size:	45,359 sq. ft.
Applicant:	Janette Aparicio
Governing Document(s):	WHZC §157.455-157.480 & §157.881(B)
Decision Type:	Administrative
Staff Recommendation:	**Table or Deny the Application**

Image 1: Arial Photo



I. BACKGROUND

The applicant is seeking a Conditional Use Permit (CUP) to allow an accessory dwelling unit (ADU) larger than 1,200 sq. ft., with reduced setbacks. Under the West Haven ordinance, any detached ADU exceeding 1,200 sq. ft. and with reduced setbacks may be allowed only after receiving a CUP; see below. The applicant has converted a barn on their property into an ADU prior to this application. Once the City learned of these changes, the staff informed the Applicant that they would need a CUP and an ADU permit.

The footprint is 1,142 sq. ft., but with the proposed upstairs, the total comes to 1,614 sq. ft. The current structure is also within the setback required for a detached ADU and would need the CUP to reduce the setbacks.

§ 157.463 SIZE.

(B) *Accessory dwelling units (detached structures). The size of an accessory dwelling unit shall be at least 300 square feet and shall not exceed 1,200 square feet, and be limited to no more than three bedrooms.*

§ 157.474 EXCEPTIONS TO STANDARDS.

(A) The Planning Commission may issue a conditional use permit for ADUs which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.

(B) In approving a conditional use permit, the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically, the Planning Commission may require:

(1) For ADUs that exceed the maximum size of 1,200 square feet: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking;

(2) For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles; and

(3) For ADUs with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.

Given the listed conditions, the applicant is seeking a CUP from the Planning Commission to allow the use of the converted structure as an ADU.

II. STAFF REVIEW

The applicant has submitted full building plans for the structure.

ACCESSORY DWELLING UNIT CONDITIONAL USE AND OTHER STANDARDS

Possible Impacts on Neighbors

The larger building may affect its neighbors; however, given its placement, that impact could be limited. The property to the east is setback at the greatest distances. To the west and north are roadways, with the North being an elementary school property, and to the west, the rear of an established lot. The building already exists, so no new structures are planned.

Image 2: Street view of the barn prior to conversation

Images 3-6: Updated Photos of Barn Taken on April 15, 2026

Location and Type

§ 157.461 LOCATION AND TYPE.

(C) Behind the primary dwelling, an accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of 20 feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be 15 feet.

And

(E) Second-story accessory dwelling units, an accessory dwelling unit located in an accessory structure, may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback, as the primary dwelling.

Findings: The applicant has not provided a detailed site layout of the building with proposed setbacks, but since the building is existing, staff have been able to measure the setbacks based on aerial photos and the approximate location of property lines. A typical ADU would be required to have a rear setback of 20' and would be allowed a 15' minimum setback if there are no windows. However, since this ADU is two stories, the base rear setback requirement would be that of the A-2 zone, which is 30'. As shown in the table below, the current structure is about 10' off the fence line. The building plans also show window in the north wall.

Setbacks	**A-2 Required Setbacks**	**Approximate Setbacks**
Side-East	10' (24' total between each side)	Approx 37'
Side- West	10' (24' total between each side)	Approx 83'
Rear-North	**30'**	**Approx 10' to the fence.**

In response to the staff's review, the applicant has stated:

"Setbacks & Privacy: Based on measurements taken by staff, the north end of the barn (ADU) maintains a 13ft clearance from the property line. Furthermore, the windows on this elevation do not face any neighboring residences, ensuring there are no privacy concerns for the surrounding properties."

Appearance

§ 157.462 APPEARANCE.

Single-family residences with interior accessory dwelling units shall retain the appearance of a single-family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (for example, exterior materials, color, and roof pitch).

Findings: The applicant is seeking to convert a barn on the property to an ADU, and the plans show they intend to use "EXIST. METAL SIDING". Based on the code, a detached ADU must, to the "degree reasonably feasible", match and be compatible with "architectural components of the primary dwelling" (**§ 157.462 APPEARANCE**). The current home is comprised of white siding and brick (see photo below). The proposed ADU does not match the exterior materials or colors. Based on these standards, staff finds that the proposed ADU is not compatible with the existing single-family home.

The applicant has provided the following response to the staff review of the code.

"Exterior Finishes: The structure currently features gray metal siding, which we intend to retain in its current state. This siding was a pre-existing, high-value upgrade at the time of purchase. While we may consider painting the exterior white in the future, we are requesting approval for the current finish to remain as is."

Image 7: Street View of Single-Family Home on the Property

Size and Lot Coverage

§ 157.463 SIZE.

(A) *Basement dwelling units.* Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count; and

(B) *Accessory dwelling units (detached structures).* The size of an accessory dwelling unit shall be at least 300 square feet and shall not exceed 1,200 square feet, and be limited to no more than three bedrooms.

§ 157.464 LOT COVERAGE.

(A) The combined building coverage for the detached accessory dwelling units, main dwelling, and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards.

(B) The coverage may not exceed 35% of the total lot size.

(Prior Code, § 33.20) (Ord. 11-2020, passed 5-6-2020)

Findings: The proposed ADU's footprint is 1,142 sq. ft., but with the proposed upstairs, the total area is 1,614 sq. ft., which exceeds the maximum size. The Planning Commission may consider an increase in size with a conditional use permit, see below:

§ 157.474 EXCEPTIONS TO STANDARDS

(1) For ADUs that exceed the maximum size of 1,200 square feet: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking;

One additional consideration for an ADU CUP for increased size is that setbacks may increase as size increases. However, in this case, the applicant is seeking a reduction of setbacks. The building also has windows on the north side of the building.

The property is large, and the proposed ADU does not take up more than 35% of the lot; it occupies only about 2.5%.

The applicant has provided the following response to the staff review of the code.

"Square Footage & Lot Coverage: Per our notes, we are requesting that the Commission consider the proposed size increase. The total footprint remains well within local guidelines, occupying only 2.5% of the lot—significantly below the 35% maximum allowable coverage."

§ 157.465 BUILDING ENTRANCES.

A new single-family structure approved with an accessory dwelling unit attached to, or detached from, the main dwelling unit shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two front doors side-by-side may not be used to provide separate entrances for each unit, with the exception of dwellings where the second door provides

direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.

Finding: The site plan proposes an entrance on both the west and east sides of the building.

Image 8: Park Area

§ 157.467 PARKING.

(A) A single-family dwelling with an accessory dwelling unit shall provide at least one additional off-street parking space for the accessory unit above the minimum spaces required for a single-family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off-street parking space shall be required for accessory dwelling units with two or more bedrooms. ADUs located within one-fourth mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one space for the main dwelling unit.

(B) No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.

(C) The minimum width of parking areas and driveways shall be paved with concrete or asphalt.

Image 9: Parking Plan

Findings: The proposed ADU has an existing paved parking area located to the west and north of the building. The applicant has proposed parking a vehicle behind the structure, under the carport (on the east side). The applicant has provided the following statement:

"Parking & Access: Adequate off-street parking is available on the north side and to the rear of the barn. These spaces are situated to ensure that no street access or public thoroughfares are obstructed."

Staff have raised concerns about access to the site because part of the driveway is within the intersection. Based on our review and discussion with the applicant, the Parking Plan (Images 8 and 9) has been created. Engineering and Public Works have reviewed these access points and found that they comply with West Haven standards.

Building Code

> **§ 157.469 BUILDING CODE.**
>
> (A) All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah State Code § 10-9a-511.5, "Changes to Dwellings–Egress Windows."
>
> (B) A certificate of occupancy must be obtained for an ADU before it can be occupied.

Finding: The applicant has submitted engineered building plans that have been reviewed by the West Haven Building Official. The following are his comments:

> *The building plans that have been received in Civic Review on June 24 at 8:12 am will need to be revised to show the correct window size for the upper bedroom windows as noted in item 1 below. The plans then can be submitted back through the portal for the building permit, Barn remodel / Owner Permit #: PLAN26-0146 Remodel 4086 W 4450 S LONGHORN / Lot 28. Once the plans have been approved, and approval is given from Planning and Zoning, a building permit can be issued. The upper bedroom window sizes will be verified along with all the structural notes that the engineer provided on the plans. Item 2 below. Once it has been determined through the inspection process that the building is code compliant and complies with the stamped plans, a C of O can then be issued for the project.*

1. *2021 IRC section R310.2 Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The size of the upper bedroom windows does not meet the code requirements for emergency escape and rescue openings. A window size chart has been attached.*
2. *All of the engineering notes on the plans will need to be completed and will be required to be inspected prior to covering.*

Utilities

§ 157.470 UTILITY METERS.

A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name, and the property owner shall be responsible for payment of all utilities. The owner is responsible for contacting their water, electric and gas provider for any possible additional water development, utility meter, and/or connection fee.

Finding: The applicant has stated that there are no new proposed utility meters or connections for the ADU and will use the services connected to the home.

CONDITIONAL USE PERMIT CONSIDERATIONS

Many of the following considerations do not apply to the request. Staff have provided findings for the considerations that are most applicable to the request.

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

Finding: West Haven's Moderate Income Housing Plan is supportive of additional ADUs within the City. One of the City's adopted methods is to "eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit" (See Resolution No. 13-2024). The Moderate Income Housing Plan also states the following under *Initiatives for Housing Families with Modest Income*:

Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones. (p 4)

In response to these planning efforts, the City created the Accessory Dwelling Unit standards, allowing for both internal and detached ADUs, and allowing the City Manager to waive impact fees for detached ADUs.

(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

Findings: The use is generally compatible with the surrounding development. The surrounding development is mostly made of larger single-family homes, roadways, and a school.

(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.

Findings: The site will be accessed from an existing drive area. There is parking being provided adjacent to the structure, and a door is being provided.

(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.
(G) *Utility services.* Utility capacity supports the use at normal service levels.

Findings: The applicant plans to use the existing utilities and does not plan on making any additional connections to adjacent public utilities.

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

Findings: The applicant is not proposing any additional screening. Under the ADU standards, the Planning Commission may require the applicant to construct an opaque fence along the northern border. Any opaque fence along the northern border would need to comply with sight-triangle standards at an intersection.

The applicant has responded to staff's initial comments, stating that they do not believe screening is necessary because a street is immediately adjacent to the project.

(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.
(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.
(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.
(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.
(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

III. Recommendations

The applicant is seeking approval for an ADU conversion of an older barn following the improvements. Staff finds that the application does not currently meet West Haven ADU and Conditional Use Permit standards. Accordingly, staff does not recommend approval of the application at this time. Given the many considerations for the Planning Commission, staff believes a discussion with the Planning Commission regarding this application would be appropriate to provide guidance on how to move forward.

There are several items for the Planning Commission to consider.

- The applicant would need to secure occupancy prior to issuing an ADU Permit.

- Construction without a building permit. Since the building was improved without a building permit, the City can't issue a certificate of occupancy until it has provided sufficient information and the building official has inspected the structure. The applicant has provided full engineered plans, and the building official believes that the plans can be approved. The building official has provided comments and required changes.
    - *2021 IRC section R310.2 Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The size of the upper bedroom windows does not meet the code requirements for emergency escape and rescue openings. A window size chart has been attached.*
    - *All of the engineering notes on the plans will need to be completed and will be required to be inspected prior to covering.*
- Outside the building is primarily of metal siding, which generally does not match. Based on the code, a detached ADU must, to the "degree reasonably feasible", match and be compatible with "architectural components of the primary dwelling". The current home is comprised of white siding and brick
- Parking for ADU. The parking area is proposed to be located adjacent to the building, along the existing driveway. The applicant will need to install improvements in accordance with the parking plan and West Haven standards. Any placement of fencing shall not conflict with a clear view of the intersection.
- CUP considerations for increased size. The current structure, location, and construction are within an "increased setback" and contain windows on the north side.
- CUP consideration for decreased setbacks. The code would allow the Planning Commission to consider requiring additional fencing and removal of the windows along the north side of the project. Currently, there are two windows and a rail fence along the property line.
- Updated Site Plan. The applicant has not provided a full site plan showing the building's location on the property, parking, and setbacks. Since the building exists, and based on the applicant's comments, staff have been able to infer most of this information. However, a full site plan should be provided.

In response to these comments, the applicant has provided the following information. This report has quoted the applicants' responses elsewhere, but wanted to provide the full response:

> ***Applicant***
> *Following up on the recent discussion regarding the barn-to-ADU conversion, I would like to provide the following clarifications regarding setbacks, design, and site logistics:*
> *• Setbacks & Privacy: Based on measurements taken by staff, the north end of the barn (ADU) maintains a 13ft clearance from the property line. Furthermore, the windows on this elevation do not face any neighboring residences, ensuring there are no privacy*

concerns for the surrounding properties. The code would require that a two-story ADU meet the setbacks of the primary structure, which would be 30ft. The requirements for decreased setbacks state that "unless no windows, doors, or other openings are adjacent to the property line".

• Exterior Finishes: The structure currently features gray metal siding, which we intend to retain in its current state. This siding was a pre-existing, high-value upgrade at the time of purchase. While we may consider painting the exterior white in the future, we are requesting approval for the current finish to remain as is.

• Square Footage & Lot Coverage: Per our notes, we are requesting that the Commission consider the proposed size increase. The total footprint remains well within local guidelines, occupying only 2.5% of the lot—significantly below the 35% maximum allowable coverage.

• Parking & Access: Adequate off-street parking is available on the north side and to the rear of the barn. These spaces are situated to ensure that no street access or public thoroughfares are obstructed.

• Utilities: The ADU will utilize existing infrastructure. There are no plans to install new meters or separate utility lines for this structure.

Thank you for your time and consideration of these details

Staff would recommend that the Planning Commission provide guidance to the applicant to help them work toward bringing the project into compliance with West Haven City standards. The applicant has been responsive to staff comments and feedback; however, the remaining items need to be addressed by the Planning Commission. In this consideration, the Planning Commission should consider the CUP requirements compared to the site. However, due to the nature of the violations, staff finds that the site currently does not meet West Haven standards, and the application could be denied; staff does not recommend approval.

Possible Motions

Table: Motion that the Planning Commission table the Conditional Use Permit Application for a proposed Accessory Dwelling Unit with increased size and decreased setbacks located at 4086 W 4450 S, until the applicant can provide an update to the application that addresses the following concerns:

- Provide a plan to update the architectural components to more closely match the existing home on the property.
- Provide an updated site plan that shows the building location, setbacks, and new parking area that conforms with staff recommendations within this report.
- The applicant is able to provide proper mitigation for the increased size and location.
- The applicant will need to conform with the building department's findings.

Deny: Motion that the Planning Commission deny the Conditional Use Permit Application for a proposed Accessory Dwelling Unit with increased size and decreased setbacks located at 4086 W 4450 S, with the following findings:

- The ADU was constructed without a building permit, and the City, at this time, can't verify that it meets building code and is unable to issue a certificate of occupancy for the structure until further inspections are completed. § **157.469 BUILDING CODE**
- A proper site plan has not been provided, and therefore, the City can't determine if the building meets proper setbacks and size requirements. Based on measurements from aerial photos, the site appears to violate existing setbacks, and the property owner has not provided sufficient mitigation to offset the "anticipated detrimental effects" (Utah 10-20-506. Conditional uses), including installing privacy fencing and limiting windows on the north side of the project. See **§ 157.461 LOCATION AND TYPE, § 157.464 LOT COVERAGE, § 157.467 PARKING and § 157.474 EXCEPTIONS TO STANDARDS**
- The proposed ADU appearance does not meet, "to the degree reasonably feasible…the architectural components of the primary dwelling unit (foe example, exterior materials, color, and roof pitch)." **§ 157.462 APPEARANCE.**
- The ADU exceeded the maximum size of 1,200 square feet, and does not meet the proper mitigation of increased setbacks, limitation on windows, and privacy fencing. **§ 157.474 EXCEPTIONS TO STANDARDS.**
- The ADU contains a second story and does not meet the zone site and rear setbacks for a two-story ADU. **§ 157.461 LOCATION AND TYPE (E)**

West Haven Licensing and Permitting

Printed: 07/16/2026

Aparicio

04/16/2026 - 04/15/2027

Conditional Use Permit

General

Permit/License #
4508544

Reference Number
47aa66d0-2ec9-11f1-a3c4-bbab671e0ca7

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Complete
This applicantion has been accepted for additional review.	
Planning & Zoning	Reviewing
Engineering	Not Reviewed
Fire	Not Reviewed
Public Works	Complete
Planning Commission	Not Reviewed
Final-Review	Not Reviewed

Date Submitted
04/02/2026

Fees

CUP Fee 1	$110.00
Subtotal	**$110.00**
Processing Fee	**$3.85**
Total	**$113.85**
Amount Paid	**$113.85**
Total Due	**$0.00**

Payments

04/16/2026	Online	$110.00
Total Paid		**$113.85**

Application Form Data

(Empty fields are not included)

Applicant First Name
Janette

Applicant Last Name

Aparicio

Contact Email
[redacted]

Phone Number
[redacted]

Address
4086 W 4450 S

City
West Haven

State
UT

Zip Code
84401

Owner Name
Janette Aparicio

Owner Email
[redacted]

Owner Phone
[redacted]

Address
4086 W 4450 S

City
West Haven

State
UT

Zip Code
84401

Upload complete and notarized Owner/Agent Authorization form
Owner-Agent Affidavit Fillable Form.pdf

Property Address
4086 W 4450 S

City
West Haven

State
UT

Zip Code
84401

Parcel #
082540012

Property Zone (select all that apply)
A-2

Property Size (in acres)
1

Briefly Describe Conditional Use Request
In response to the additional comments from the Planning and Zoning Department on March 31, we wish to clarify that the barn should be considered a pre-existing, non-conforming structure (grandfathered status). The building was present at the time of the property purchase in 2017, and no additional square footage has been added to the exterior footprint. Please refer to the submitted engineering plans for verification. Regarding the requirement to update the barn's exterior to match the primary dwelling, we are formally requesting a hardship extension. Due to current economic conditions and the high cost of construction materials, we request additional time to bring the structure into aesthetic compliance. Parking is located on the north and rear sides of the barn, both of which fall within our private property lines. This configuration ensures that no city streets or public access points are blocked.

Does the proposed use conform with the General Plan?
Yes

Does the utility capacity support the proposed use at normal service levels?
Yes

Are there adequate public services to support the proposed use, including streets, water, sewer, storm drainage, public safety and fire protection?
Yes

What are the proposed Operating Hours?
This is not a business

Are there any environmental impacts? This includes affecting the quality of surrounding air and water, storming chemicals, or introduce any hazard to the premises or any adjacent property?
No

Will the operation of the use create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, light, electromagnetic disturbance, or radiation?
No

Please submit a site plan containing the following: Access, traffic circulation, parking, refuse collection, signage, location of any buildings, and landscape area.

Not Applicable.docx

Before proceeding, ensure that your request meets each of the following requirements

GENERAL PLAN: The proposed use conforms to policies of the city's general plan, 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, ACCESS: Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street, CIRCULATION: On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property, PARKING. The location and design of off-street parking complies with standards set forth in the West Haven Municipal Code., 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, UTILITY SERVICES:Utility capacity supports the use at normal service levels, 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, OPERATING HOURS: The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses, SIGNS: Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses, PUBLIC SERVICES: Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use, ENVIROMENTAL IMPACTS: 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 , 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

I confirm that my request conforms with the CUP requirements outlined above.

✔

Signature

I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Janette Aparicio - 04/02/2026 1:22 pm

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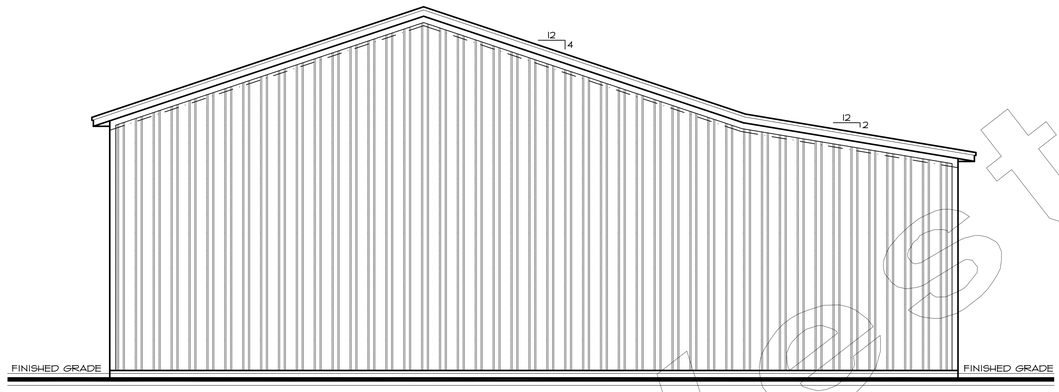
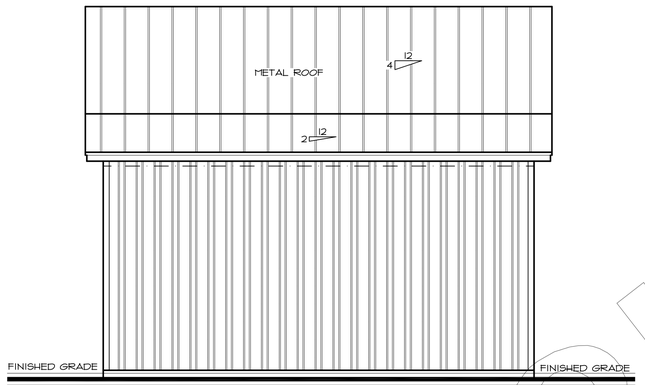
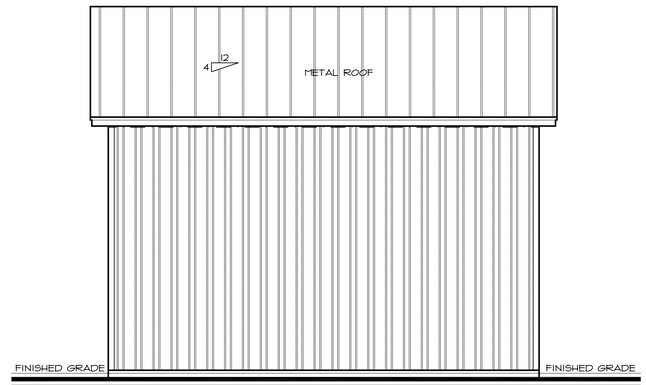


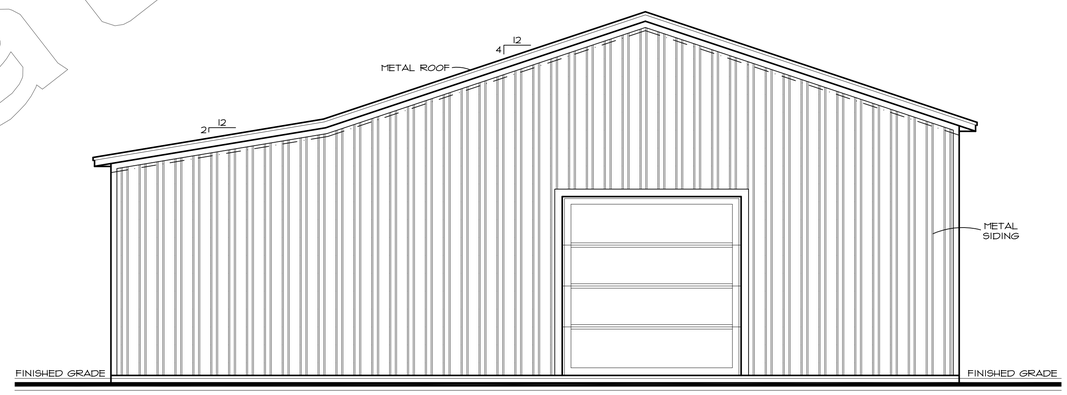
EXISTING
REAR ELEVATION
SCALE 1/4"



EXISTING
LEFT ELEVATION
SCALE 1/4"



EXISTING
RIGHT ELEVATION
SCALE 1/4"



EXISTING
FRONT ELEVATION
SCALE 1/4"

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PLANNED FOR:
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WEST HAVEN, UTAH

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Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
801.525.6700
plans@creationswest.com

DATE:
MAR. 06 26

SHEET:
1

PLAN NUMBER
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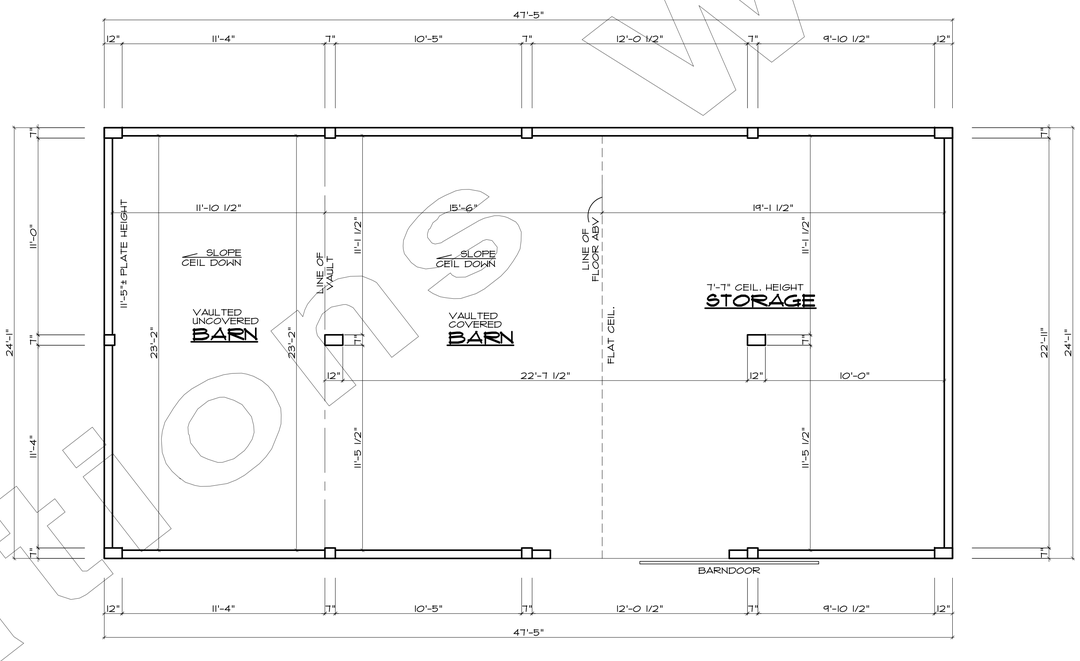

NOTE:
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EXISTING
MAIN FLOOR PLAN
SCALE 1/4"

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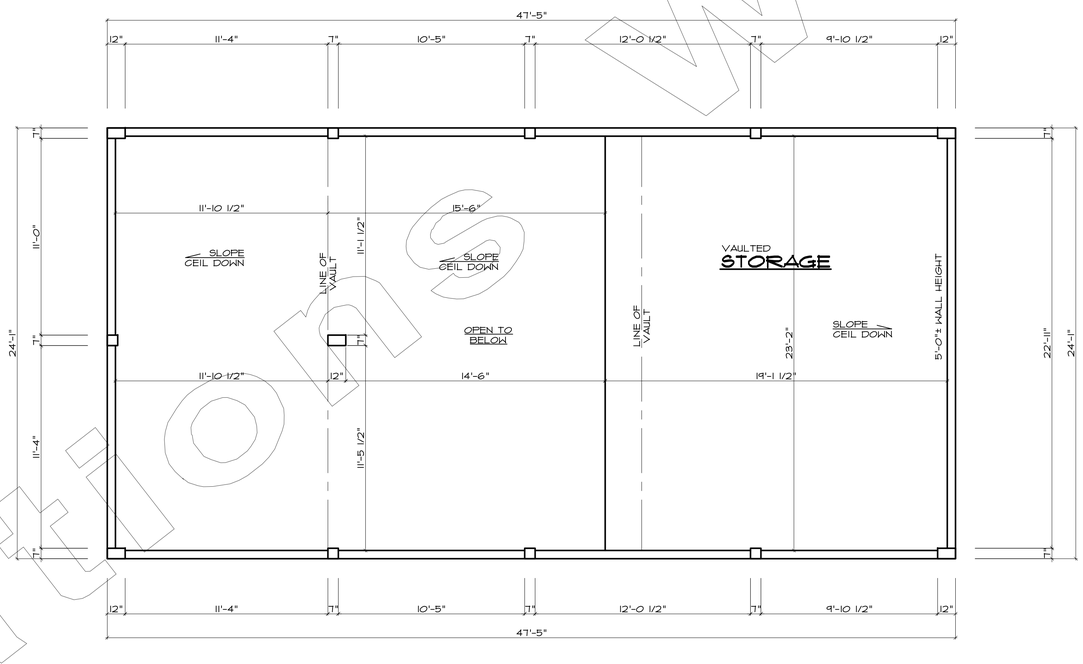

NOTE:
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EXISTING
UPPER FLOOR PLAN
SCALE 1/4"

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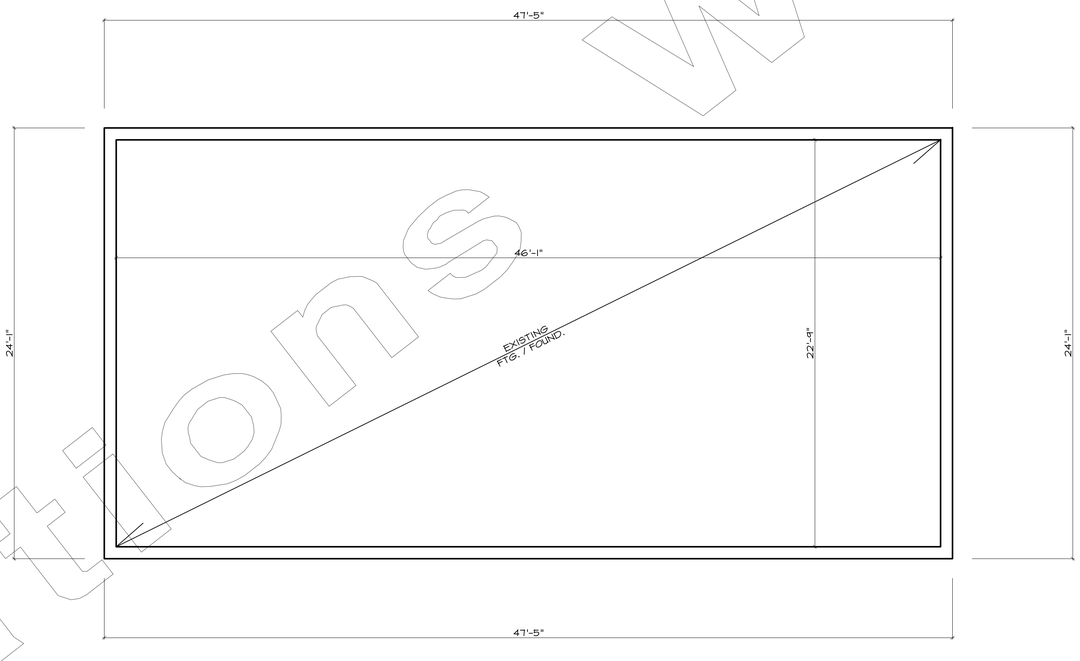

NOTE:
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EXISTING
LOWER LEVEL PLAN
SCALE 1/4"

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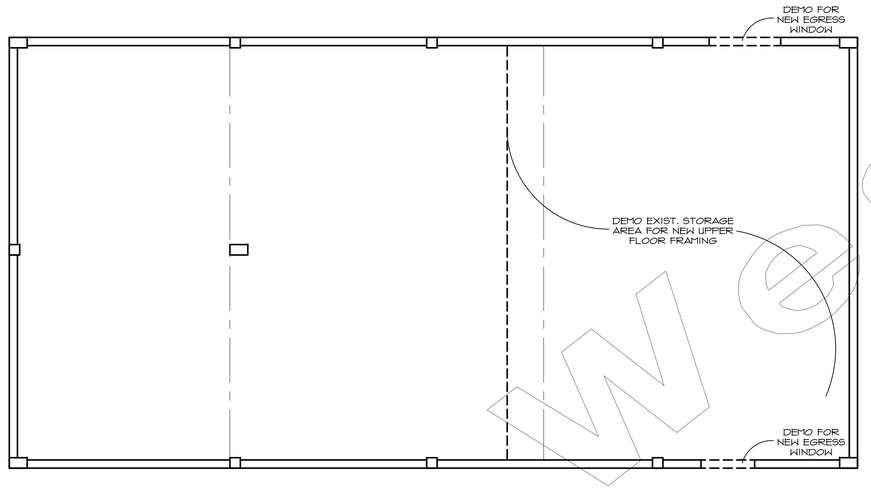
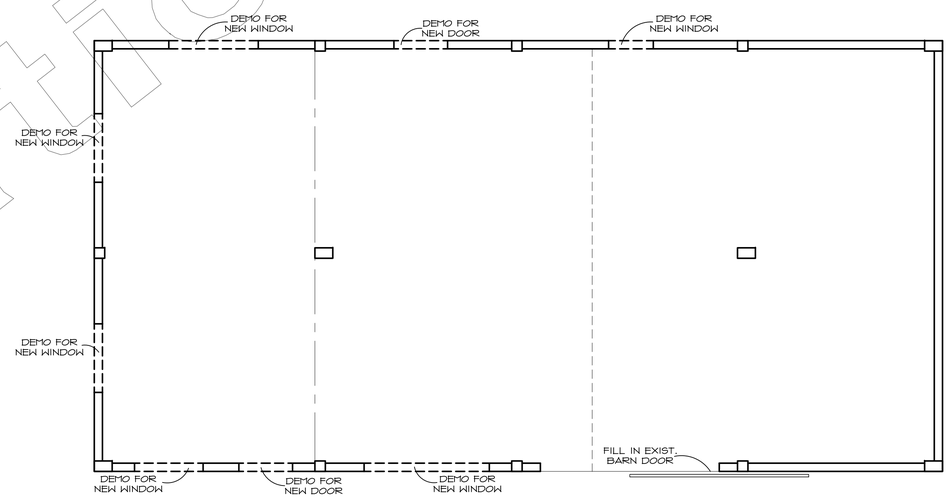


NOTE:
VERIFY ALL DIMENSIONS ON SITE

EXISTING
UPPER DEMO PLAN
SCALE 1/4"



NOTE:
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EXISTING
MAIN DEMO PLAN
SCALE 1/4"

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ATTIC VENTILATION NOTES:
The net free ventilation area shall not be less than 1/300th. Given that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of any and all materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.
Exterior wall finishes must be listed, labeled, and installed per manufacturer's installation and instruction guide. All installers must be approved by the manufacturer.

EXCAVATION NOTES:
All footings shall bear on natural, undisturbed soil.
Footings shall be excavated to a minimum depth so as to provide frost protection.
(Verify local frost depth).
The grade adjacent to all foundation walls shall slope a MINIMUM of 6 inches within the first 10 feet (5%), R401.3
Landings, ramps, patios, porches or decks, are required to be level or can have a MAXIMUM slope of 1/4" per foot for drainage away from walls. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

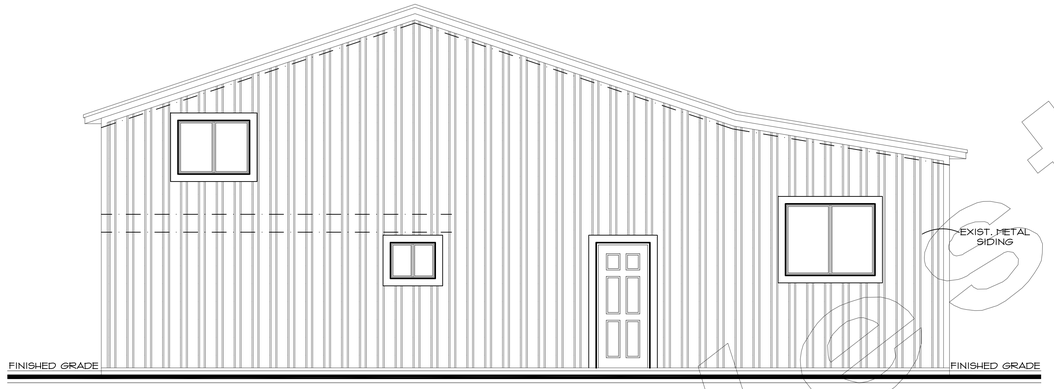
VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

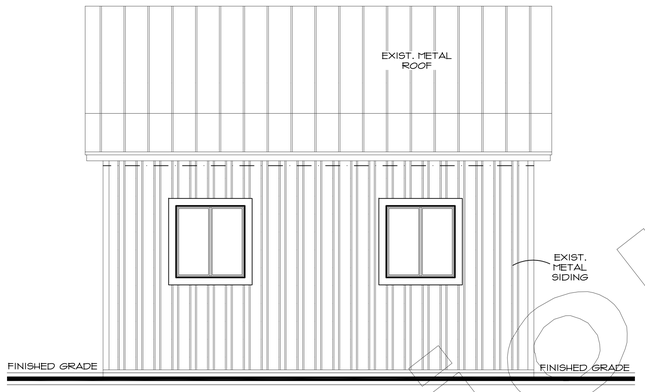
WINDOWS NOTES:
Bedroom windows to have a finished clear opening height MAXIMUM of 44" from floor.
Windows to have 20" MINIMUM clear width and 24" MINIMUM clear height.
Bedroom windows to be a MINIMUM of 5.7 sq. ft. clear opening for egress.
Windows to be sized at 1/10th of the sq. ft. for glass size lighting requirements and 1/20th of the sq. ft. for ventilation requirements.
Windows within 18" of the floor to be tempered glass.

NOTE:
BEAMS ON ELEVATIONS WERE DESIGNED BEFORE ENGINEERING AND ARE SHOWN @ 12" IN SIZE.

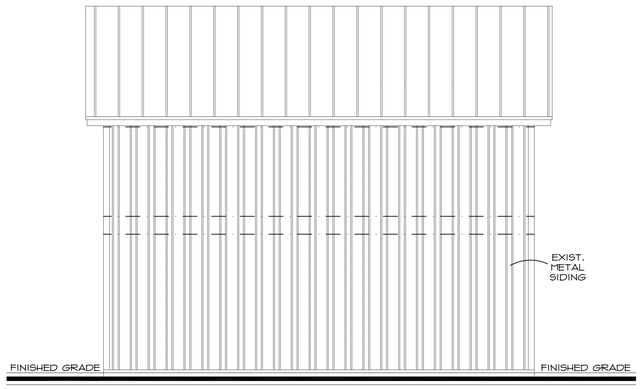
SEE FRAMING PAGES FOR ENGINEERING CALL OUTS FOR ACTUAL BEAM SIZES



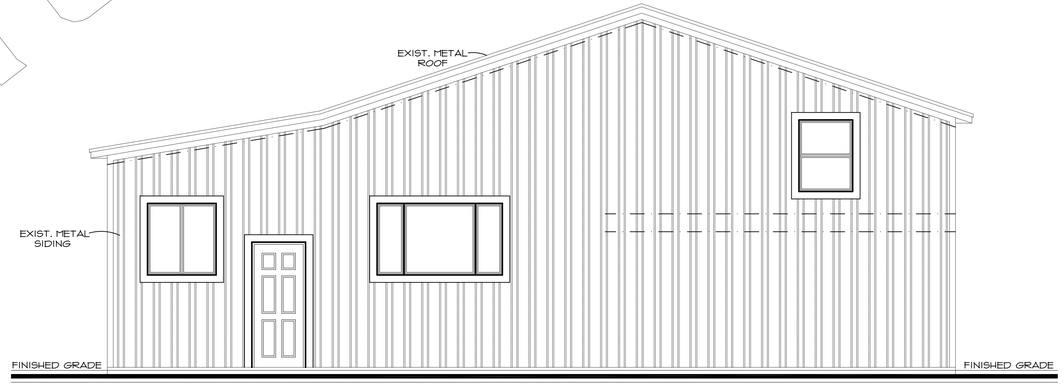
PROPOSED
REAR ELEVATION
SCALE 1/4"



PROPOSED
LEFT ELEVATION
SCALE 1/4"



PROPOSED
RIGHT ELEVATION
SCALE 1/4"



PROPOSED
FRONT ELEVATION
SCALE 1/4"

NOTE:
VERIFY ALL DIMENSIONS ON SITE

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PLANNED FOR:
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ADDITION/BARN FITOUT
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DATE: MAR. 06 26

SHEET: 6

PLAN NUMBER
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GENERAL NOTE KEY:
ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. Ufer ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Water heater and furnace need to be elevated at least 18" above the garage floor as required by IRC M1307.3.
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

ENERGY NOTES:
IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.
All exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:
Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2021 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

GENERAL BATHROOM NOTES:
Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (if no windows, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches side. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

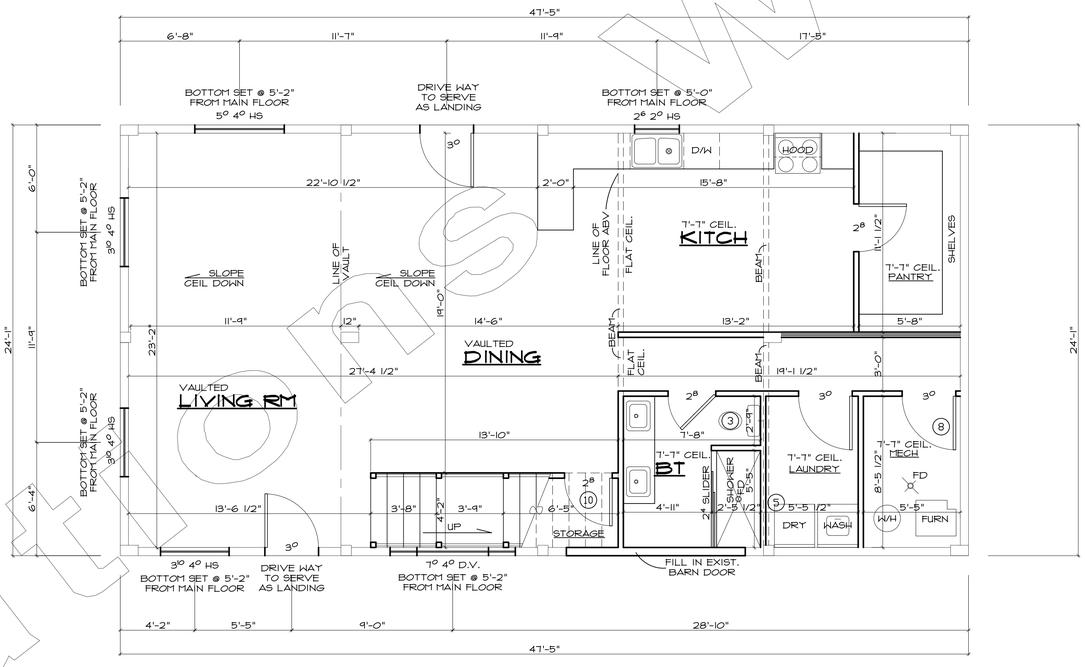
CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

EXHAUST SYSTEM NOTES:
Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

BACKWATER VALVE:
Backwater valve required



NOTE:
INSULATION INSTALLED IN WALLS (R-19)
INSULATION INSTALLED IN CEILING (R-19 & SPRAY FOAM INSULATION)

NOTE:
WATER MAIN LINES INSTALLED (3/4 PEX W/ CLAMPS)
3" ABS DRAIN FOR MAIN
1/2 PEX PIPE GOING TO SINK AND SHOWERS

NOTE:
VERIFY ALL DIMENSIONS ON SITE

NOTE:
MATCH EXIST. CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
MATCH EXIST. WINDOWS SET @ HEIGHT
MATCH EXIST. DOOR HEIGHT TYP.

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PROPOSED
MAIN FLOOR PLAN
SCALE 1/4"
1142 SQ. FT. MAIN LEVEL
472 SQ. FT. UPPER LEVEL
1614 SQ. FT. TOTAL ADDITION

PLANNED FOR:
APARICIO, TONY
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PLAN NUMBER AR-1614-26UE

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GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.
All exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:
Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2021 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

GENERAL BATHROOM NOTES:
Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (if no windows, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

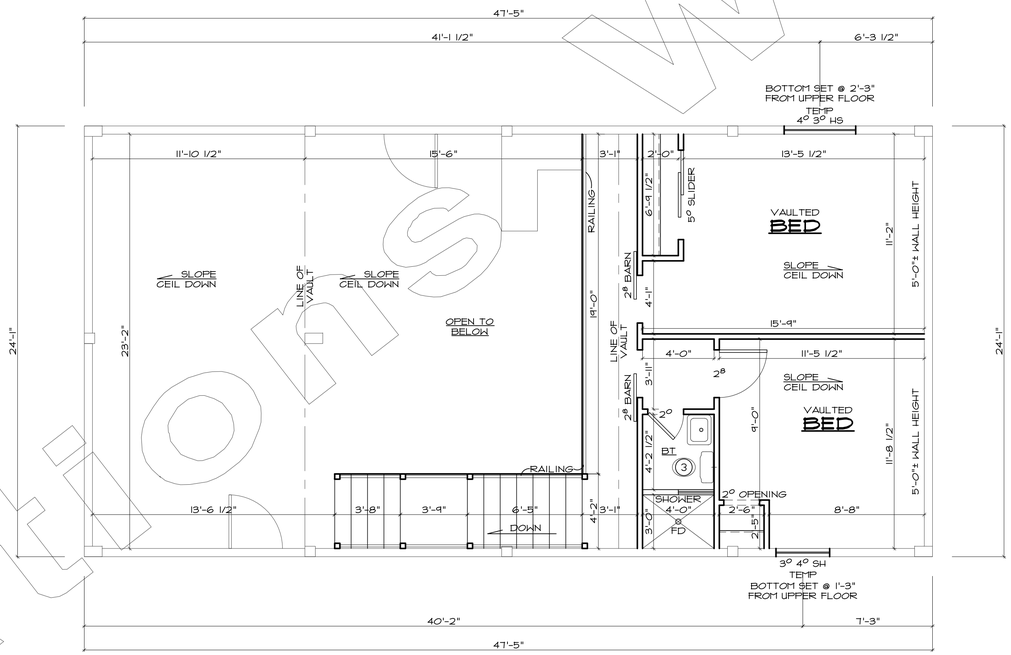
CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

EXHAUST SYSTEM NOTES:
Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

BACKWATER VALVE:
Backwater valve required



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NOTE:
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NOTE:
MATCH EXIST. CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
MATCH EXIST. WINDOWS SET @ HEIGHT
MATCH EXIST. DOOR HEIGHT TYP.

PROPOSED
UPPER FLOOR PLAN
SCALE 1/4"
412 SQ. FT. UPPER LEVEL

PLANNED FOR:
APARICIO, TONY
ADDITION/BARN FITOUT
4036 W 4485 S.
WEST HAVEN, UTAH

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GENERAL NOTE KEY:
ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closet & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside, & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. Ufer ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Water heater and furnace need to be elevated at least 18" above the garage floor as required by IRC P2801.3.
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board

PERIMETER DRAINS / DAMP PROOFING:
Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

GENERAL CONCRETE NOTES:
Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

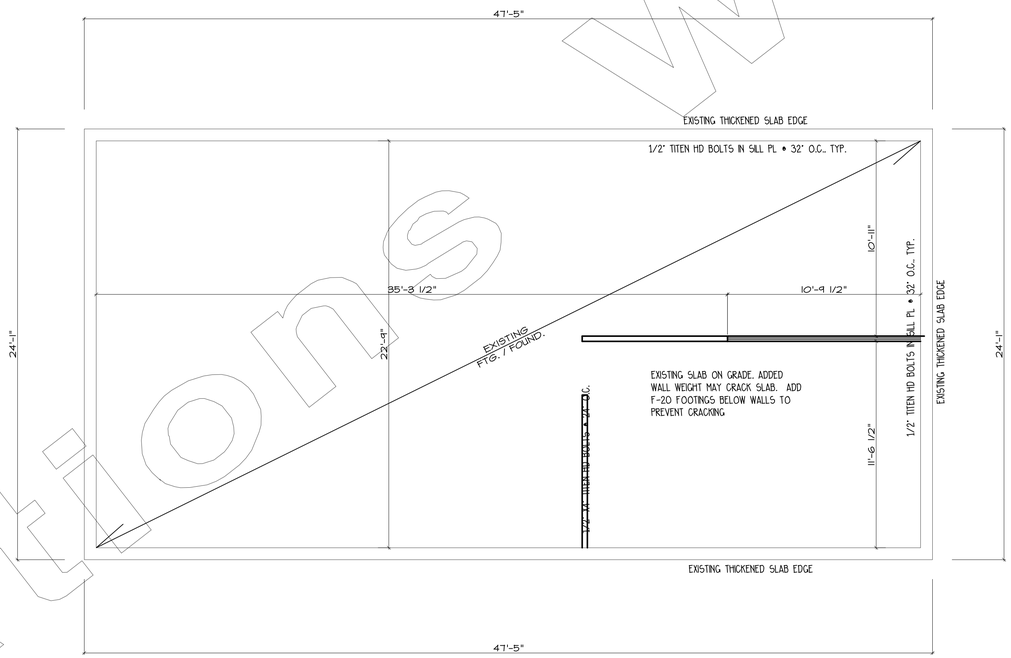
FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.13)

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

Concrete footings under all foundation walls, bearing walls and posts.



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PROFESSIONAL ENGINEER
03/06/2026
No. 550804
MICHAEL C. DENT
STATE OF UTAH

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NOTE:
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PROPOSED
FTG. / FOUND. PLAN
SCALE 1/4"

PLANNED FOR:
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ELEC PLAN GENERAL NOTES:
6. Ufer ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.

All 125V 15-20 AMP receptacles installed inside or outside of duelling shall be listed as tamper resistant.

TEMPERATURE LIMITATIONS:
Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulations, or other types of insulation, the conductors must be derated as required by IRC E3705.4.4.

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in duelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

CARBON MONOXIDE ALARMS:
Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.
When multiple alarms are installed within an individual duelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM:
R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the duelling, including basements and cellars. When more than one smoke alarm is required to be installed within a duelling unit the alarm devices shall be interconnected in such a manner that the actuation will activate all alarms in the individual unit.

RECESSED LIGHTING:
Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. IRC N1102.4.5

SMALL APPLIANCE RECEPTACLES:
In the kitchen, pantry, breakfast room, dining room, or similar area of a duelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3901.2 and E3901.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3901.9)

SUPPLY/RETURN INSULATION:
Supply and return air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 403.2

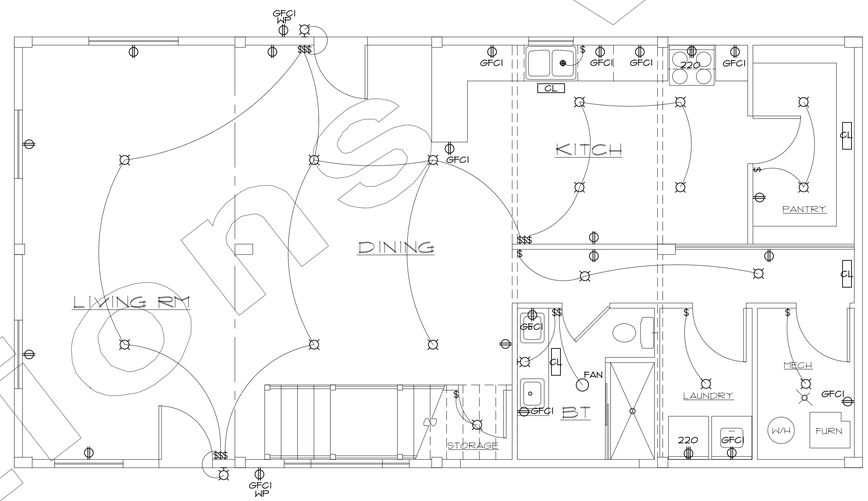
HVAC OUTLET.
A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means. (E3901.12)

GAS PIPING:
Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.3)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC G2415.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC G2406.2).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less then 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)



NOTE:
WATER MAIN LINES INSTALLED (3/4 PEX W/ CLAMPS)
3" ABS DRAIN FOR MAIN
1/2 PEX PIPE GOING TO SINK AND SHOWERS

NOTE:
ELECTRICAL LINE CABLES INSTALLED ARE 12-2 WIRE.
HVAC VENTS INSTALLED ARE 10X32 OR 6X12

NOTE:
PLAN DENOTES POSSIBLE WIRING DIAGRAM, ACTUAL WIRING TO BE DETERMINED AT ELECTRICAL WALK THROUGH AND AT ELECTRICIANS DISCRETION.

NOTE:
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NOTE:
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MAIN ELEC. / H.V.A.C. PLAN

SCALE 1/4"

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1424 Legend Hills Dr.
Suite # 120
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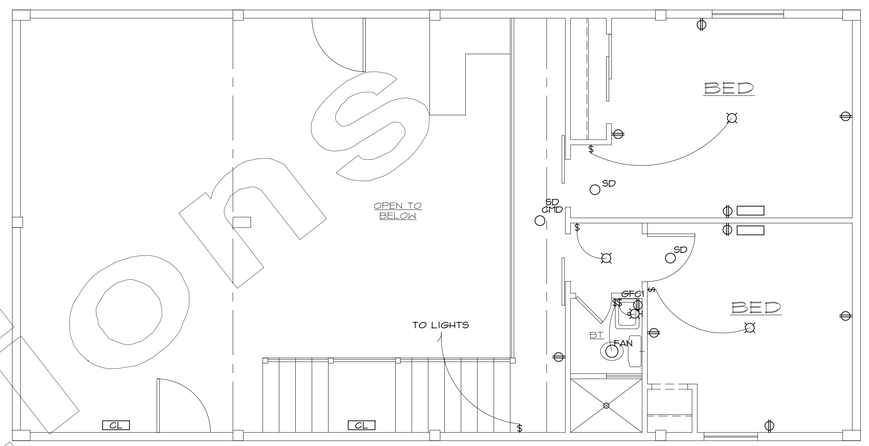
Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less then 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)



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DRAFT STOPPING:
R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draft stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below , draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:
1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O. WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

			NAIL SPACING				
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16GX32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OK FOR 2XG HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2XG @12" O.C., USE LSL 2XG @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE " MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

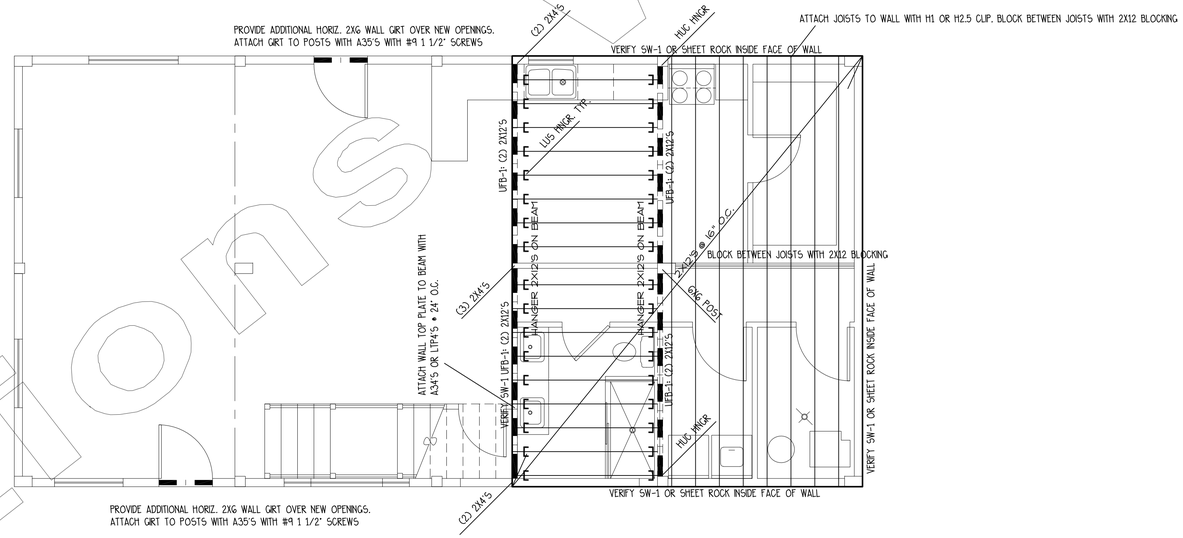
CS1G FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS1GX36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS1GX24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS1G STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS1G STRAP RETROFIT NOT ALLOWED).



NOTE:
VERIFY ALL DIMENSIONS ON SITE

UPPER FLOOR FRAMING PLAN

SCALE 1/4"

PROFESSIONAL ENGINEER
03/06/2026
No. 5563266
MICHAEL C. DENT
STATE OF UTAH

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PLANNED FOR:
APARICIO, TONY
ADDITION/BARN FITOUT
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WEST HAVEN, UTAH

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DATE: MAR. 06 26

SHEET: 12

PLAN NUMBER
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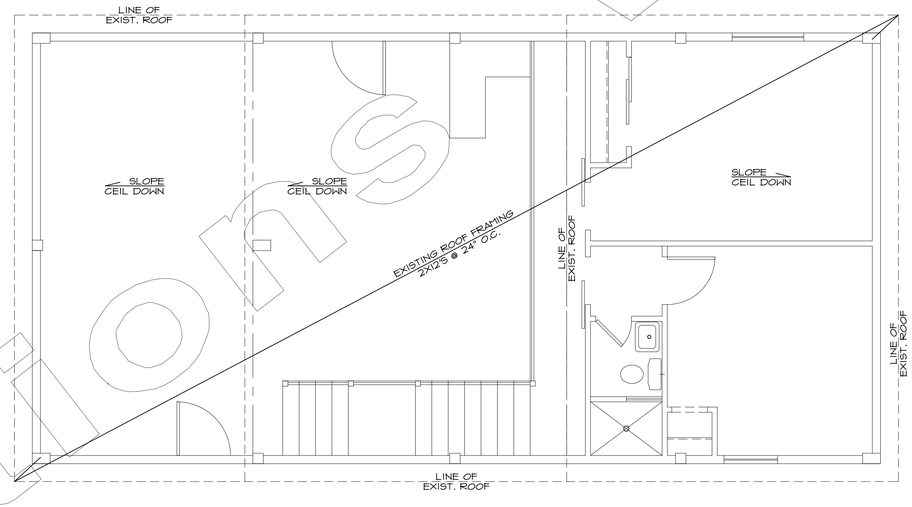
An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Note:
Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 1013.4.2).
List truss details and layout as deferred submittals for the framing inspections (IRC 106.1.1)

DESIGN CRITERIA

GOVERNING CODE		2021 IRC/IBC
SEISMIC		CATEGORY D2
		I = 1.00
		R = 6.5
		F_a = 1.2
ULT. WIND SPEED (3-SECOND GUST)		115 MPH
		EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30PSF
	DEFLECTION LL=L/360 TL=L/240	
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



NOTE:
INSULATION INSTALLED IN WALLS (R-19)
INSULATION INSTALLED IN CEILING (R-19 & SPRAY FOAM INSULATION)

NOTE:
VERIFY ALL DIMENSIONS ON SITE

NOTE:
MATCH EXST. OVERHANG TYP.
MATCH EXST. PITCH TYP.
MATCH EXST. PLATE HEIGHT U.O.S.

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03/06/2026
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MICHAEL C. DENT
STATE OF UTAH

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ROOF FRAMING PLAN

SCALE 1/4"

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CONCRETE FLOOR SLAB NOTES:
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
1) Garages, utility buildings and other unheated accessory structures.
2) For unheated storage rooms having an area of less than 70 sq. ft. and carports
3) Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4) Where approved by the building official, based on site conditions

BRICK VENEER NOTES:
Lap all joints in the #9 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs. place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.7.2

WALL SECTION GENERAL NOTES:
A. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
   Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
   Fascia backer (to match fascia size), aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
B. Approved weather barrier and 7/16" waferboard sheathing on exterior walls.
C. Wood, composite, vinyl or aluminum siding
D. Stucco system, refer to stucco provider for all backing and wall preparations.
E. Brick veneer, with ties of 22Ga. @16" o.c. with no. 9 wire in bed joints with ties.
F. Stone veneer, with req. ties.
G. 2x4" studs @ 16" O.C.
H. 2x6" studs @ 16" O.C.
I. R-13 fiberglass insulation batt.
J. R-19 fiberglass insulation batt.
K. R-24.5 Cellulose Insulation.
L. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
M. 1" R-7 closed cell polyurethane.
N. Continuous blown-in insulation in attic space 10" min. (R-38)
P. Hand framing OR Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
Q. 3/4" T&G waferboard, glued and nailed.
   T.J.I./B.C.I. Floor joist system or Floor Trusses.
R. 2x4/2x6 bearing wall with solid blocking at joist.
S. 6-Mil vapor barrier below slab on grade.
T. 4" gravel w/ Class 1 vapor barrier.
U. R-30 insulation in floor.

GENERAL FLASHING NOTE:
Flashing shall be installed (as required by IRC R703.8 & R905) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. 1405.3 IBC

INSTALLATION:
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

CERTIFICATE:
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.

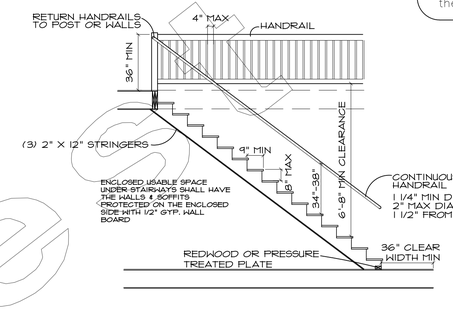
INSULATION:

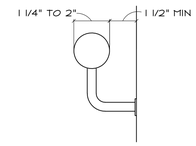
BUILDING THERMAL ENVELOPE INSULATION:
An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

BLOWN OR SPRAYED ROOF/CEILING INSULATION:
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with he minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

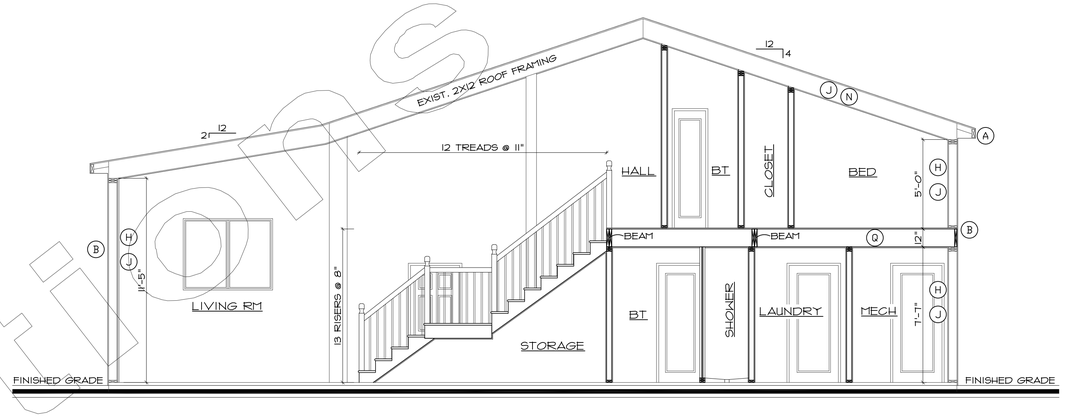
STAIR & HANDRAIL NOTES:
SEE TYPICAL STAIR & HANDRAIL DETAIL FOR SPECIFIC REQUIREMENTS.

A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min.





TYP. STAIR & HANDRAIL DETAIL
SCALE 1/4"



NOTE:
INSULATION INSTALLED IN WALLS (R-19)
INSULATION INSTALLED IN CEILING (R-19 & SPRAY FOAM INSULATION)

NOTE:
VERIFY ALL DIMENSIONS ON SITE

BUILDING SECTION
SCALE 1/4"

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NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

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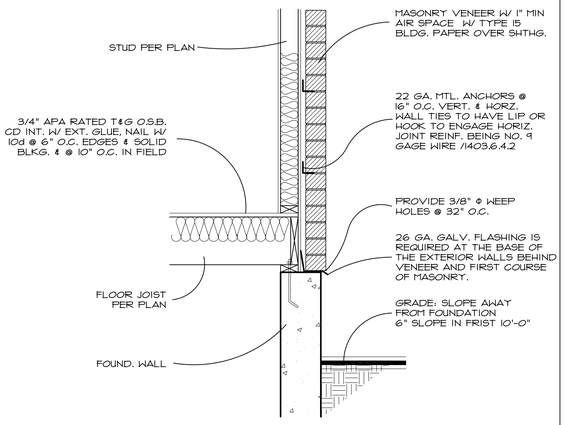
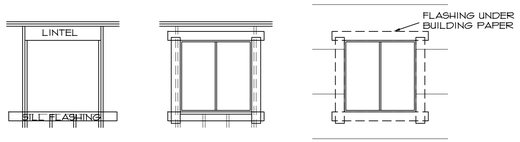


MASONRY VENEER DETAIL

SCALE N/S

NOTES:

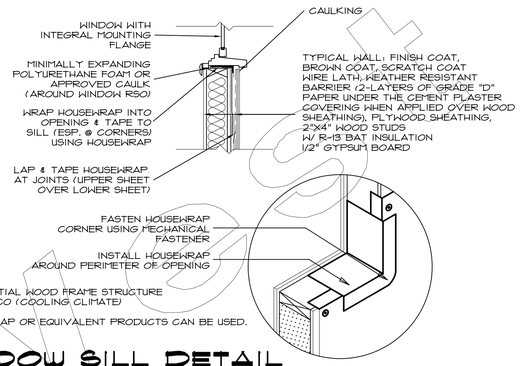
1. INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATERPROOF.
2. SEALANT SHALL BE COMPATIBLE AND APPROVED BY FLASHING MANUFACTURE.
3. IN HIGH WIND AREAS W.R. GRACE ICE AND WATER SHIELD SHALL BE USED, OVER SOLID BLOCKING.
4. FLASHING MATERIAL AT LEAST 9" WIDE SHALL BE APPLIED IN A WEATHER BOARD FASHION, BEGINNING WITH THE SILL WITH A STRIP LONG ENOUGH TO PROJECT BEYOND THE JAMB FLASHING TO BE APPLIED. THE TWO JAMB FLASHING'S ARE THEN APPLIED, WITH SUFFICIENT LENGTH TO EXTEND BETOND THE SILL FLASHING, AND WITH THE SAME DISTANCE AT THE TOP.
5. FOR FIXTURES WITHOUT NAIL ON FLANGES THE FLASHING SHALL BE 12" MINIMUM WIDTH AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB.
6. FOR NAIL ON FLANGE FIXTURES INSTALL BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND SIDES OF THE FIXTURE. APPLY THE TOP HORIZONTAL FLASHING LAST, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE JAMB FLASHING. OVERLAP AND SEAL AGAINST THE TOP NAILING FLANGE OR G.S.M. HEAD FLASHING WITH A CONTINUOUS BEAD OF SEALANT.
7. APPLY REMAINING WALL SHEATHING PAPER IN A WEATHER BOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND THE HEAD AND JAMB FLASHING BELOW.



EXTERIOR WALL OPENING FLASHING

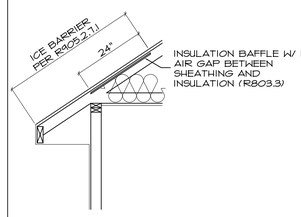
SCALE N/S

NOTES:
*SEAL ALL HOUSEWRAP JOINTS AND PENETRATIONS WITH APPROVED TAPE. (eX. DUPONT CONTRACTOR TAPE)
*FASTEN HOUSEWRAP TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (eX. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW SILL DETAIL

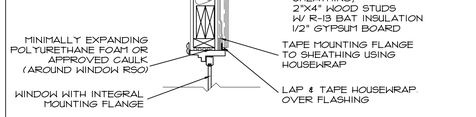
SCALE N/S



BAFFLE DTL

SCALE N/S

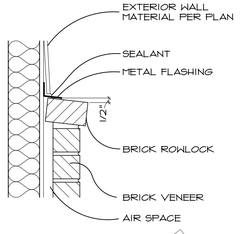
NOTES:
*SEAL ALL HOUSEWRAP JOINTS AND PENETRATIONS WITH APPROVED TAPE. (eX. DUPONT CONTRACTOR TAPE)
*FASTEN HOUSEWRAP TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (eX. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



RESIDENTIAL WOOD FRAME STRUCTURE W/ STUCCO (COOLING CLIMATE)
HOUSEWRAP OR EQUIVALENT PRODUCTS CAN BE USED.

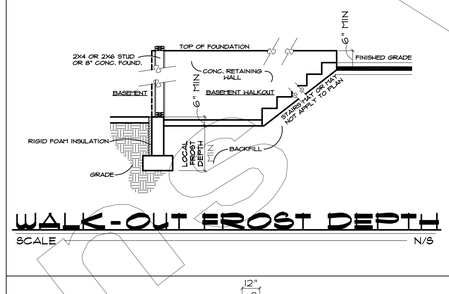
WINDOW HEAD DETAIL

SCALE N/S



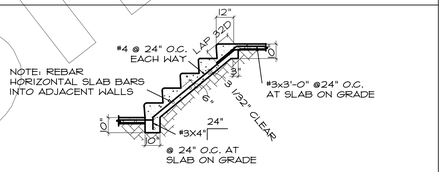
BRICK WAINSCOT DETAIL

SCALE N/S



WALK-OUT FROST DEPTH

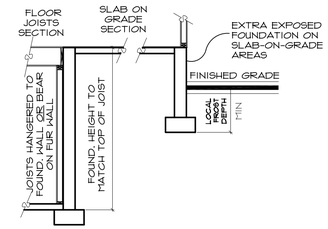
SCALE N/S



NOTE: REBAR HORIZONTAL SLAB BARS INTO ADJACENT WALLS

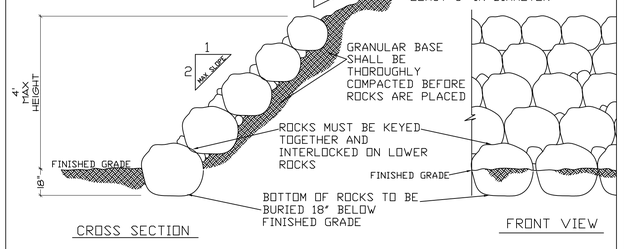
CONC. STAIRS ON GRADE

SCALE N/S



JOIST-TO-SLAB

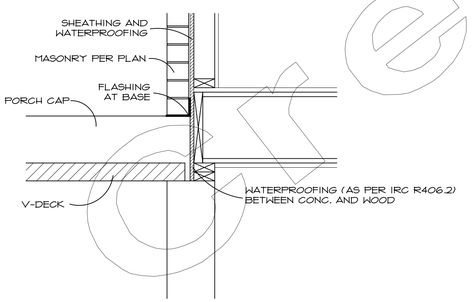
SCALE N/S



NOTE:
THE ROCKS SHALL BE HARD, DURABLE, ANGULAR, FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS. THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 2 TO 1 SLOPE AS SHOWN. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCKS OF SUITABLE SIZE RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.

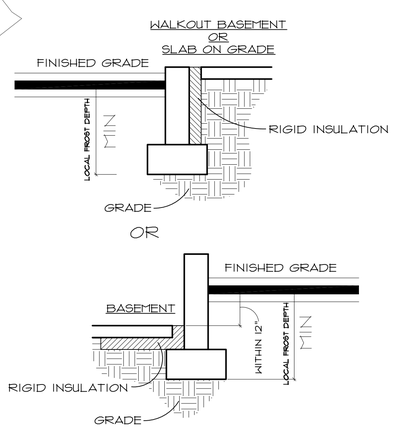
ROCK RETAINING WALL

SCALE N/S



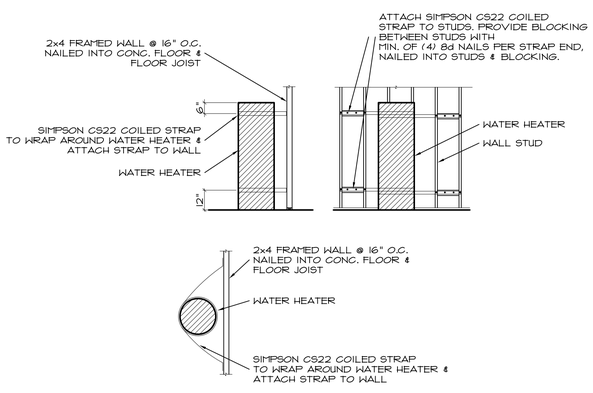
PORCH CAP WATERPROOFING DTL

SCALE N/S



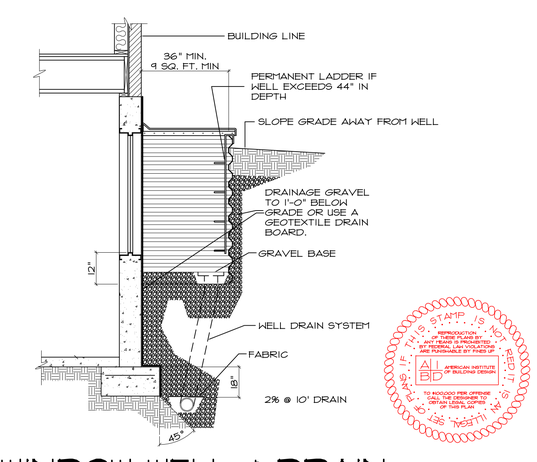
RIGID INSULATION DTL

SCALE N/S
APPLIES WHERE INSIDE SLAB IS WITHIN 12" OF GRADE



W/H SEISMIC HOLDOWN

SCALE N/S



WINDOW WELL & DRAIN

SCALE N/S

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PLANNED FOR:
APARICIO, TONY
ADDITION/BARN FITOUT
4936 W 4485 S
WEST HAVEN, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
Ammon Idaho 83406 208.525.9552
South Jordan Utah 84095 801.525.6700
plans@creationswest.com

DATE: MAR. 06 26

SHEET: AD1

PLAN NUMBER
AR-1614-26UE

NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

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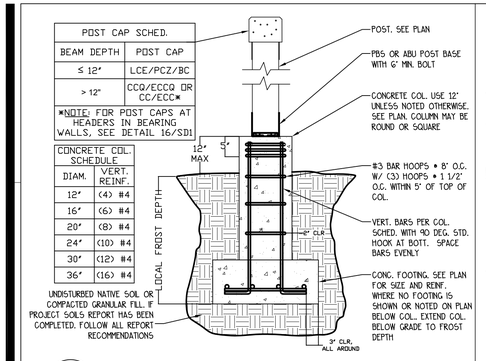
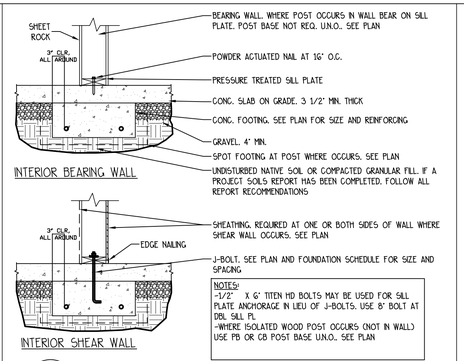
POST CAP SCHED.	
BEAM DEPTH	POST CAP
≤ 12"	LCE/PCZ/BC
> 12"	CCQ/ECCQ OR CC/ECC*

*NOTE: FOR POST CAPS AT HEADERS IN BEARING WALLS, SEE DETAIL 16/SD1

CONCRETE COL. SCHEDULE	
DIAM.	VERT. REINF.
12"	(4) #4
16"	(6) #4
20"	(8) #4
24"	(10) #4
30"	(12) #4
36"	(16) #4

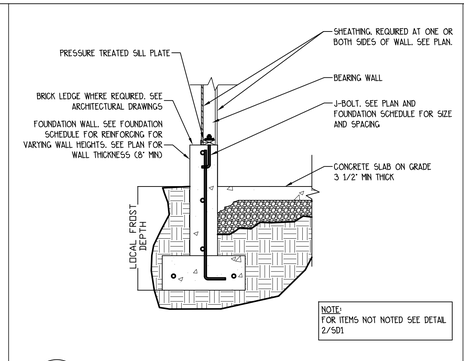


1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



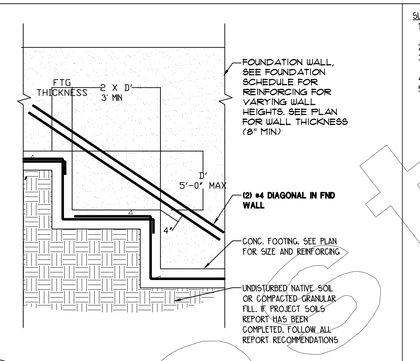
NOTES:
-1/2" X 6" TITEN HD BOLTS MAY BE USED FOR SILL PLATE ANCHORAGE IN LIEU OF J-BOLTS. USE 8" BOLT AT DBL SILL PL
-WHERE ISOLATED WOOD POST OCCURS (NOT IN WALL) USE PB OR CB POST BASE U.N.O.. SEE PLAN

2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



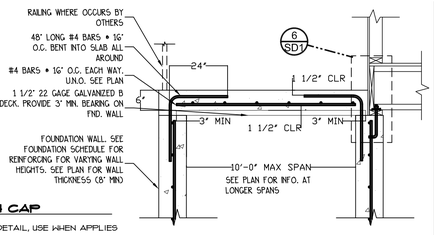
NOTE:
FOR ITEMS NOT NOTED SEE DETAIL 2/SD1

3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

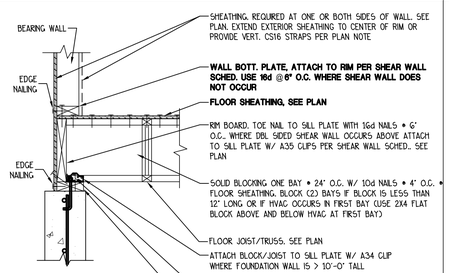


4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES

SLAB NOTES
1. CONCRETE F'c = 4000 PSI (2500 PSI MIN. 4000 PSI FOR INCREASED DURABILITY)
2. USE GRADE 60 REINFORCEMENT
3. DESIGN LOADS: 40 PSF LIVE LOAD. 2000 LB POINT LOAD
4. SHORE DECK @ 48" O.C. FOR 14 DAYS
5. EPOXY COAT SLAB FOR EXTENDED LIFE

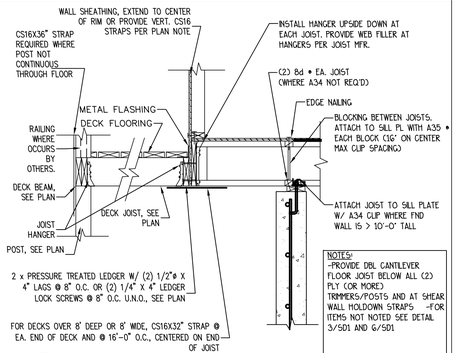


5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



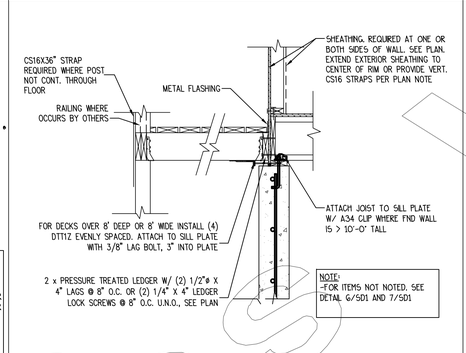
NOTES:
-JOIST PERP. TO WALL CONDITION SIMILAR
-FOR ITEMS NOT NOTED. SEE DETAIL 3/SD1

6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



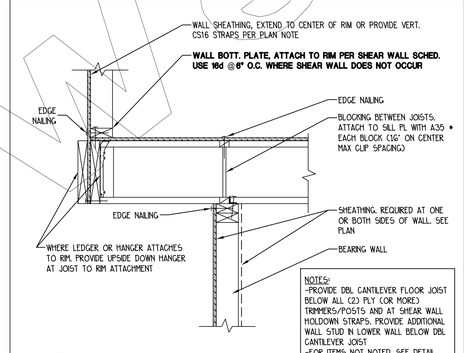
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS -FOR ITEMS NOT NOTED SEE DETAIL 3/SD1 AND G/SD1

7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



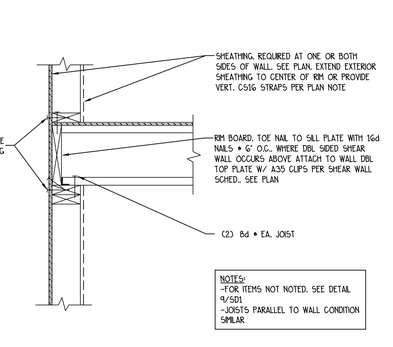
NOTE:
-FOR ITEMS NOT NOTED. SEE DETAIL G/SD1 AND 7/SD1

8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



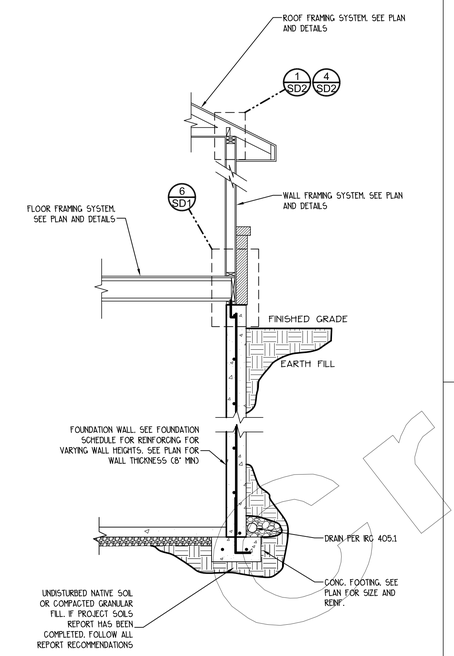
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS. PROVIDE ADDITIONAL WALL STUD IN LOWER WALL BELOW DBL CANTILEVER JOIST
-FOR ITEMS NOT NOTED. SEE DETAIL 7/SD1 AND 8/SD1

9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES

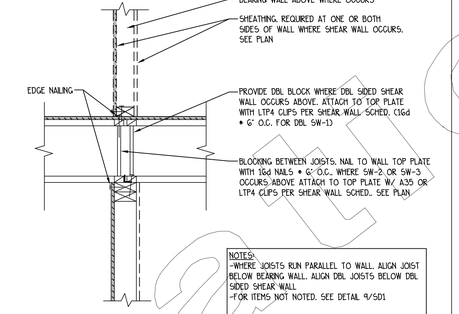


NOTES:
-FOR ITEMS NOT NOTED. SEE DETAIL 9/SD1
-JOISTS PARALLEL TO WALL CONDITION SIMILAR

10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

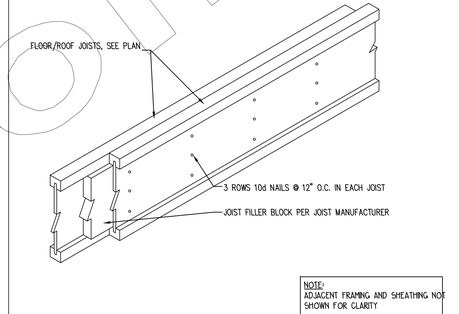


TYP. WALL SECTION
NTS



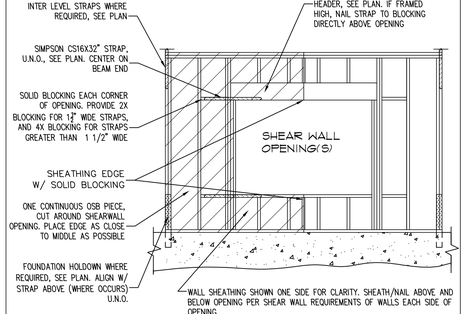
NOTES:
-WHERE JOISTS RUN PARALLEL TO WALL, ALIGN JOIST BELOW BEARING WALL. ALIGN DBL JOISTS BELOW DBL SIDED SHEAR WALL
-FOR ITEMS NOT NOTED. SEE DETAIL 9/SD1

11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES

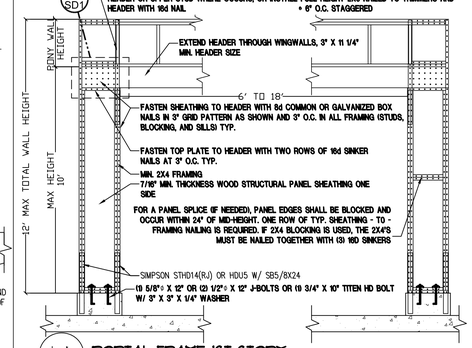


NOTE:
ADJACENT FRAMING AND SHEATHING NOT SHOWN FOR CLARITY

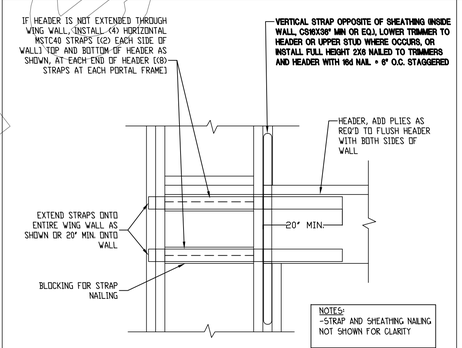
12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS

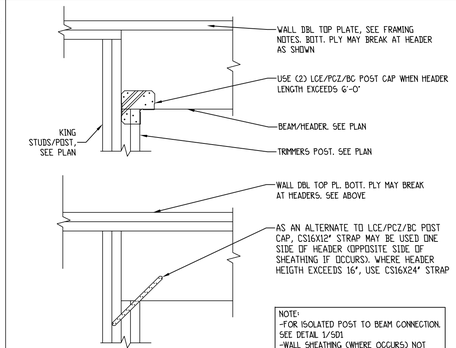


14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



NOTES:
-STRAP AND SHEATHING NAILING NOT SHOWN FOR CLARITY

15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE:
-FOR ISOLATED POST TO BEAM CONNECTION. SEE DETAIL 3/SD1
-WALL SHEATHING (WHERE OCCURS) NOT SHOWN FOR CLARITY

16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

WALL HEIGHT	TYPICAL STUD SIZE AND SPACING
≤ 10'-0"	2X4'S @ 16" O.C.
10'-1" - 12'-0"	2X4'S @ 12" O.C.
≤ 12'-0"	2X6'S @ 24" O.C.
12'-1" - 16'-0"	2X6'S @ 16" O.C.
16'-1" - 18'-0"	2X6'S @ 12" O.C. OR LSL 2X6'S @ 16" O.C.
18'-1" - 20'-0"	2X6'S @ 8" O.C. OR LSL 2X6'S @ 12" O.C.

MIN. KING STUDS/TRIMMERS AT WALL OPENINGS (U.N.O., SEE PLAN)

OPENING WIDTH	WALL HEIGHT	
	≤ 12'-0"	> 12'-0"
≤ 6'-0"	1 KING STUD/ 1 TRIMMER	2 KING STUDS/ 1 TRIMMERS
6'-1" - 10'-0"	1 KING STUD/ 2 TRIMMERS	2 KING STUDS/ 2 TRIMMERS

1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE. SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF EACH WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS 9" O.C.
5. PROVIDE ADEQUATE STUDS TO PROVIDE FULL BEARING (MATCH POST WIDTH TO BEAM/GIRDER WIDTH) BELOW BEAMS AND GIRDERS.

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
No. 5563066
03/06/2026
MICHAEL C. DENT
STATE OF UTAH

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PLANNED FOR:
APARICIO, TONY
ADDITION/BARN FITOUT
4036 W 4445 S
WEST HAVEN, UTAH

CREATIONS WEST
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015
801.525.6700
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
Ammon Idaho 83406
208.525.9555
plans@creationswest.com

DATE: MAR. 06 26

SHEET: SD1

PLAN NUMBER
AR-1614-26UE

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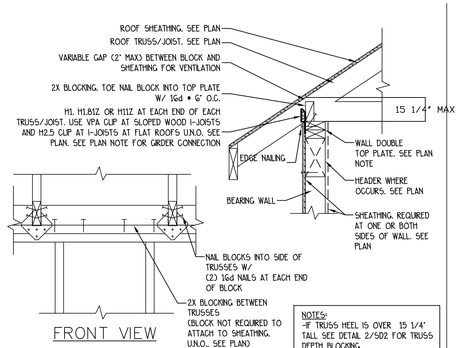
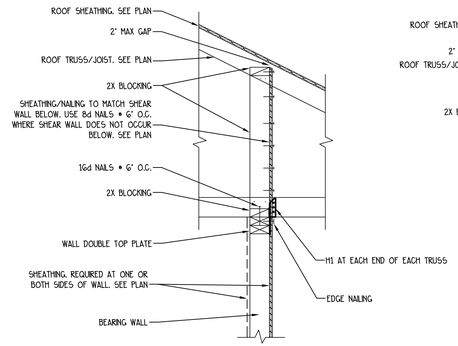


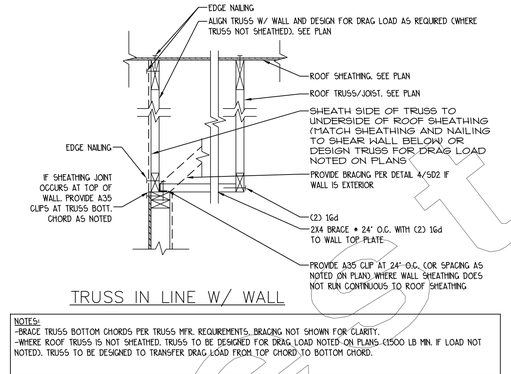
NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

1 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



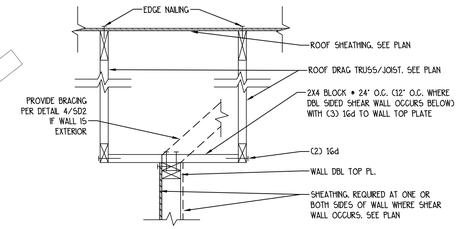
NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

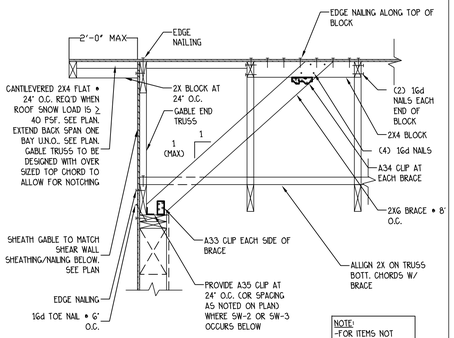
2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS, BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

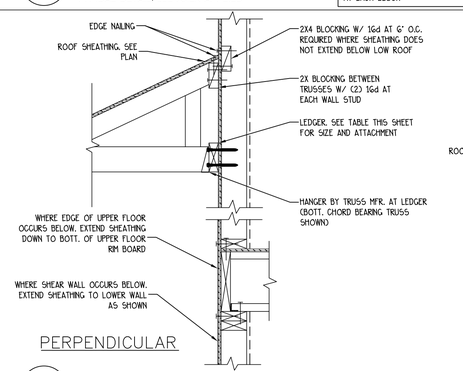
3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES





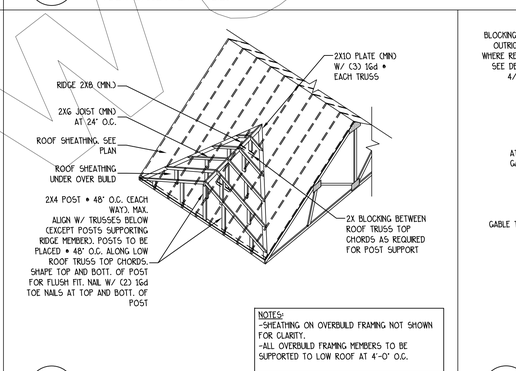
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

4 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



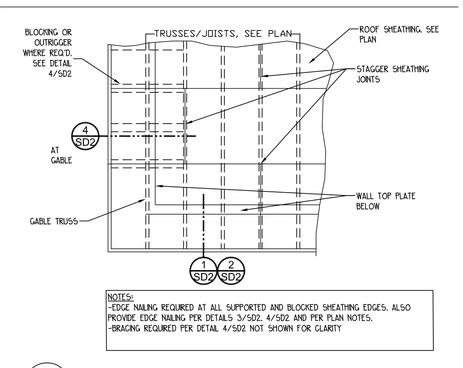
NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

5 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



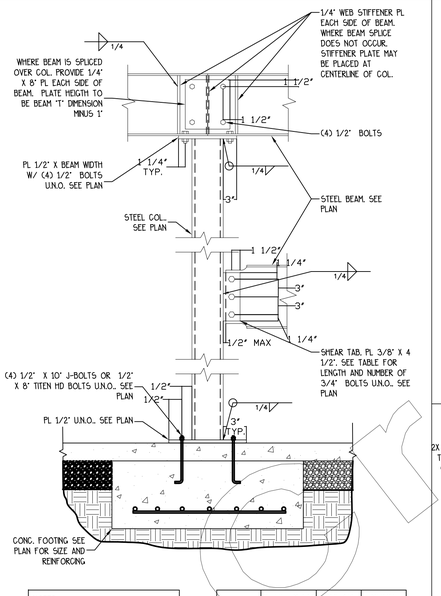
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

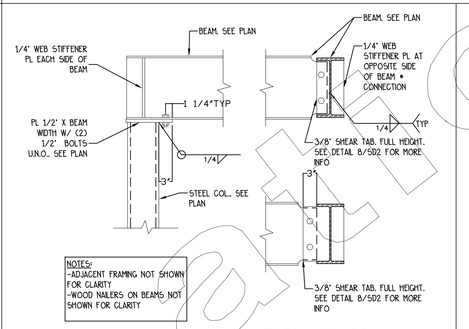


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE. SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

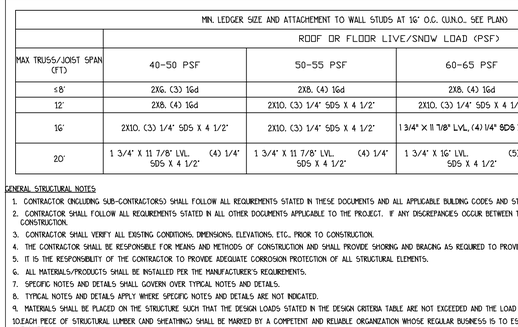
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

8 STEEL BEAM TO COLUMN CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



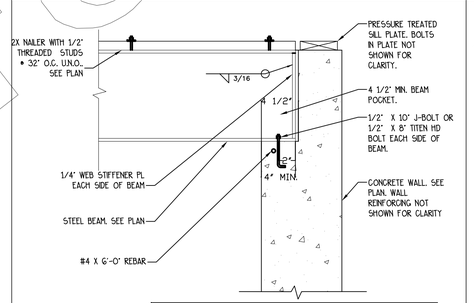
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



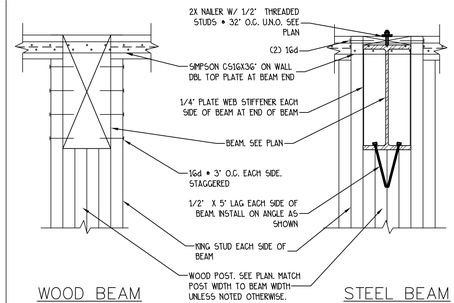
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

10 WOOD BEAM TO COLUMN CONNECTION
NTS
TYP DETAIL, USE WHEN APPLIES



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

12 BEAM POCKET IN WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. U.N.O., SEE PLAN)					TABLE NOTES
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)				1. LEDGER NAILS TO BE 16d - .148" X 3 1/2", MIN. 2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	
≤8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"	
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	

GENERAL STRUCTURAL NOTES

1. CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
9. MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
10. EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
12. ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
14. SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O. SEE PLAN.
16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
17. PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
18. PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
21. LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O. SEE PLAN.
23. ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
26. PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. ATTACH BRICK VENEERS TO FRAMING PER IBC R703.8.
32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) 3/4" X 4" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH DIAM. THREADED STUDS AT 32" O.C. U.N.O. SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH DIAM. STUDS AT 24" O.C. U.N.O. SEE PLAN.
34. WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES OF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. WELD MATERIAL SHALL BE 70 KSI MIN.
39. ARM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
40. YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
42. PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS MUST BE PROVIDED TO YORK ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

PROFESSIONAL ENGINEER
03/06/2026
No. 5563266
MICHAEL C. DENT
STATE OF UTAH
IF THIS STAMP IS NOT RED, IT IS A COPY
ALL BID
INFRINGEMENT OF THIS SEAL IS PUNISHABLE BY FINES UP TO $5,000 PER OFFENSE
AMERICAN INSTITUTE OF BUILDING DESIGN

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PLANNED FOR:
APARICIO, TONY
ADDITION/BARN FIT-OUT
4503 S. W 4450 S.
WEST HAVEN, UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700 plans@creationswest.com
Ammon Idaho 83406 208.525.9555
South Jordan Utah 84095 801.525.6700

DATE: MAR. 06 26

SHEET: SD2

PLAN NUMBER
AR-1614-26UE

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[2] MIN. 7" EMBEDMENT
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.		SEE PLAN		½" X 10" @32" O.C.
4'-1" TO 8'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
8'-1" TO 8'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
8'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.		SEE PLAN		½" X 10" @32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.		SEE PLAN		½" X 10" @32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	½" X 10" @24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	½" X 10" @24" O.C.
11'-1" TO 12'-0"[1]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	½" X 10" @24" O.C.
> 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL. SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PABB
HTT5 AND HDU5	4X4 OR (2) 2X4	SBB5/8X24	PABB
HDU8	4X6 OR (2) 2X6	SBT/8X24	SSTB28
HDU11	6X6	SBI3X30 OR PABB (SEE PLAN)	SBI3X30 OR PABB (SEE PLAN)
HDU14	6X6	SBI3X30 OR PABB (SEE PLAN)	SBI3X30 OR PABB (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLDOWN RETROFIT TABLE:

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTT5 AND HDU5	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN: FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE " MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS1GX32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OK FOR 2X6 HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH GABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN, NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[3]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST. SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE MIOA-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.

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PROFESSIONAL ENGINEER No. 5563066 MICHAEL C. DENT STATE OF UTAH
03/06/2026

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DATE: MAR. 06 26
SHEET: SD3
PLAN NUMBER AR-1614-26UE

Planning Commission
Staff Review Memo

July 22, 2026

Stephen Nelson, Community Development Director

R-3 ZONING STANDARD UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	**§ 157.080-086 R-3 Zone**
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven City Code has several zones that offer a variety of housing, commercial, agricultural, and other uses. One of the many zones within the City is the R-3 Zone, with the stated purpose:

> ***§ 157.080 PURPOSE AND INTENT.***
> *(A) (1) The purpose of the R-3 Zone is to provide residential areas that will accommodate the development of a variety of dwelling types, from single-family through multiple-family units, with their associated necessary public services and activities.*
> *(2) It is also to provide an orderly transition from less intensive, lower-density uses to more intensive, higher-density uses.*

The R-3 Zone has served as the City's multi-family zone, though it has been implemented only to a limited extent. The zone allows for multiple housing options. There are currently two locations zoned R-3 within the City: one on the east side of Midland Drive, south of Hinckley, and the other east of Midland near 3300 S (shown in Figure 1). Most of the multi-family development in the City has been developed within the Mixed-Use Zone.

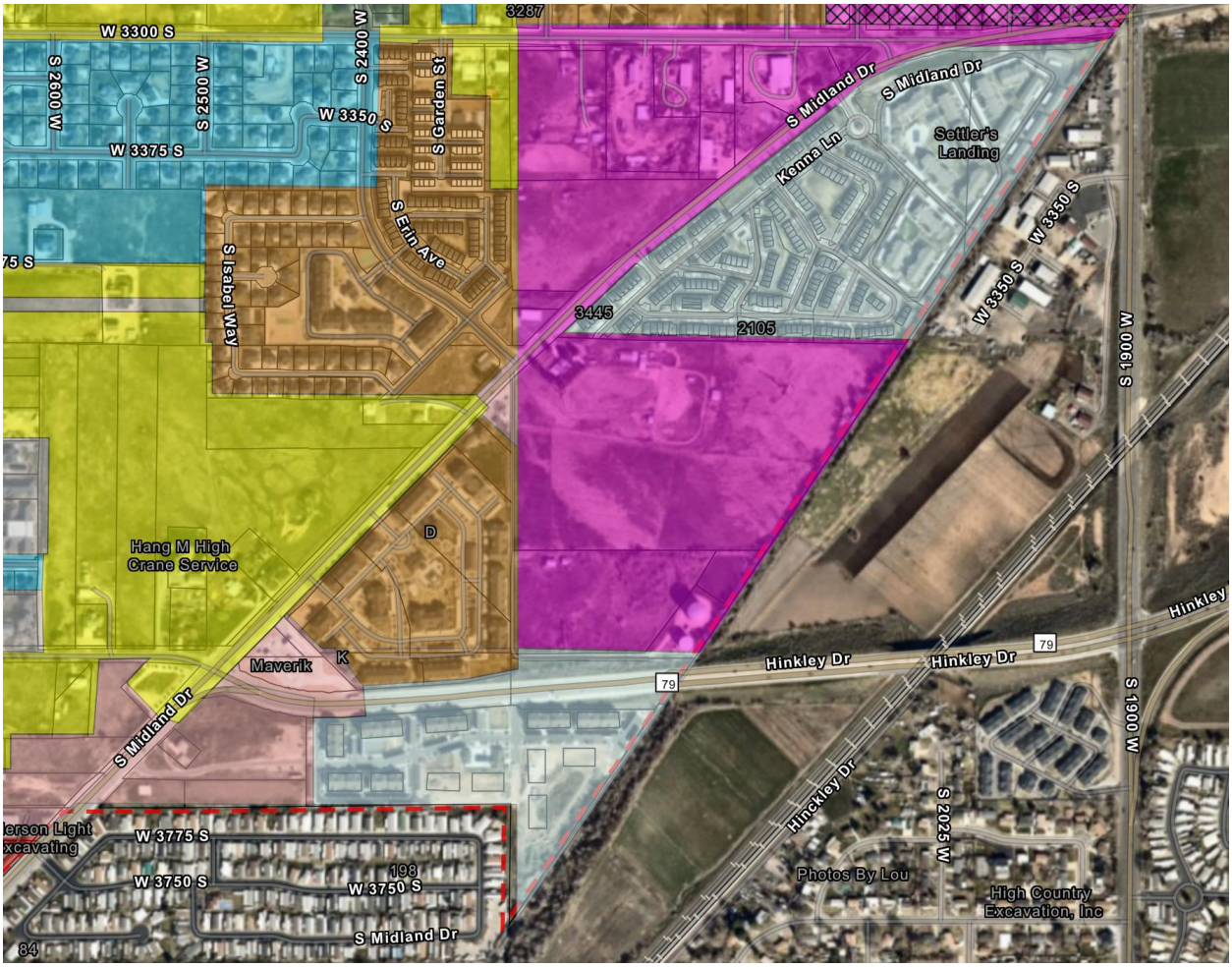
Staff is considering a couple of major changes to this zone and wants to discuss them with the Planning Commission before bringing forward a draft.

Break the R-3 Zone into multiple zones.
One of the peculiar elements of the R-3 zone is that it supports different densities depending on the location, as designated on the General Plan Map (see attached General Plan Map).

General Plan maps are typically guiding documents and are not used for administrative zoning enforcement. Staff would recommend that the City move away from using the General Plan map for this function and utilize it as an advisory document, and plans to propose making this change with the anticipated General Plan update later this year. As such, this section will need to change so that the current zones match. This also limits the City's ability to make decisions about location and densities that it may find appropriate for certain parcels without a full General Plan Map amendment.

> ***§ 157.083 SITE DEVELOPMENT STANDARDS.***
> *(B) Residential density for R-3 Zones shall comply with the density designations on the "General Plan Map".*

Image 1- R-3 Areas within West Haven in Light Blue/Grey



Staff would propose breaking it into multiple zones, including Residential Multi-Family (RM) 5, RM-10, RM-12, and RM-24, with the number indicating the number of units allowed per acre, similar to the other West Haven residential zones (R-1, R-2, R-2.5, and R-4). These densities would match the current General Plan Map destinations. Planning and Community

Development staff have also considered using the RM-5 zone to replace the attached housing standards currently proposed for removal from the Patio Home Zone. Staff would plan to keep these new zones in the same section of code, similar to how the Commercial Zones are organized.

Image 2-Wingspan Apartments within the R-3 Zone

NEW Proposed Standard

§ 157.082 SITE DEVELOPMENT STANDARDS.

(A) Below are the standards for site development within the city.

	RM-5	*RM-8*	*RM-12*	*RM-24*
Density Per-Gross Acre	*5 Units*	*8 Units*	*12 Units*	*24 Units*
Minium Lot Size for Single Family on an Individual Lot	*5,000 sq. ft.*	*4,000 sq. ft.*	*3,500 sq. ft.*	*3,500 sq. ft*

Twin Home Minimum Lot Size	*8,000 sq. ft.*	*8,000 sq. ft.*	*6,000 sq. ft.*	*6,000 sq. ft.*
Maximum Building Height	*35'*	*35'*	*35'*	*45'*

Increasing Standards and Requirements

Currently, the R-3 zones have detailed setback and height requirements; however, other standards, such as open space, amenities, accessibility, and layout, are not governed by any additional standards except for those within the Design Review process. While allowing applicants and developers flexibility in the design of developments can have advantages, it may also lead to developments that lack adequate infrastructure or open space to support them. Staff would like to propose some best practices for multi-family developments and incorporate them into the zone.

Proposed Standard

Design Standards. Open Space and Amenities is now required. Generally, it would require that at least 20% of the project be open or with amities. Staff added a table for number of required amenities based on the number of units. There are also standards for what those amenities would need to be.

New

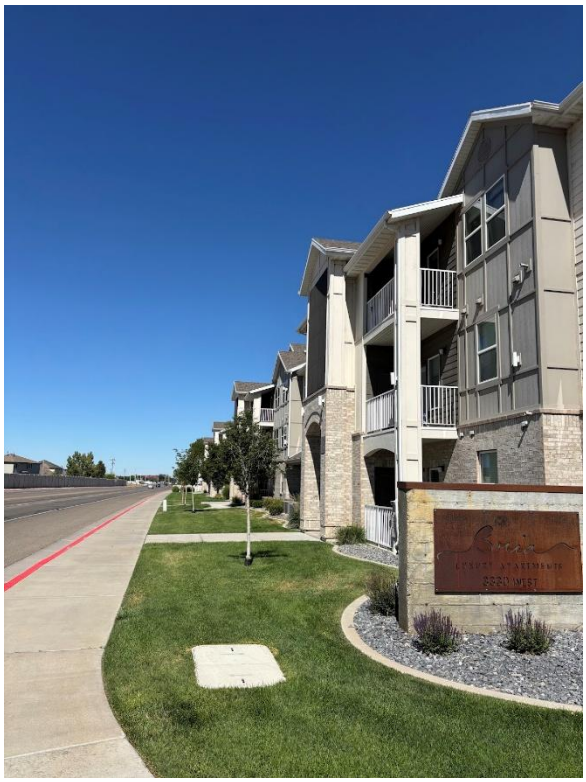
(A) Amenities

a. Open and common space must contain amenities as set forth below:

Number of Units	*Number of required amenities*
0-15	*0*
16-50	*1*
51-100	*3*
101-200	*4*
201-300	*5*

Unit Orientation and Connection. There are several standards added to provide a better connection with the development in the community. Some of these standards focus on unit orientation and the restriction of walls and fences in key areas. It mostly does this that units need to be oriented toward public roadways and the removal of privacy fencing along the boundary with public roadways. The photos below compare why this factor can be important. Better integration of these communities with the rest of the City can affect the long-term value of these developments and integration of the residents with the City as a whole.

Image 3-Development Examples of Building Orientation



Access. Another way to ensure integration is to provide adequate access for vehicles and pedestrians. The proposed code requires that an application provide a pedestrian plan, require walking paths throughout the development, and require proper roadways and connectivity. Staff is still working on this section to some extent and anticipates further updates.

Questions and Additions

As staff have been reviewing these provisions, there are a few elements that staff would like some feedback on.

1. Should we allow commercial uses within these zones? Unlike our mixed-use zone, which requires it, we could allow it as an option and could even count commercial space as an amenity for the development. Some of these developments like to include restaurants or commercial clubhouses. The photo below is a development in Hurricane Ut, which has townhomes, with a couple of restaurants circled in red.

Image 4-Small Mixed Use Development

2. Live-work units. Do we want to allow live-work units within these developments? These type of units normally provide office space on the main floor and housing above. This can be a good option for professionals operating a small business. Below is a photo of live-work units in North Logan.

Image 5-Live-Work Units

3. The role of private roads and drives. Private roads are very common in multi-family developments. However, most planners generally require public streets in these. One of the reasons for private roads are that they allow cheaper infrastructure, the HOA or development can better control access, and they can adapt the cross-section on what the development may need. However, these private roads put a higher burden on future residents and their fees, and may serve as barriers for better integration of developments with the rest of the community. The draft currently allows for a hybrid, with some limitations on private roads.
4. Are there other standards or concerns that the Planning Commission would like to address.

Timing

Because the R-3 zone standards rely on the General Plan Map, which is currently being updated, staff believes there may be a need to address these issues now. There have also been indications that the City's past choice of using the Mixed-Use Zone as the preferred multi-family development tool has waned. Adjusting the R-3 zone would provide the City with additional options as it rolls out the new General Plan.

II. RECOMMENDED ACTION

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

LEGEND

- PROPOSED ARTERIAL / COLLECTOR ROAD
- EXISTING ARTERIAL / COLLECTOR ROADS
- UTAH POWER & LIGHT CORRIDOR
- TRAIL SYSTEM
- AGRICULTURE (A-1)
- AGRICULTURE (A-2)
- COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- COMMERCIAL (C-3)
- HEAVY INDUSTRIAL (M-2)
- LIGHT INDUSTRIAL (M-1)
- MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & COMMERCIAL
- 1 UNITS PER ACRE - 20,000 SQFT MIN (R-1)
- 2 UNITS PER ACRE - 12,500 SQFT MIN (R-2)
- 2.5 UNITS PER ACRE - 10,000 SQFT MIN (R-2.5)
- MULTI-FAMILY UNITS (R-3) - SEE KEYNOTES FOR DENSITY)
- 4 UNITS PER ACRE - 8,000 SQFT MIN (R-4)
- PH ZONE
- DRINKING WATER TREATMENT FACILITY
- DETENTION BASIN
- PARKS / PUBLIC OPEN SPACES/ SCHOOLS
- OPEN SPACE / RECREATION/ RESIDENTIAL (1 ACRE DENSITY)

KEY NOTES

1. MIXED USE: LOW DENSITY
2. MIXED USE: MEDIUM / LOW DENSITY
3. MIXED USE: MEDIUM / HIGH DENSITY
4. MIXED USE: HIGH DENSTIY
5. FUTURE SCHOOL
- C. MANDATORY COMMERCIAL OVERLAY
6. 5 UNITS PER ACRE
7. 10 UNITS PER ACRE
8. 12 UNITS PER ACRE
9. 24 UNITS PER ACRE

R-3 Density Designation

R-3 Areas

BIKE ROUTES

1800 South
2100 South
2550 South
3300 South
4000 South
2300 West
2700 West
3500 West
5100 West
4700 West
Midland Dr.
1900 West

MIXED USE AREA EAST OF 1900 WEST WILL HAVE APPLICATION OF THE MANDATORY COMMERCIAL OVERLAY AS RECOMMENDED BY PLANNING COMMISSION USING APPENDIX I OF THE GENERAL PLAN AS A REFERENCE.

CITY OF WEST HAVEN

GENERAL PLAN
OF
WEST HAVEN CITY
WEBER COUNTY, UTAH

CITY COUNCIL
APPROVED SEPTEMBER 16, 2020
DRAFT JUNE 7, 2021

PREPARED BY:
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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RM-5; RM-8; RM-12; RM-24~~3~~ ZONES

§ 157.080 PURPOSE AND INTENT.

(A) (1) The purpose of the R-3 Zone is to provide residential areas that will accommodate the development of a variety of dwelling types, from single-family through multiple-family units, with their associated necessary public services and activities.

(2) It is also to provide an orderly transition from less intensive, lower-density uses to more intensive, higher-density uses.

(Prior Code, § 10.02.010)

(B) For the purpose of application of the requirements of the R-3 Zone, one acre is 43,560 square feet.

(Prior Code, § 10.02.060)

(Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.081 ~~PERMITTED~~ USES.

(A) *Abbreviations.* In the following list of possible uses, those designated in any zone as:

(1) "P" will be a permitted use;

(2) "C" will be allowed only when authorized by a conditional use permit obtained in §§ 157.515 through 157.529; and

(3) "N" will not be allowed in that zone.

(B) *Uses permitted.* Uses within Residential Multi-family Zones are as follows:

Use	RM-5	RM-8	RM-12	RM-24
Accessory buildings and uses customarily incidental to any permitted use	P	P	P	P
Agriculture	P	P	P	P
Churches, synagogues, or similar permanent buildings used for regular religious worship	P	P	P	P
Educational institution	P	P	P	P

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Group dwellings with 24 or less dwelling units, in accordance with § 157.613	P	P	P	P
Group dwellings with 25 or more dwelling units, in accordance with § 157.613	C	C	C	C
Home occupations, with no visiting clientele	P	P	P	P
Household pets	P	P	P	P
Libraries or museums, public or nonprofit;	P	P	P	P
Home occupations, with no visiting clients	P	P	P	P
Home occupations with visiting clientele	C	C	C	C
Multiple-family dwelling	P	P	P	P
Parking lot accessories to uses permitted in this zone	P	P	P	P
Public buildings, public parks, recreation grounds, and associated buildings	P	P	P	P
Residential facilities for handicapped persons meeting the requirements of §§ 157.950 through 157.955	P	P	P	P
Residential facility for elderly persons meeting the requirements of §§ 157.950 through 157.955	P	P	P	P
Dwellings, Single Family	P	P	P	P
Dwellings, Two-Family	P	P	P	P
Dwellings, Three Family	P	P	P	P
Dwellings, Four Family	P	P	P	P
Dwelling, Multiple Family	P	P	P	P
Temporary buildings for uses incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work	P	P	P	P
Assisted living	C	C	C	C

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Nursing homes	**C**	**C**	**C**	**C**
Private parks, playgrounds, or recreation areas, but not including privately-owned commercial amusement businesses	**P**	**P**	**P**	**P**
Public utility substations	**P**	**P**	**P**	**P**

(C) Any use not specifically permitted or conditional is strictly prohibited.

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~~(A) Accessory buildings and uses customarily incidental to any permitted use~~;

~~(B) Agriculture;~~

~~(C) Churches, synagogues, or similar permanent buildings used for regular religious worship;~~

~~(D) Educational institution;~~

~~(E) Group dwellings with 24 or less dwelling units, in accordance with § 157.613;~~

~~(F) Home occupations, with no visiting clientele;~~

~~(G) Household pets;~~

~~(H) Libraries or museums, public or nonprofit;~~

~~(I) Multiple-family dwellings;~~

~~(J) Parking lot accessories to uses permitted in this zone;~~

~~(K) Public buildings, public parks, recreation grounds, and associated buildings.~~

~~(L) Residential facilities for handicapped persons meeting the requirements of §§ 157.950 through 157.955;~~

~~(M) Residential facility for elderly persons meeting the requirements of §§ 157.950 through 157.955;~~

~~(N) Single-family dwellings;~~

~~(O) Temporary buildings for uses incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work; and~~

~~(P) Twin homes.~~

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(Prior Code, § 10.02.020) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

~~**§ 157.082 CONDITIONAL USES.**~~

~~The following uses shall be permitted only when authorized by a conditional use permit as provided in §§ 157.515 through 157.529:~~

~~(A) Group dwellings with 25 or more dwelling units, in accordance with § 157.613;~~

~~(B) Home occupations with visiting clientele;~~

~~(C) Assisted living;~~

~~(D) Nursing homes;~~

~~(E) Private parks, playgrounds, or recreation areas, but not including privately-owned commercial amusement businesses; and~~

~~(F) Public utility substations.~~

~~(Prior Code, § 10.02.030) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)~~

§ 157.0823 SITE DEVELOPMENT STANDARDS.

(A) ~~(A)~~ Below are the standards for site development within the city.

	RM-5	RM-8	RM-12	RM-24
Density Per-Gross Acre	5 Units	8 Units	12 Units	24 Units
Minium Lot Size for Single Family on an Individual Lot	5,000 sq. ft.	4,000 sq. ft.	3,500 sq. ft.	3,500 sq. ft
Twin Home Minimum Lot Size	8,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Maximum Building Height	35’	35’	35’	45’

(B) Maximum Building Height and Minimum setbacks standards for all developments within RM-5, RM-8, RM-12, and RM-24 Zones.

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Building Type	***Minimum Lot Size***	***Minimum Lot Width***	***Minimum Front Setback***	***Minimum Side Setback***	***Minimum Rear Setback***	***Additional Setback Requirements***	***Maximum Height***
~~Accessory building~~			~~Must be behind the plane of the rear of the main building~~	~~5 ft.~~	~~5 ft.~~	~~May not be located closer than 10 ft. to an existing dwelling on an adjacent lot~~	
Accessory Buildings: See West Haven Zoning Code § 157.605 for regulations on accessory structures.							
Multiple-family (over 2 units) less than 35.1 ft. in height (townhomes)			20 ft. to garage; 15 ft. to dwelling.	5 ft.	15 ft.	No multiple-family (over 2 units) dwelling in this category may be built with a setback less than 30 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 20 ft.	35 ft. to an existing R-2.5 or R-4 lot or to any existing Mixed Use lot with a single-family home

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Multiple-family (over 2 units) more than 35 ft. in height						No multiple-family (over 2 units) dwelling in this category may be built with a setback less than 50 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 30 ft. to an existing R-2.5 or R-4 lot or to any existing mixed use lot with a single-family home. No less than 25 ft. off of the property line where building is against a public road	60 ft. for areas designated as 24 units per acre; 35 ft. for all areas less than 24 units per acre

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Non-residential main building	8,000 ft.	60 ft.	20 ft.	8 ft.	30 ft.	No non-residential main building over 35 ft. in height may be built with setbacks less than 40 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 25 ft. to an existing R-2.5 or R-4 lot or to any existing mixed use lot with a single-family home.	45 ft.
Single-family and Two Family Dwellings~~t win home~~	5,000 sq. ft. (single-family); 8,000 sq. ft. (twin home)	60 sq. ft. 70 ft. to house	20 ft. to garage; 15 ft. to house	5 ft.	15 ft.		35 ft.

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~~(B) Residential density for R-3 Zones shall comply with the density designations on the "General Plan Map".~~

(Prior Code, § 10.02.040) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019; Ord. 18-2022, passed 9-7-2022; Ord. 15-24, passed 5-15-2024)

§ 157.084 Design Standards

(A) All developments shall submit site plans in accordance with Site Design process as contained within this title.

(B) Open Space. Open landscaped spaces and amenities shall be at least 20 percent of the total gross area (the area of the proposed development excluding dedication of public rights-of-way) of the development.

a. Landscape buffering should be a minimum of ten feet wide, and shall contain a total of one tree and three shrubs for every 35 feet of the buffering area. Landscape buffering that is not otherwise required shall count as open space.

b. Except for natural features such as hillsides, natural landscapes, washes, and other natural open spaces, all areas that are unencumbered by improvements shall be landscaped and treated in a way to control dust and weeds. This may include additional landscape treatments, rocks, or planting of natural vegetation.

c. For townhome developments with all backyards extending more than ten feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 15 percent.

d. For duplex developments with all backyards extending more than ten feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be ten percent.

e. The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.

(C) Amenities

a. Open and common space must contain amenities as set forth below:

Number of Units	Number of required amenities
0-15	0
16-50	1
51-100	3
101-200	4
201-300	5

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b. Developments above 300 units shall add one amenity for every 50 units.
c. Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems (trail shall be a minimum of 8' wide), dog parks, sport courts, and clubhouses. All amenities shall be built to commercial standards.
d. If multiple amenities are required, the type shall vary. Duplicates of amenities should be avoided, but may be approved by the planning commission.
e. Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. All amenities and open space shall have walking trails or sidewalks for access. Each unit within a development shall be within a quarter mile of an amenity. Where applicable, multiple amenities shall be placed throughout the property to ensure equitable access.
f. Amenities shall either be maintained by common ownership or deeded to the City if the City agrees to accept ownership.
g. Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the planning commission based on the commission's determination of whether the number, nature, and size of the proposed amenities in the amenity plan satisfy the requirements and purposes of this chapter.
h. Development may be phased. Public and owners' association-owned amenities shall be fully developed and operational in conjunction with each phase of the subdivision or site as a percentage of the total developed or number of units in the subdivision. For example, if 25 percent of the units in the development are under construction, then a minimum of 25 percent of the dollar value of the built-out amenities must be developed concurrently.
i. All amenities designed and designated to be transferred to City ownership and maintenance must meet West Haven City Design Standards. The City must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review.

(D) Walls, Fences, and buffering.

a. Development board walls and fences shall not exceed 48 inches in height except in the following circumstances
    i. Border walls along a single-family development
    ii. Border walls along an industrial development
b. All walls, fencing, and buffering landscape shall comply with AASTHO sight triangles.

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(E) Unit Orientation

a. Units along the bordering public right-of-way shall have the primary front entrance facing the public street.

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§ 157.084 Pedestrian Circulation

(A) A network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties and transit facilities.

(B) The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

(C) Master planned trails shall be a minimum of 12 feet wide; primary trail systems that connect different developments shall be a minimum of ten feet wide. Internal walkways (sidewalks) shall be a minimum of five feet wide. Primitive and unpaved trails are permitted in natural open space. All trails and pedestrian paths shall comply with pedestrian connectivity standards.

a. For a trail to count as an amenity, it shall be paved, a minimum of ten feet wide, and traverse the development from one end to the opposite end. Amenity trail systems shall connect to master planned trails, parks, schools, commercial areas, adjacent developments, and other natural/primitive trail systems where applicable. Trail connectivity should be coordinated with adjacent properties.

(D) A pedestrian circulation plan shall be submitted with the preliminary site plan application. Pedestrian circulation plans shall contain

a. Location of walkways;

b. Width of walkways;

c. Connection points between adjacent properties;

d. Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathway connections to these trails;

e. Connections between residential buildings and amenities; and

f. Street crossings and crosswalks, which shall be clearly marked.

(E) Blocks longer than 660 feet shall provide a pedestrian access at a minimum of 660-foot intervals, linking the block to the nearest adjacent public or private street, cul-de-sac, park, school, or City trail unless expressly prohibited by conflict with previously developed subdivision or land use.

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(F) Covered and locked bicycle storage shall be provided in all multifamily developments at a rate of one space per two units. Bicycle storage shall be provided through private storage, such as garages or storage units, or public storage, such as covered bike parking. Bicycle storage shall be located to be convenient for residents' daily use.

§ 157.085 Roadway and Connectivity

(A) Driveways and garages.

a. When a driveway is provided, it shall be a minimum of twenty feet (20') in length and designed so that vehicles parked in the driveway do not impede traffic flow or pedestrians' ability to utilize a sidewalk.

b. Individual garages and driveways shall not be permitted to have access off a right-of-way bordering the development's boundary.

~~(A)~~(B) All developments shall comply with West Haven and Weber Fire District vehicle access standards.

(C) Roads and Rights-of-way:

a. Private roadways are permitted with RM's zones, subject to West Haven private roadway standards and this section's pedestrian access requirements.

b. Private roadways and drives shall only be used to access a limited number of units, and not used as main travel corridors within the development.

c. A public roadway system shall be used in areas to provide connectivity between parcels and developments.

(D) Guest Parking. Guest parking shall not be allowed as tandem parking spaces within driveways or garages.

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§ 157.084 SIGN REGULATIONS.

The height, size, and location of signs shall be in accordance with the regulations of §§ 157.755 through 157.761.

(Prior Code, § 10.02.050) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.085 REGULATIONS FOR TEMPORARY STORAGE UNITS, CONTAINERS, AND STRUCTURES.

(A) Temporary storage units, containers, or structures will not be allowed in this Zone except for temporary new construction sites with a valid current building permit issued by the city. Temporary storage units, containers, or structures must be removed within 30 days of completion or abandonment of construction or permit expiration, whichever comes first.

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(B) Temporary storage units, containers, or structures may be used for moving and are allowed on a hard surface in a Residential Zone for up to 14 days for the outgoing resident and an additional 14 days for the incoming resident.

(C) Temporary storage units, containers, or structures may be used for remodeling projects in established neighborhoods for a period of up to 120 days if placed in the driveway of a residence and up to six months if placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road. A valid current building permit is required.

(D) Permanent use of these temporary storage units, containers, or structures shall not be allowed in any Residential or Agricultural Zone on lots of less than one acre. One storage unit may be allowed per acre with a land use permit, which shall include a site plan and any required building permits. A temporary storage unit, container, or structure shall be placed on a hard surface such as gravel, road base, concrete, or asphalt. Note, the maximum number of temporary storage units, containers, or structures is one unit per two acres, then one per additional acre with a conditional use permit. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road.

(E) The city has no obligation or responsibility to research and enforce an applicant's property's existing private covenants, conditions, or restrictions prohibiting the use of temporary, or permanent use of, storage units, containers, or structures. It is the exclusive responsibility of a property owner to research and have full knowledge and understanding of those private covenants, conditions, or restrictions that run with, and are attached to, his or her property. By submitting an application to the city for a permanent or temporary storage unit, container, or structure, the applicant is certifying that he or she has full knowledge and understanding of those private covenants, conditions, or restrictions that run with their property and have a full understanding of whether those items prohibit the use of temporary or permanent storage units, containers, or structures.

(F) All tractor trailers on an agricultural, residential, or commercial parcel shall be licensed and registered with the state and must be actively used. Trailers not involved in a construction project that remain in a fixed location over 30 days shall be subject to fines, impoundment, and removal by the city.

(Prior Code, § 10.02.070) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)

§ 157.086 ENFORCEMENT AND FINES.

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(A) *Enforcement and fines.* Upon a determination that a violation exists, the Code Enforcement Officer, or his or her designee, will contact the owner and shall require such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time as the Code Enforcement Officer, or his or her designee, may determine.

(B) *Pre-existing conditions.* In the instance of an existing storage unit, container, or structure that has been established for a permanent use, the owner shall have a pre-existing right, shall be a legally-nonconforming use, and shall not be required to come into compliance with the new requirements adopted July 21, 2021. The following conditions do, however, apply to any such unit(s) as of the adoption of the original ordinance on April 10, 2020:

(1) *Residential and Agriculture Zones.* Temporary storage units, containers, or structures shall not be allowed in any Residential or Agricultural Zone on lots of less than one acre. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road; and

(2) *Commercial and Manufacturing Zones.* A temporary storage unit, container, or structure shall not be allowed in any Commercial or Manufacturing Zone on lots of less than one acre. It must be placed on a hard surface such as gravel, road base, concrete, or asphalt, and made to look like the main structure on the property, including the use of similar building materials and colors.

(C) *Temporary storage units.* If the temporary storage unit, container, or structure is moved or otherwise modified, the property owner would have to comply to all requirements under the current ordinance.

(Prior Code, § 10.02.070.0100) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)

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Planning Commission
Staff Review Memo

July 22, 2026

Stephen Nelson, Community Development Director

LANDSCAPE STANDARDS UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	**§ 157.985-998 LANDSCAPING STANDARDS AND REQUIREMENTS**
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

On December 3, 2025, the City Council approved West Haven's Water Use & Preservation Element of the General Plan (Water Element). The City contracted with Landmark Design, the City's contracted long-range planning and landscape architecture firm, which worked with the City on the creation and drafting of the plan. At the time the City contracted with Landmark for the Water Element, the City also contracted with Landmark to update West Haven's landscape standards after the Water Element was approved. Staff and Landmark have now created a draft update to the landscape standards in the West Haven City Code for the Planning Commission's review.

There were a couple of reasons the City asked Landmark to help update the landscape ordinance.

Water Conservation. Landscape irrigation accounts for a significant portion of water use within the City, and proper landscaping can have a significant impact on water use. As indicated within West Haven's Water Element, :

> *Irrigation of landscapes represents more than 60% of residential water use in Utah, making it one of the most effective areas for conservation to reduce overall demand.* (West Haven Water Use & Preservation Element, 2025, p 18)

Because of that, there were multiple implementation goals recommended within the document:

Implementation 2.2: *Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits, and ensure ongoing efficiency through post-occupancy monitoring.*

Implementation 2.3: *Review landscaping, zoning, and other relevant standards to ensure they do not create barriers for residents seeking to implement water-wise landscape improvements. Provide guidance or resources as needed.*

Implementation 3.3: *Review and update the landscaping ordinance to support water conservation, including guidance on site-specific design, soil preparation, runoff reduction, and management of high-evaporation features, while maintaining flexibility for residents and developers.*

Implementation 3.4: *Explore opportunities to integrate water efficiency into other local standards, including site design, stormwater management, irrigation specifications, construction requirements, and Low-Impact Development (LID) practices.*
(West Haven Water Use & Preservation Element, 2025, pp 28-29)

Because of these recommendations, staff, with Landmark Design, has reviewed the current standards for water efficiency and conservation in mind.

Clarity in implementation. There are currently a few places within the Landscape Ordinance that are not very clear. One of the goals of this rewrite is to help expand and clarify these sections.

Beautification. Another consideration was which standards could be increased or modified to enhance the beautification of the City. Most residents and people's interactions with landscape design in commercial and industrial areas are from their vehicles. Staff wanted to ensure the landscape design would not only provide beauty from pedestrian or close inspection, but also enhance the corridors within the City.

Trees. Trees provide many benefits to the City, including shade, traffic calming, air filtration, stormwater mitigation, ecological enhancement, and essential habitat. The proposed code provides further guidelines and tree plantings, and additional standards about tree placement within the City.

West Haven DRC has received a copy and is currently providing additional review.

II. UPDATE SUMMARY

During the last meeting, the Planning Commission had two primary recommendations.

1. Remove the recommendation update for single-family homes standards. Staff has removed the proposed changes. Staff kept some of the landscape standards, but changed them to recommendations.§ 157.~~989~~990 SINGLE-FAMILY RESIDENTIAL
2. Staff removed section § 157.994 SUPPLEMNTARY STANDARDS, which provided for a system of fee in lieu for open space.

III. AREAS OF PRIMARY CHANGE.

The following summaries pull from key sections that contain the most substantial changes.

§ 157.986 DEFINITIONS. This section has been updated with some additional definitions and clarification of existing definitions. These definitions are needed to help support regulations within the rest of the document

§ 157.988 GENERAL LANDSCAPE PROVISIONS. This is a brand new section, though many of the regulations have been pulled from existing ordinances. The main purpose is to house general landscape regulations that apply across the City, regardless of zoning or type of use. Key highlights would include the requirements to select "well-suited" plants for the area, park strip regulations, and tree size selection.

§ 157.989 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS. This section has been updated in a couple of ways. The required landscaping areas have been moved from the Design Review Section and placed here. It was made clear that all undeveloped areas within multi-family projects must be landscaped. Further parking lot landscape requirements and clarifications have been added. Plant coverage requirements have been further clarified, and the street tree standard has also been clarified. Another major change was adding Water Source Limitations and the Alternative Compliance section (F). Last fall, the City officially adopted a policy to allow the Planning Commission to waive landscape requirements if no outdoor water was available. As such, staff wanted to create some standards for how those areas would be landscaped.

§ 157.990 SINGLE-FAMILY RESIDENTIAL. This section experienced some of the most material changes from the current ordinance. Staff does have some enforcement and policy concerns about the amount of regulation and plant coverage required on single-family lots. The City has received complaints from some residents about landscaping on certain single-family properties, and these changes would allow the City to address those concerns. However, staff could not proactively enforce many of the provisions in this section due to staffing limitations. Residents may also experience barriers to compliance, including financial ones, or may have a different vision for their property landscape design and seek something that uses less water or has lower maintenance needs. The Planning Commission should also consider how much it would like to regulate an individual residential property.

§ 157.993 COMPLETION OF IMPROVEMENTS. The main change in this section is the removal of the bond/escrow requirements, as state law now prohibits the City from requiring any financial security for landscaping on private property.

§ 157.994 TREE AND SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES. This section governs trees planted in street rights-of-way and publicly dedicated parcels. This includes a list of trees that will no longer be allowed within these places, as recommended by Landmark

Design. Staff has forwarded this list and section to the West Haven Parks and Recreation Director and the Public Works Director for further feedback.

IV. **RECOMMENDED ACTION**

Staff is seeking feedback and direction on the proposed draft. Staff will present the number of proposed changes and possible ramifications. No action can be taken on this item until a public hearing is held.

LANDSCAPING STANDARDS AND REQUIREMENTS

§ 157.985 PURPOSE AND INTENT.

This subchapter is established to promote ~~the health, safety and general welfare of the public by enhancing the aesthetic quality of residential and commercial areas while promoting~~attractive, functional, water-efficient landscaping that supports community character, reduces water demand, mitigates heat, and is practical to install and maintain. Landscaping standards are intended to allow flexibility in site-specific design, encourage water-wise plant selection, and ensure that landscaping contributes to shade, visual quality, and environmental performance without requiring unnecessary water use.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.986 DEFINITIONS.

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

ACTIVE ~~***RECREATION***~~LAWN AREA. An area that is dedicated to active play, including where ~~turf~~turfgrass may provide a playing surface.

BIOSWALE. Bioswales are vegetated open channels designed to convey and treat storm water runoff. They are appropriate when it is desirable to convey flows away from structures or as an alternate conveyance method to pipes, concrete channels, or curbed gutters. Bioswales reduce peak flow rates, reduce flow velocities, filter storm water pollutants, and can also reduce runoff volume through infiltration.

BUBBLER. An irrigation head that delivers water to the root zone by ~~flooding~~drenching the planted area~~,~~. The amount of water used by bubblers is usually measured in gallons per minute. BUBBLERS ~~exhibit~~ typically convey water as a trickle, umbrella or short stream pattern.

CHECK VALVE. A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination of the water supply due to the reverse flow of water.

DRIP EMITTER. Drip irrigation fittings ~~that~~ deliver water slowly at the root zone of the plant, usually measured in gallons per hour. DRIP EMITTERS typically convey water as a consistent trickle.

EVAPOTRANSPIRATION (ET). The quantity of water evaporated from ~~adjacent~~ soil and other surfaces and transpired by plants during a specified time~~,~~. EVAPOTRANSPIRATION is an important part of the local water cycle and climate, and measurement of it plays a key role in water resource management, and is expressed in inches per day, month or year.

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—GRADING PLAN.- The grading plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

—GROUND COVER. ~~Material planted in such a way as to form~~ Plant material that forms a continuous cover over the ground.

—GROUND PLANE COVERAGE.- Vegetative cover of the horizontal ~~surfaces~~surface of a landscaped area. Canopies of deciduous trees shall not be counted toward ~~the coverage calculation~~these calculations.

—HARDSCAPE.- Durable landscape materials~~, such as~~ that cover the horizontal surfaces of a landscaped area. Typical HARDSCAPE materials include concrete, wood, stone or brick pavers, or compacted organic mulch.

HYDROZONE. A portion of the landscaped area that contains plants with similar water needs, areas and similar microclimate (i.e., slope, exposure, wind, shade, etc.) and soil conditions, and areas that will be similarly irrigated. —A HYDROZONE can be served by one irrigation valve, or a set of valves with the same schedule.

IRRIGATION EFFICIENCY.- The measurement of the amount of water ~~beneficially~~intended to be applied to a landscaped area, divided by the total amount of water actually applied.- IRRIGATION EFFICIENCY- is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

—IRRIGATION PLAN.- The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit and identification of all irrigation equipment.

~~—LANDSCAPED AREA. Improved areas of the property that make up the landscape. The ***LANDSCAPED AREA*** does not include building or structure footprints, sidewalks and other non- irrigated natural areas intentionally left undeveloped.~~

—LANDSCAPE ARCHITECT~~.~~, PROFESSIONAL (PLA). A person who holds a license certificate to practice landscape architecture in the State of Utah. Only a- PROFESSIONAL LANDSCAPE ARCHITECT- (PLA) can legally prepare and sign create commercial landscape plans for large-scale residential and commercial projects.

—LANDSCAPE DESIGNER.- A person who ~~may or may not hold professional certificates for landscape design/architecture~~is not a PROFESSIONAL LANDSCAPE ARCHITECT (PLA) and cannot legally create ~~commercial~~or stamp landscape plans~~.~~ for commercial use . LANDSCAPE DESIGNERS- generally focus on ~~residential~~ design and horticultural needs of home and smaller residential landscapes.

—LANDSCAPE PLAN.- The landscape plan shows the design of the landscape with natural features such as plantings, ground and water forms, circulation, walks, hardscape areas and other features to comply with this subchapter. ~~Types~~The types of plantings are identified, and

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quantities included. ~~A~~ The percentage of landscape areas and open space ~~percentage of~~ on the site is also included to ensure conformance with ~~the minimum~~zoning coverage requirements ~~of the zone in which the development is located~~.

LANDSCAPED AREA. Improved areas of the property that make up the landscape. ~~***LANDSCAPE ZONE.*** A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind and the like)~~The LANDSCAPED AREA does not include building or structure footprints, sidewalks and other non- irrigated natural areas intentionally not landscaped.

~~and soil conditions, and areas that will be similarly irrigated. A ***LANDSCAPE ZONE*** can be served by one irrigation valve, or a set of valves with the same schedule.~~

~~—~~LANDSCAPING. ~~-~~ Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features such as rock, stone or bark chips; hardscape areas such as concrete, wood, stone or brick pavers, or compacted organic mulch; and structural features, including, but not limited to, fountains, reflecting pools, outdoor art work, pergolas, arbors, screen walls, fences or benches.

~~—~~LOCALSCAPES®. ~~-~~ A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see ~~www.Localscapes.com).~~www.Localscapes.com).

~~—~~MULCH. ~~-~~ Any material such as rock, crushed stone, bark, wood chips or other materials left loose and applied to the soil in landscape areas to help to conserve water in gardens by reducing soil evaporation, controlling weeds, and maintaining consistent soil temperatures. Organic mulches such as wood chips are particularly beneficial as they improve soil health while retaining moisture.

~~—~~OPEN SPACE. ~~-~~ An area which is ~~completely~~an area of land that is free ~~and unobstructed~~ from ~~any building~~buildings and often designated for public use, such as natural areas, parks or ~~structure~~gardens. Landscaping, walkways, covered patios, light poles and other ornamental features ~~shall~~may or may not be ~~considered obstructions for the purposes of this definition.~~appropriate elements in these zones, depending on specific needs and context. Areas used for storm drainage shall not be ~~eligible for inclusion in a required~~ considered an OPEN SPACE ~~-~~ area~~. Utility~~, and utility corridors shall only be counted ~~toward the ***OPEN SPACE*** requirement~~ if improved as an accessible amenity ~~to~~for the project, surrounding neighborhood or the community as a whole.

~~—~~PARK STRIP. ~~-~~ A typically narrow landscaped area located between the back-of-curb and sidewalk.

~~—~~PLANNED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. ~~-~~ A planned single-family development with specific open space and/or amenity standards that are required by the zone or a development agreement, and in which common open spaces ~~will be~~are maintained by a homeowner's association or organization.

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—PLANTER BED.- Any irrigated, non-~~turf~~turfgrass portion of the landscaped area.

—PLANTING PLAN.- A planting plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, ~~turf~~turfgrass areas, driveways, sidewalks, hardscape features and fences.

—POP-UP SPRAY HEAD.- A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

—PRECIPITATION RATE.- The depth of water applied to a given area, usually measured in inches per hour.

—PRESSURE COMPENSATING.- A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

—PUBLIC FACILITY.- A government, educational or non-profit organization that provides services to the general public.

—REHABILITATED LANDSCAPING.- Altering, repairing or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance and the like.

—ROTOR SPRAY HEAD.- A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor. The spray heads have stationary nozzles that spray water in a specific direction.

ROTARY SPRINKLER. An irrigation head that projects water through a gear rotor in single or multiple streams. The nozzle rotates to cover a larger area in a circular motion, making them most suitable for expansive lawns or gardens.

—RUNOFF.- Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

—SMART AUTOMATIC IRRIGATION CONTROLLER.- An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor.- SMART AUTOMATIC IRRIGATION CONTROLLERS- schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

—SPRAY SPRINKLER.- An irrigation head that sprays water through a nozzle. See also ROTARY SPRAY HEAD.

~~***STREAM SPRINKLER.***~~ TURFGRASS. ~~An irrigation head that projects water through a gear rotor in single or multiple streams.~~

~~***TURF.***~~ A surface ~~layer~~ of ~~earth containing~~perennial grass applied on topsoil that contains grass species with full root structures that are maintained as mowed grass.

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—WASTE OF WATER.- Includes, but is not necessarily limited to:

—— ___(1)— ~~The use of~~ Wasted water for any purpose, including outdoor irrigation, that consumes or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, ~~discharges~~discharge into the sewer system, or ~~is~~ allowed to run into the gutter or street; or

—— ___(2)— _Washing sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate health or safety hazards or for standard maintenance.

—WATER-CONSERVING PLANT.- A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during periods of dry and warm weather.

XERISCAPE. A water-efficient landscaping method characterized by the use of site-appropriate, drought-tolerant, or native plants; the use of organic and inorganic mulches to reduce evaporation; and the implementation of efficient irrigation systems. Xeriscape is a comprehensive approach to landscaping that reduces the need for supplemental water while maintaining an aesthetically pleasing environment. XERISCAPE is not "Zero-scape" (the absence of vegetation) and requires a minimum percentage of living plant material.

ZERO-SCAPE. A landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape. ZEROSCAPE landscapes are typified by yards and landscape areas covered with inert materials such as concrete pavement, other paving and hardscape materials, gravel, rock, and stone.

(Ord. 13-2022, passed 7-6-2022)

§ 157.987 APPLICABILITY.

—The provisions of this subchapter shall apply to all new ~~and rehabilitated~~development and to rehabilitation of existing landscaping ~~for public facility projects, commercial and industrial projects, multi-family residential projects and landscaping for new single-family residential dwellings and fully rehabilitated single-family residential landscapes.~~

~~(Ord. 13-2022, passed 7-6-2022)~~

~~**§ 157.988 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.**~~

~~—(A) *Open space.* Commercial, manufacturing, multi-family, and public facility developments: landscaping for commercial, manufacturing, multi-family and public facility developments shall comply with~~ exceeding 25% of the ~~requirements of West Haven City "Site Plan and Design Review" ordinances. All open space required shall be landscaped with a minimum of one tree for every 400 square feet of~~ total landscaped area ~~and one shrub for every 200 square feet of~~

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~~landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards~~ . Properties subject to the ~~coverage calculation. Park strips are exempt from the ground plane coverage requirements.~~

~~(B) *Landscape design*~~ provisions of this subchapter shall comply with all landscaping standards herein, except where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property.

~~(1)~~ § 157.988 GENERAL LANDSCAPE PROVISIONS.

The following landscape provisions shall be adhered to by all land use types unless otherwise noted:

(A) Plant selection. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable.

~~(a)~~ Plants shall be ~~well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants with~~organized into hydrozones, with plants grouped according to similar water needs ~~shall be grouped together as much as~~, to the maximum extent possible.

(1) Xeriscaping is permitted in all zones.

(2) Zero-scaping shall not be permitted except where limitations of secondary water service or other qualifying conditions, as defined in this section, prevent adequate irrigation.

(3) Areas with slopes greater than ~~33~~25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

~~(b)~~ (4) The following resources may be consulted for a list of recommended water-conserving plants (not a comprehensive list): Localscapes®, the Weber Basin Water Conservancy District (weberbasin.com), and the Utah State University Center for Water-Efficient Landscaping.

(B) Park strips. Park strips and other landscaped areas less than eight feet wide shall not be landscaped with ~~turf~~turfgrass and shall be maintained free of weeds. All planting with parks strips and other landscape areas of less than eight feet wide shall be planted in accordance with the standards within this title. Any hardscape installed within a park strip shall cover no more than ~~50~~30% of the park strip area, unless otherwise required by city code or by an agency of the state. Park strips within the County or Utah Department of Transportation (UDOT) shall be developed according to that organization's standards.

~~(c) Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.~~

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~~(d) Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).~~

~~(2)~~ (C) Mulch. After completion of planting, all irrigated non-~~turf~~turfgrass areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the selected mulch.

~~(3)~~ (D) Tree ~~*selection.*~~ Selection. Tree species shall be selected based on ~~growth characteristics~~their ability to create an urban tree canopy with proper and ~~site conditions, including available space, overhead clearance, soil conditions, exposure~~consistent maintenance. When selecting trees, qualities such as the approximate size at maturity, location, and ~~desired color and appearance.~~planting area width should be carefully considered.

(1) Tree sizes are defined below, along with their corresponding minimum plating area widths for each size category:

(a) Large Trees ~~shall be selected as follows:~~are defined as trees with a mature height of forty (40) feet or more. Planting area width shall be a minimum of ten (10) feet wide.

~~(a) Broad canopy~~ (b) Medium Trees are defined as trees with a mature height between twenty-five (25) and forty (40) feet. Planting area width shall be ~~selected~~a minimum of eight (8) feet wide.

(c) Small Trees are defined as trees with a mature height of twenty-five (25) feet or less. Planting area width shall be no smaller than six (6) feet wide.

(d) Based on a recommendation of a landscape architect, a specific trees may be planted in areas that are more narrow then listed above.

§ 157.989 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.

(A) Applicability. The following standards shall be required for all new and rehabilitated landscaping for public facility, commercial, industrial, and multi-family residential projects. Landscaping for these project types shall comply with the requirements of the West Haven City "Site Plan and Design Review" ordinances.

(B) Required Landscape Area. The following areas shall be landscape and meet the following requirements.~~.~~

(1) Areas of required landscaping which shall meet the listed planting schedule and number as outlined within this section. .

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

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where ~~shade or screening of tall objects~~said landscaping is ~~desired;~~not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

~~(b) Low-growing trees shall be selected for spaces under utility wires;~~

~~(c) Trees shall be selected from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;~~

~~(d) Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;~~

(c) ~~(e)~~ Multi-Family. All areas that are not developed with structures, amenities, rights of way, driveways, and parking areas must be landscaped. The required landscape area shall be focused on the areas surrounding buildings. Landscaped areas shall be defined as a combination of trees, shrubs, perennials, mulch, and permeable surfaces, professionally designed to create engaging landscape treatments near building facades and entrances, within parking lots, and along key walkways and other areas with significant resident and pedestrian value.

(d) Parking Lot Landscaping. Hard-surfaced parking lots containing ten (10) or more parking spaces shall comply with this section.

(i) Landscape Area Requirements for Parking Lots Located on Project Lots. Interior landscaping shall total a minimum of five percent (5%) of the paved parking and drive aisle area, or as otherwise required by this subsection, whichever is greater. Perimeter landscaping does not count toward this total.

(ii) Parking Islands. End-of-row islands shall be provided at the end of each parking row, a minimum of 8 feet wide, and planted with at least one shade tree and low shrubs or perennials not exceeding three (3) feet in height. Islands shall avoid narrow or diamond shapes.

(iii) Parking Medians. Parking lots medians shall be provided on every third drive aisle or at intervals not exceeding 150 feet. Medians shall be a minimum of 8 feet wide, planted with shade trees no more than 40 feet' apart, and be landscaped with low shrubs, and may be either at-grade or include curb cuts and a planted bioswale for storm drainage. Pedestrian pathways may be provided within medians in addition to the required planting area.

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(e) All other areas not listed shall have appropriate ground cover to control dust and weeds.

(2) Tree Requirements (see also 157.994).

(a) A minimum of one tree shall be provided for every 400 square feet of required landscape area. Street trees ~~shall be planted within existing and proposed~~ may not be counted toward this minimum.

(b) Street Trees. Each lot is required to have one street tree for every forty (40) feet of street frontage with a minimum of one street tree per street frontage where park strips~~, and in sidewalk tree wells on streets without~~ are available. Trees shall be planted within park strips~~. Tree placement~~ whenever possible. Placement shall provide canopy cover ~~(~~/shade~~)~~ and avoid conflicts with existing trees, retaining walls, utilities, lighting ~~and~~, or other obstacles. All street trees shall comply with the clear vision standards of this ~~subchapter; and~~chapter. Street trees planted within UDOT or County rights-of-way shall be planted based on that organization's standards.

~~(f) All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the City Arborist or designee.~~

~~(4) *Plant material size at installation.*~~

~~(a)~~ (c) Deciduous trees shall ~~be installed at~~have a minimum trunk size of (2) two inches in caliper~~,~~ measured ~~eight inches~~6" above ~~the soil line.~~

~~(b)~~ ground level when planted. Evergreen trees and multi-stem deciduous trees shall ~~be installed at~~have a minimum size of five (5) feet in height ~~of six feet~~when planted.

(f) ~~(c)~~

(3) Ground Plane Planting Requirements. At maturity, landscapes must have sufficient plant material (perennials and shrubs) to achieve a minimum of 50% living plant coverage at ground level, excluding tree canopies. At least 30% of the ground plane landscape shall be comprised of hardy shrubs, with the remainder composed of perennials, ornamental grasses, or other approved groundcover plants.

(a) Shrubs and Perennials. All shrubs and perennials shall be a minimum size of one (1) gallon container stock when planted . Shrubs shall be installed at a minimum size of (3) three gallons.

~~(d) Ornamentals grasses and perennials shall be installed at a minimum size of one gallon.~~

~~(e) Ground cover shall be installed at a minimum height of three inches.~~

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~~(C) *Landscape and irrigation plan submittal.*~~ (b) Turfgrass. Turfgrass. Turfgrass areas shall not exceed 15% of the total landscaped area, excluding active lawn areas and detention basins. Turfgrass shall not be used in park strips, parking islands, or medians, or buffer landscaping.

(c) Mulch and Irrigation. Planting beds shall comply with the mulch requirements of subsection (2) and shall be irrigated in compliance with § 157.991, Irrigation Design Standards.

(D) Water Limitations. Where access to secondary water service is limited or not available, or where other special circumstances prevent adequate irrigation from being available, the interior landscaping required by this section may be designed and installed in accordance with § 157.989.(F) Water Source Limitations and Alternative Compliance.

(E) Buffer Landscaping. Buffer landscaping is intended to provide visual separation, screening, and aesthetic transition between parking areas, driveways, and adjacent properties, while accounting for site constraints, land use patterns, and the availability of irrigation.

(1) Minimum Buffer Width. A minimum five-foot landscaped buffer shall be provided between parking areas and side or rear property lines, except where adjacent uses are commercial and the landscaping is not visible from areas of public access. A minimum five-foot landscaped buffer shall also be provided between an access driveway and a side or rear property line, unless the driveway is designed for common access by an adjacent lot.

(2) Materials and Plant Selection. Buffer landscaping shall incorporate a mix of trees, shrubs, and groundcovers where site conditions allow.

(F) Water Source Limitations and Alternative Compliance. Where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property, the required open space and landscaped areas of the property may be installed as ZERO-SCAPE as defined previously and implemented in accordance with the standards of this section.

(1) Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider confirming that secondary water service or other water sources are unavailable, limited, or otherwise insufficient to meet standard landscape requirements.

(2) A minimum of three different landscaping materials from the list below shall be used to dress the areas of required landscaping, and said materials shall be designed to achieve a deliberate appearance and result.

(a) Decorative rock, multiple variations in size and color may be provided to satisfy material requirements

(b) Rock mulch

(c) Artificial turf

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(d) Pavers: No more than 5% of landscaped ~~the~~ area.

(3) Where variations of decorative rock are used as a landscaping material, the variations shall noticeably differ in size, texture, or color to be considered different materials.

(4) Decorative rock and rock mulch shall be of light or muted hues to mitigate ambient heat. Decorative rock of a dark hue may be utilized as a secondary material and shall comprise no more than 15% of the total landscaped area.

Commented [SN7]: What does this mean? Further define.

(5) Where artificial turf is used as a landscape material, it shall comply with the following standards:

(a) Artificial turf shall consist of individual blades of grass that emulate natural turfgrass in color and general appearance.

(b) Artificial turf shall be limited to no more than 15% of the total landscaped area, excluding those areas designated for active recreation.

(c) Where artificial turf abuts decorative rock or rock mulch, landscape edging of concrete, stone, brick, or metal shall be provided.

(d) Artificial turf shall be properly anchored and seamed according to the manufacturer's specifications.

(e) Artificial turf shall not be installed in ponds, swales, basins, or any other permanent drainage feature.

(6) Decorative boulders shall be provided, either in an array or dispersed across the property in a deliberate, decorative fashion.

(G) Landscape Plan Submittal. All landscape plan applications associated with design review approval shall comply with West Haven Design Review 157.730 -736 and other applicable sections.

(H) Final Landscape Plan Submittal Standards. A copy of a landscape ~~and irrigation~~ plan shall be submitted to and approved by the city prior to the issue of ~~any permit. The~~ a final site plan. All plans shall be prepared by a ~~registered landscape architect~~Professionally Licensed Landscape Architect and shall consist of the following items:

(1) ~~*Landscape*~~ Planting plan. A detailed ~~landscape~~planting plan shall be drawn at a scale that clearly identifies the following:

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(a) Project name and address, ~~and~~ landscape architect's information~~;~~, graphic and written scale, and date of design. Existing trees and plant materials to be either removed or retained to be clearly indicated.

~~(b)~~ (b) Existing landscaping, including trees at least twenty (20) feet beyond the property lines. Where possible, developers are encouraged to preserve existing, healthy trees.

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(c) Location of all proposed plant materials, a ~~legend~~plant schedule with botanical and common names ~~and~~, size of plant materials~~;~~ at maturity, size of container stock, and designated hydrozones.

~~(c) Location of landscape features, ground and water forms, walks, hardscape, mulch and other features;~~

~~(d) Property lines and street names;~~

~~(e)~~ (d) Existing and proposed ~~buildings,~~structures (where applicable), walls, fences, utilities, paved areas and other site improvements~~;~~.

~~(f) Existing trees and plant materials to be removed or retained;~~

(e) Location and descriptions of all proposed landscape features and ground surface material treatments.

(f) Clear indication of property lines, easements, and street names.

(g) ~~Scale: graphic and written;~~

~~(h) Date of design;~~

~~(i) Designation of a landscape zone; and~~

~~(j)~~ Details and specifications for tree staking, soil preparation and other planting work.

~~—~~(2)~~—~~ Irrigation plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

~~—~~(a)~~—~~ Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

~~—~~(b)~~—~~ Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;

~~—~~(c)~~—~~ Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

~~—~~(d)~~—~~ Installation details for irrigation components.

~~(D) *Plan review, construction inspection and post-construction monitoring.*~~

~~(1)~~ (3) Grading plan.

(a) Property lines, street names, existing and proposed structures, turfgrass areas, and paved areas.

(b) Existing and proposed grading of the site indicating contours at 2-foot intervals.

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(c) Any proposed berming shall be indicated using 1-foot contour intervals.

(d) Delineate and label areas with a grade greater than 25% (4 feet Horizontal: 1 foot Vertical).

(4) Project Data Table. A project data table containing the following:

(a) Project/lot size in acres and square feet;

(b) Required landscape area in square feet;

(c) Number of trees required and number of trees provided;

(d) Percentage of required shrubs/perennials and percentage of provided shrubs/perennials

(e) Maximum allowable turfgrass area and turfgrass area provided.

(H) Plan Review, Construction Inspection, and Post-Construction Monitoring.

(1) As part of the land use approval process, a copy of the landscape and irrigation plans shall be submitted to the city for review and approval before construction begins.

(2) All installers and designers shall meet state and local license, insurance and bonding requirements, and be able to show proof of such.

(3) During construction, site inspection of the landscaping ~~may~~shall be performed by the city.

(4) Following construction and prior to ~~issuing~~final inspection by the ~~approval for occupancy~~building inspector, an inspection shall be scheduled with the Community Development Department to verify compliance with the approved landscape plans. Failure to comply with the approved landscape plan, the City may withhold business licenses, future land use approvals for expansions on the site, or may take other legal actions to enforce the provisions of this chapter.

(5) The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this subchapter are not satisfied.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~989~~990 SINGLE-FAMILY RESIDENTIAL.

(A) *Landscape design standards.*

(1) *Plant selection.*

Commented [SN8]: The changes proposed changes are from the City Landscape Architect Firm. Generally, the planning staff has some concerns about some of these requirements. Namely, I am hesitant to dictate how someone landscapes their private residential yard. Some of the listed changes are just clarification of current standards, but this goes into greater detail about how much of the yard would need to be landscaped.

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(a) Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs should be grouped together as much as possible.

(b) Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

(c) Park strips and other landscaped areas less than eight feet wide shall not be landscaped with turf and shall be maintained free of weeds. Hardscape is permitted provided it does not interfere with the park strip's ability to capture ~~storm water~~stormwater. Park strips four feet (4') or wider are required to plant at least one tree for every 50' of frontage.

(d~~)~~) Turf Grass. Turf grass areas shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel or 250 square feet, whichever is greater.

(e) City recommends that residents with new or rehabilitated landscaping follow the Localscapes® process, as detailed in the Localscapes® Program, including but not limited to:

(i) Creating a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.

(ii) Creating smaller gathering areas constructed of hardscape placed outside of the central open shape. In a landscape without turfgrass, gathering areas may function as the central open shape.

(iii) Filling remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.

(iv) Locating activity zones outside of the central open shape that are surfaced with materials other than turfgrass.

(v) Providing paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover, or non-turfgrass materials.

(iv) Planting appropriately sized trees to provide shade, reducing the need for water on landscaping, but also providing cooling to an area.

(iiv) Visit weberbasin.com for a list of recommended water-conserving plants.

. ~~Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).~~

(2) *Mulch.* After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch.

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https://research.fs.usda.gov/psw/urban-forestry/community-tree-guides

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(B) *Homebuilders and developers.*

(1) Homebuilders and developers subdividing lots and/or constructing new single-family residential homes within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient landscaping and irrigation standards of this subchapter, and provide water efficient designs, such as the Localscapes® design style, to prospective home buyers.

(2) Any model home shall meet the water-efficient landscaping standards of this chapter and provide an informational brochure on water-efficient landscaping. Brochures can be obtained from the city's Planning Division.

(Ord. 13-2022, passed 7-6-2022)

~~(A) *Landscape design standards.*~~

~~(1) *Plant selection.*~~

~~(a) Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs should be grouped together as much as possible.~~

~~(b) Areas with slopes greater than 33%~~ (A) Applicability. The following standards ~~shall be landscaped with deep-rooting, water- conserving plants~~ required for erosion control~~and soil stabilization.~~ all new

~~(c) Park strips~~rehabilitated landscaping for single-family ~~and other landscaped areas less than eight feet wide shall not be landscaped with turf and shall be maintained free of weeds. Hardscape is permitted provided it does not interfere with the park strip's ability to capture storm water~~residential dwellings~~.~~

~~(d) Turf~~ area ~~(B) Required Landscaping Area. All portions of a lot that are not improved with impervious materials must be landscaped. Weeds do not qualify as required landscaping. Landscaped areas must be maintained in a neat, clean, and orderly condition, including the removal of litter, proper pruning, lawn mowing, weeding, replacement of dead plants, and regular watering and fertilization of all landscaped areas.~~

~~(1) Required landscaping in the park strips, front yards, and side yards that are visible from the street shall consist of live plant materials with an automated irrigation system.~~

~~(2) At maturity, single-family landscapes shall have at least 50% living plant cover (shrubs, perennials and decorative grasses) on the ground plane at maturity a, not including tree canopies, in all front and side yards visible from the street.~~

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~~(3) Landscaped areas within front, side, and rear yards for new and rehabilitated single-family and twin home residential dwellings should follow the Localscapes® process, as detailed in the Localscapes® Program, including but not limited to:~~

~~(a) Creating a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.~~

~~(b) Creating smaller gathering areas constructed of hardscape placed outside of the central open shape. In a landscape without turfgrass, gathering areas may function as the central open shape.~~

~~(c) Filling remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.~~

~~(d) Locating activity zones outside of the central open shape that are surfaced with materials other than turfgrass.~~

~~(e) Providing paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover, or non-turfgrass materials.~~

(C) Turfgrass. Turfgrass areas shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel or 250 square feet, whichever is greater.

(e) Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

(2) *Mulch.* After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch.

(B) (1) Turfgrass areas shall be a minimum of 8 feet wide in any direction.

(2) Small residential lots which the total landscaped area is less than 250 square feet are exempt from the maximum of 35% lawn requirement.

(D) Water Limitations. Where limitations of secondary water service or other special circumstances prevent adequate irrigation, landscaping may be installed as ZERO-SCAPE. Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider, and the landscaping shall follow the standards in § 157.989.E Water Source Limitations and Alternative Compliance.

(E) Homebuilders and developers.

(1) Homebuilders and developers subdividing lots and/or constructing new single-family and twin home residential homesunits within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient

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landscaping and irrigation standards of this subchapter, and provideincluding water efficient designs, such as that follow the Localscapes® design styleprocess, to prospective home buyers.

___(2) Any model home Model homes shall meet the water-efficient landscaping standards of this chapter and provide an informational brochureto help future home owners understand landscape design expectations and possibilities. Informational brochures on water-efficient landscaping. Brochures can be obtained and the Localscapes® design process shall be available at the model homes and from the city's Planning Division.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~990~~991 IRRIGATION DESIGN STANDARDS.

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__(A)__Irrigation systems shall be designed to maximize irrigation efficiency.

__(B)__Landscaped areas shall utilize a smart automatic irrigation controller. Smart irrigation controllers shall be WaterSense® labeled and automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

__(C)__Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs~~. Turf and non-turf~~ and be grouped within the same hydrozone. Turfgrass and non-turfgrass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

__(D)__Drip emitters or ~~a bubbler~~bubblers shall be used for each tree. Bubblers shall not exceed one and one- half gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the city due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-~~turf~~turfgrass areas.

__(E)__Pop-up spray heads shall be at a minimum of four inches in height to avoid blockage from lawn foliage.

__(F)__Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

__(G)__Check valves shall be required when attached to the city culinary water system and where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

__(H)__Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

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—_(I)—_Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

—_(J)—_Valves with spray, rotary, or ~~stream~~rotor sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.

—_(K)—~~Program valves~~ Valves should be programmed for multiple repeat cycles ~~where~~as necessary to reduce runoff and ensure maximum soil penetration, particularly on slopes and soils with slow infiltration rates.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~991~~992 RESTRICTIVE COVENANTS REQUIRING ~~TURF~~TURFGRASS OR PLANT MATERIAL WITH UNIFORM OVERHEAD SPRAY IRRIGATION.

~~Any homeowners~~Homeowners association governing documents, ~~such as~~ including all bylaws, operating rules, covenants, conditions and restrictions that govern the operation of a common interest development~~,~~ shall specifically indicate that the requirements of this chapter are to be met. In addition, they specifically shall not:

—_(A)—_Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than eight feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area;

—_(B)—_Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

—_(C)—_Have the effect of prohibiting or restricting compliance with this subchapter or other water conservation measures.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~992~~993 COMPLETION OF IMPROVEMENTS.

—_(A)—_Completion. All landscaping improvements required by this subchapter shall be installed in accordance with the approved landscape and irrigation ~~plans as follows.~~plan and the following completion of improvement requirements:

——__(1)—_Non-residential landscaping. Landscaping for commercial, industrial and public facility projects shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated, or in cases of inclement weather, within six months of the date of initial occupancy. The date of initial occupancy shall be the date that a

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certificate of occupancy is issued for the first building or structure of an individual phase or plat of the development.

~~___~~(2)~~—~~ Multi-family residential. ~~-~~ Landscaping for two-family and multiple-family dwellings in all zones shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which they are associated, or in cases of inclement weather, within six months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the first dwelling unit.

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~~___~~(3)~~—~~ Single-family residential. ~~-~~ The front and side yards of all single-family dwellings in all zones shall be landscaped within ~~12~~18 months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within ~~18~~24 months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.

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~~(B) *Bond/escrow required for nonresidential, two-family, and multiple-family developments.* In cases of inclement weather and in order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the Community Development Department, and shall be in an amount equal to 110% of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls and other amenities shown on the final landscape plan or site plan, as applicable.~~

~~(1) The bond or escrow account shall be posted or established in accordance with all other city regulations.~~

~~(2) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.~~

~~(3) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in division (A) above.~~

~~(4) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.~~

~~(5) This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings.~~

(Ord. 2015-19, passed 12-8-2015; Ord. 13-2022, passed 7-6-2022)

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§ 157.~~993~~994 TREE AND SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES.

~~_~~(A)~~_~~ Purpose. The city values its open spaces, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, ~~but~~ they also help mitigate the negative effects weather and seasonal changes, stabilize surface drainage ~~and~~, provide shade, and and help reduce soil erosion. A well-designed landscape can reduce air and sound pollution, regulate solar radiation and help with wind control.

~~(B) *City Arborist.*~~

~~(1) *Created.*~~ (B) Street Tree Adjacencies and Proximity Standards. Trees shall be spaced in accordance with the species' characteristics such that the trees' crowns at maturity will not touch or overhang a building or power lines.

(1) Trees shall be planted no closer to any curb or sidewalk than the following: Small Trees, two (2) feet; Medium Trees, three (3) feet; and Large Trees, four (4) feet.

(2) Trees shall be planted no closer than thirty (30) feet of any street corner, measured from the point of nearest intersecting curbs extended.

(3) Trees shall be planted no closer than ten (10) feet of any fire hydrant.

(4) Only tree species classified as Small Trees in this Ordinance may be planted under or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground water line, sewer line, storm water line, transmission line, or other utility.

(5) All trees installed on public property or on property maintained by the city shall be subject to approval by the City Arborist or designee. All trees installed on public property shall adhere to the American Standard for Nursery Stock (ANSI Z60.1).

(6) Prohibited Street Tree List. The following trees shall not be planted within public rights-of-way in the City:

(a) Flowering Pear – Pyrus calleryana

(b) Ash Tree – Fraxinus sp.

(c) Birch – Betula sp.

(d) Box Elder – Acer negundo

(e) Cottonwood, Quaking Aspen, and Poplars – Populus sp.

(e) Flowering Plum – Prunus cerasifera

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(g) London Plane Tree – Platanus sp.

(h) Norway Maple - Acer platanoides

(i) Russian Olive – Eleagnus angustifolia

(j) Siberian Elm – Ulmus pumilia

(k) Silver Maple – Acer saccharinum

(l) Tree of Heaven – Alianthus sp.

(m) Willow – Salix sp.

(n) Trees with Large Fruits – apple, pear, peach, cherry, plum, etc.

(o) Evergreen Conifers – including but not limited to spruces, pines, firs, and junipers

(B) City Arborist.

(1) Designation. The City Manager or designee shall appoint a City Arborist.

(2) Duties and responsibilities. The City Arborist shall have authority over all trees and shrubs located within the city's rights-of-way, parks and public places. On private, commercial and residential property, the City Arborist shall have the authority over trees and shrubs which constitute a public hazard or threat as described in the standards for specification manual.

(C) Planting trees, landscaping in city right-of-way. Tree planting on public ways shall be coordinated with required open landscaping areas to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. Street trees shall be selected based on growth characteristics that are well suited to their environment. For a list of permitted street trees, contact the City Arborist.

(D) Public rights-of-way tree and plant care. It is the duty of the property owner and occupant of any real property with frontage along a public sidewalk to maintain ~~any~~all trees, shrubs and plant material between such property and the curb line of the street. The city shall have the right, as determined by its sole discretion after attempting to contact property owners, to plant, prune, maintain and remove trees, plants, and shrubs within rights-of-way, streets, and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

(E) Clear vision. All trees, shrubs and other plant material located within the public rights-of-way or in public places shall comply with the clear vision standards of this subchapter.

(F) Illegal to cut, injure or top trees.

(1) It shall be unlawful for any person to remove trees situated on city property, including streets and roadways of the city, without obtaining permission from the City Arborist for that purpose.

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(2) It shall be unlawful as a normal practice for any person, firm or city department to top any tree on city property. TOPPING is the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other cause, or other obstructions where other pruning practices are impractical, may be exempted from this division (F)(2) at the determination of the City Arborist.

(G) Pruning, corner clearance. Every owner of any tree or shrub overhanging any street, sidewalk or right-of-way within the city, shall prune the branches so that such branches shall not severely obstruct the light from any street lamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased or dangerous trees and shrubs, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right after attempting to contact property owners to prune any tree or shrub on private property when it interferes with visibility of any traffic control device, sign or sight triangle at intersections or constitutes a hazard on a sidewalk. Any costs incurred by the city will be collected from the adjacent property owner.

(H) Appeal. Any person may appeal a decision of the City Arborist to the City Manager, who may hear the matter and make a final decision within 60 days.

(Ord. 13-2022, passed 7-6-2022)

~~§ 157.994995 SUPPLEMENTARY STANDARDS.~~

~~(A) Fee in lieu of open space. A fee in lieu of landscaped open space in commercial, industrial, multi-family and public facility developments may be permitted by the Planning Commission for required open space that is less than 5,000 square feet in size; provided that, the development can be adequately served by existing parks and recreation facilities. The amount of the fee shall be set forth in the city's fee schedule. Any fee in lieu paid to the city shall be set forth in a development agreement. Open space fees in lieu shall be held by the city in a reserved account to be used solely for the acquisition, development and/or improvements to parks and recreation facilities citywide. Where possible, the fees collected by the city shall be used to improve the park or open space nearest the location where those fees were paid.~~

~~(B) Modification. The percentage of required landscaped open space may be modified through a development agreement, subject to Planning Commission recommendation and City Council approval. No modification shall be granted, however, unless the following standards are met:~~

~~(1) The granting of the modification will not adversely affect the rights of adjacent landowners or residents;~~

~~(2) The modification desired will not adversely affect the public health, safety or general welfare; and~~

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~~(3) The granting of the modification will not be opposed to the general spirit and intent of this subchapter or the general plan.~~

~~(C) Preservation, maintenance and ownership.~~

~~(1) The Planning Commission and City Council shall require the preservation, maintenance and ownership of all required open space for non-residential, multi-family or planned single-family residential developments through one or a combination of the following: Dedication of the land as a public park or parkway system;~~

~~(2) Dedication of the land as permanent open space on the recorded plat;~~

~~(3) Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association;~~

~~(4) Through compliance with the provisions of the condominium ownership act as outlined in UCA Title 57, which provides for the payment of common expenses for the upkeep of common areas and facilities;~~

~~(5) Landscaping for all single-family residential properties shall be maintained in accordance with the provisions of this subchapter and applicable regulations of the zone in which the property is located; and~~

~~(6) In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity.~~

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~995~~996 PROHIBITED WATERING PRACTICES.

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~~—~~Regardless of the age of a development, water shall be properly used. ~~Waste of~~Wasting water is prohibited.

(Ord. 13-2022, passed 7-6-2022) Penalty, see § ~~157.999~~ 157.999

§ 157.~~996~~997 ENFORCEMENT.

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~~—~~The Community Development Director or designee is authorized to enforce all provisions of this subchapter.

(Ord. 13-2022, passed 7-6-2022)

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Some General Notes:

1. The colored text are the changes. Some appear in different colors, that just reflects that some changes were made at different times by different people.

2. Some of the items that show it not changed may have moved into a different spot. This is how Micorsoft word decided to track the change.

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