



WEST HAVEN PLANNING COMMISSION AGENDA

September 9, 2026 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **SEPTEMBER 9, 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](https://us06web.zoom.us/j/86539464549). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](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 Streker
 - B. PRAYER/MOMENT OF SILENCE Commission Member Jenson
3. **ACTION ON MINUTES**
 - A. Planning Commission Minutes Meeting Held August 26, 2026
4. **REPORTS** -Actions taken by City Council and other items
5. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval for 11th West Apartments Ph 2-1033 W Wilson Lane Parcel#141400005-Applicant Craig Widmier
6. **DISCUSSION AND ACTION** – Final Site Plan and Conditional Use Permit Approval-Automobile Repair Facility-Egan Auto-3972 S 3275 W Parcel#087050001-Applicant Donna Egan
7. **WORKSHOP** – Accessory Dwelling Unit Standards
8. **WORKSHOP** – R-3 Zoning Standards
9. **WORKSHOP** – Development Access Standards and Improvements for Small Developments
10. **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/pnn/ 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

August 26, 2026 6:00 PM

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

Present	
Jeff Reed	Chairman
Andrew Reyna	Vice Chairman
Melinda Stimpson	Commission Member
Linda Smith	Commission Member
Jennifer Streker	Commission Member
James Jenson	Commission Member
George LaMar	Commission Member
Excused	

6:00 Regular Planning Commission Meeting

1. MEETING CALLED TO ORDER:

Chairman Reed

Chairman Reed called the meeting to order at 6:00 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Commission Member Smith

B. PRAYER/MOMENT OF SILENCE

Commission Member Streker

3. ACTION ON MINUTES

A. Planning Commission Minutes

Meeting Held

August 12, 2026

Commission Member Jenson made a motion to approve the August 12, 2026, minutes. **Commission Member Stimpson** seconded the motion.

AYES:	Chairman Reed, Vice Chairman 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 asked Planning Commission to go over the map that staff proposed for the general plan and return it with comments. He said that City Council asked Planning Commission to review some code sections that pertain to the access requirements to different kinds of developments. They also asked that the section pertaining to curb, gutter, and sidewalk be reviewed.

5. PRESENTATION ON PUBLIC HEARING –Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)
Stephen Nelson said there were some additional changes in the design review sections the landscape standards were moved to their own section, a general landscape provisions section was added, and the commercial, industrial multi-family and public facility development standards section was updated to clarify things. He said the bond was removed from the completion of improvements section because it is prohibited by state law. He said the tree and shrub regulations were modified as recommended by Landmark Design and lastly, they removed the supplementary standards.

6. **PUBLIC HEARING** -To Solicit Public Input on a Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)

Commission Member Streker made a motion to enter into public hearing. **Vice Chair Reyna** seconded the motion.

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

Chairman Reed invited the public up for comment.

No one came up at this time.

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

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

7. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)

Vice Chair Reyna made a motion to recommend approval to the change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7). **Commission Member Smith** seconded the motion.

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

8. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4445 W 3550 S Parcel #086860003- Application for Oversized Accessory Dwelling Unit-Applicant Jennifer Hudgins
Stephen Nelson said he sent over an updated staff report with corrected calculations and the responses from the applicant on staff findings. He said this proposed accessory dwelling unit has 1,408 square feet with a 704 square foot garage. He said it meets the setback standards that are outlined and the applicant has indicated the siding will match the shed and home. He said they are currently proposing the front of the unit faces west and the property is surrounded by a 6 foot vinyl fence. He said they are proposing a two car garage. Weber Fire said fire access should be at least 20 feet wide and be able to support 75,000 pounds. The applicant said they will have both parking spots in the garage and will provide an additional spot behind their 3 car garage.

Commission member LaMar asked if the applicant planned on having four vehicles.

Jennifer Hudgins said it's for her aging parents and there will be only one vehicle.

Chairman Reed asked if they would be willing to shift the square footage to 1200.

Ms. Hudgins said they could but there is a lot of equipment required to care for them and the additional 200 square feet would help a lot.

Chairman Reed said its in a Home Owner's Association and she would need to get approval for that.

Commission member Stimpson said this is a great plan and appreciates the addition of the mitigating factors like the 6 foot fence.

Commission member LaMar expressed concern approving an accessory dwelling unit over 1200 square feet because after the current owner moves this space could be used with a different intent.

Chairman Reed said that because its all metered together it shows him the intent is that it's for family use.

Commission Member Stimpson made a motion to approve the conditional use permit application for a proposed accessory dwelling unit with increased sized located at 4445 W 3550 S, finding that the application complies with West Haven standards and provides the proper mitigation when the following conditions are applied: That the driveway to the unit is paved with a hard surface, that a building permit and ADU permit will be obtained prior to any construction, and that the exterior doors face on the west and north side of the building.

Vice Chair Reyna seconded the motion.

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

9. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval for 11th West Apartments Ph 2-1033 W Wilson Lane Parcel#141400005-Applicant Craig Widmier

Damian Rodriguez said this is a 4.7 acre parcel that is zoned mixed use. This site is subject to a master development agreement that dictated things such as the density, development standards, amenities, and architectural features. What is proposed meets the parking requirement and development standards. He said the architectural style is lacking from what the master development agreement requires because phases must be similar. He said there isn't enough articulation. Staff recommended two conditions the first is the building renderings are changed to match the phase 1 style and the other is that all of staff's comments are addressed.

There wasn't an applicant at the meeting for this agenda item.

Commission Member Stimpson made a motion to table. **Vice Chair Reyna** seconded the motion.

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

10. **DISCUSSION AND ACTION** – Preliminary Subdivision Plan and Flag Lot Approval-Hart Estates-2789 W 2550 S Parcels# 150920081 and 150920043-Applicant Curtis Hart

Stephen Nelson said the applicant is seeking preliminary subdivision plan and approval for a flag lot. He said the applicant provided a 20 foot wide access strip that meets fire code. He said it meets the minimum lot size for the A-2 zone, the applicant provided a utility plan that prominently displays the lot's address, and there are no buildings proposed on the access strip and an easement it proposed to cover it. He said the access strip is 195 feet long and a turn around with a 55 foot radius has been reviewed by Weber Fire District. He said the current geotechnical report is under review and that Weber Fire District has reviewed the proposal with comments that the first access road needs to be 20 feet wide and the fire hydrant will likely be required once a building is proposed. He said the applicant has not determined where they want the building.

Chairman Reed asked if there was a signed affidavit from the property owner for this preliminary subdivision plan and flag lot approval.

Stephen Nelson confirmed there is.

Commission Member Smith made a motion to approve the preliminary subdivision plan for the Hart Estate Subdivision and granting a "special exception" for the creation of a flag lot, finding that the flag lot plans comply with West Haven Code § 157.617 Flag Lots, with the following conditions: they comply with all conditions provided by the Weber Fire District, the access drive area shall be a minimum of 20 feet wide and comply with

recommendations set forth in the provided Geotechnical Engineering Study, and must install and maintain the address sign as shown on the utility plan prior to occupancy. **Commission Member Streker** seconded the motion.

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

11. WORKSHOP – Accessory Dwelling Unit Standards

Stephen Nelson said some of the changes were to address changes in the state code. It requires cities to allow detached accessory dwelling units and internal accessory dwelling units for moderate income housing. He said state code requires parking to be calculated not by bedroom but by square foot and to provide a section in our code that addresses converting an existing accessory building into an accessory dwelling unit. He said there has been some recommendations from Planning Commission members to remove the conditional use process. He said in section 157.463 they added the square footage would be calculated off of gross living area. He said in section 157.467 parking he matched what state code requires for square feet and then kept the portion which essentially says that accessory dwelling parking can't be the parking behind the primary dwelling parking.

Commission member LaMar asked if section 157.467 subsection A3 could be clarified.

Stephen Nelson said they added conversion of existing accessory structures into section 157.469.

Vice Chair Reyna asked if that includes legal non-conforming uses.

Stephen Nelson said it would be a change of use, so it does not.

Commission member LaMar asked if there are any consequences for residents who build without a permit.

Amy Hugie said staff usually tries to work with them, but it can be prosecuted.

Stephen Nelson said he worked for a county that opted to create a fee for building without a permit and adopted a policy where it was recorded on the plat that it was built without a permit and not safe for occupation.

Councilmember LaMar suggested adding something that refers to the penalties if they build without a building permit.

Vice Chair Reyna asked about modular homes.

Stephen Nelson said that he would like to clarify the code a bit more on this. He said they removed section 157.474. He suggested if the Planning Commission would like to keep this section to clarify the standards.

Vice Chair Reyna said he isn't opposed to leaving this section out but suggested increasing the square footage.

Stephen Nelson said there was a study of an area along the west coast and they tracked who was moving in. They found that 50% of the rentals were for close friends or family.

Commission member Streker said that because of rising costs adult children often can't move out now.

Commission member Stimpson said she could see why we might want to go larger in square footage in our area but isn't sure if it's the right move.

Commission member LaMar brought up that often the people who build the accessory dwelling unit end up moving and this contributes to larger rent prices.

Vice Chair Reyna said he doesn't think that accessory dwelling units are only for moderate income housing and doesn't know that having 50 accessory dwelling units in the city drives the market for rent prices.

Commission member Smith agreed.

Commission member Streker agreed.

Commission member Stimpson said often older homes are still priced at \$400,000 and that the starter home no longer exists.

12. ADJOURNMENT

Commission Member Streker a motion to adjourn at 7:51 PM. **Chairman Reed** seconded the motion.

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

Emily Green

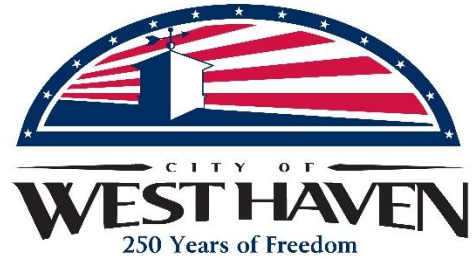
City Recorder

Date Approved:

Planning Commission Staff Review Memo

September 9, 2026

Damian Rodriguez, Planner



PRELIMINARY SITE PLAN REVIEW

Request:	Preliminary site plan approval for a phase of a multi-family project
Property Location:	2270 South 1100 West
Property Zone:	Mixed Use
Property Size:	4.69 acres
Applicant:	Craig Widmier

Governing Document(s):	11 West Apartments Master Development Agreement
Decision Type:	Administrative
Staff Recommendation:	Approval

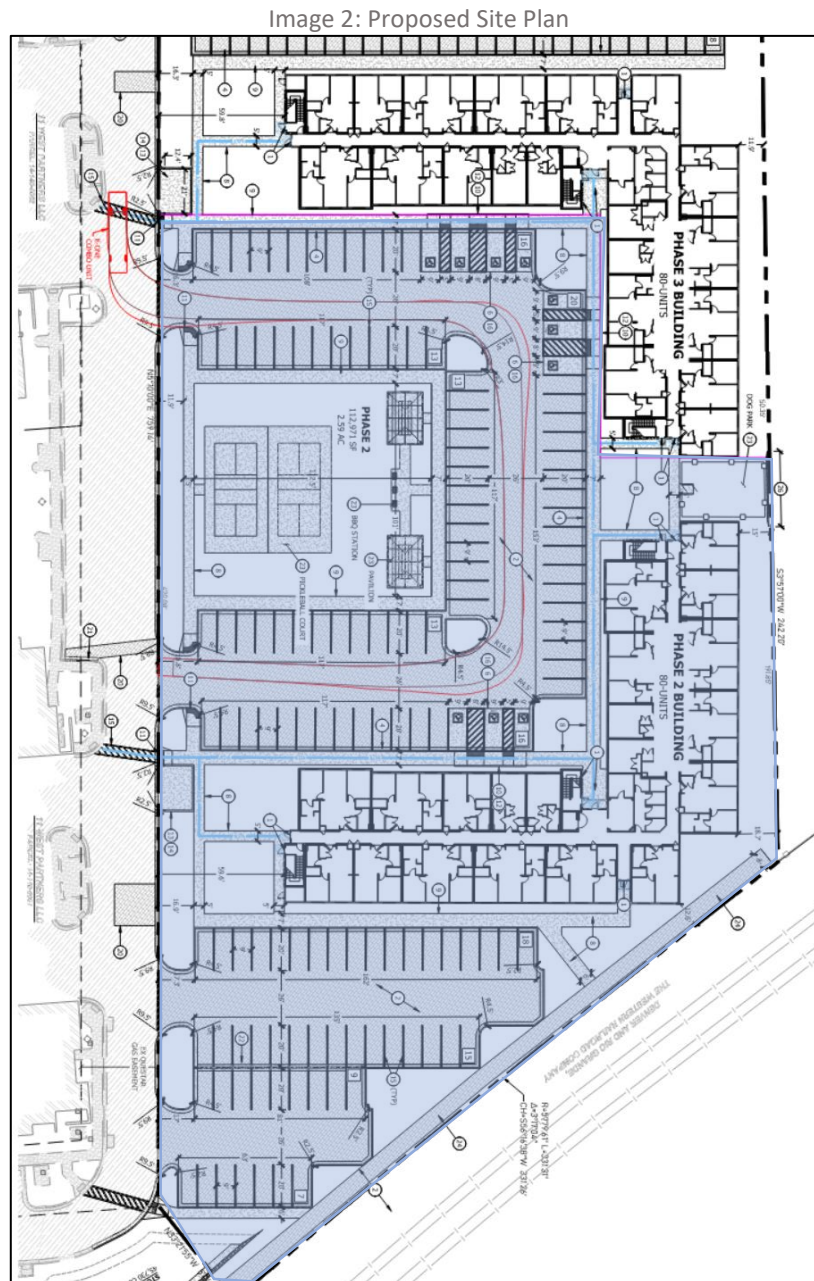
Image 1: Site Aerial



I. BACKGROUND

The applicant requests the Planning Commission grant preliminary approval of the proposed site plan for Phase 2 of the 11 West Apartments project at 2270 South 1100 West. The project is subject to a master development agreement which entitles the project to a total of 425 mixed residential units, with the first phase allotted approximately 199 units, and all subsequent phases (phases 2 and 3) allotted no more than 226 units.

Phase 2 is the proposal under review. The proposal consists of one apartment building of 80 units. Phase 3 (not part of this review) is depicted as an additional building of 80 units.



The Commission reviewed the proposal at its meeting on August 26 and moved to table action until the applicant could be present to address some project concerns or until updated building elevations could be provided. At that time, staff found the proposal deficient under the City's design requirements and the architectural specifications of the master development agreement governing the development of the property.

II. **STAFF REVIEW**

Staff's review of the proposed preliminary site plan and accompanying documents (*the proposal*) as it pertains to the requirements of the West Haven Zoning Code and governing master development agreement (MDA) is as follows:

Use

The land use, multi-family residential, is permitted in the zone if agreed upon between the City and developer through adoption of a master development agreement.

Table 1: Development Standards (per MDA, Paragraph 6)

	MDA	Site Plan Proposal	Compliant?
Building height			
Maximum	50' or 4-stories over a podium parking structure	46.5'	Yes
Minimum	None Specified	NA	Yes
Density	28 units/acre	80 units of the 226 permitted with Phase 2	Yes
Min yard setbacks			
From 1100 West	10'	>425'	Yes
From Wilson Lane	15'	>215'	Yes

Table 2: Density Agreement (per MDA, Paragraph 2)

	MDA STANDARD	PROPOSAL
Density	28 units/acre	*Compliant
Phase 1	205	205
Phase 2	220	80
Project Total	425	<u>285</u>
Remaining for Future Phases	<u>140 Units</u>	

*The phasing may be changed to increase or decrease the unit count for each phase, provided the total unit count shall not exceed 425 units in total or the Land (MDA, Para. 2).

§157.733 STANDARDS OF REVIEW

All multiple-family development proposals shall be subject to the provisions of the *Design Review* code (§§157.730 through 157.737).

- (A) **Traffic Safety and Circulation.** *(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress, and internal circulation, and (2) a traffic study shall be required, if in the opinion of the Planning Commission, with input from the Development Review Committee, such would be necessary.*

Finding: The applicant has submitted a vehicle path analysis as part of the application that is under review by the City. The City Engineer has provided some red lines and required updates to the analysis and plan. The applicant is working with the City's Engineering staff to bring all aspects of the proposal into compliance, and all remaining comments and corrections will be addressed before staff will recommend final site plan approval. Remaining comments related to traffic safety and circulation are not anticipated to have a significant impact, if any, on building placement and site design.

Staff recommend the following conditions of approval:

- All staff comments and corrections listed on the attached staff report will be addressed before final site plan approval is granted.

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

Finding: The MDA specifies a parking requirement of 1.75 spaces per unit. The proposal complies with the MDA by providing 140 parking stalls for the 80-unit apartment building, including the required ratio of ADA-accessible stalls.

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

Finding: The proposal does not include additional signage that would require a sign plan.

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

Finding: The proposed landscaping is consistent with MDA and compliant with the zoning ordinance, including the minimum planting requirements and the required open space area minimums.

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

Finding: The building placement and overall site layout comply with the standards of the ordinance and are not found to be in violation of the development agreement in any way.

(F) **Engineering standards.** *Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements?*

Finding: The applicant has submitted improvement drawings with the preliminary site plan application. The City's Engineering team reviewed the proposal and provided corrections on the site plan and civil engineering drawings. All comments and corrections will be satisfied before staff recommends final site plan approval, but all necessary technical documents have been received to move the proposal forward to final site plan review.

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

Finding: The site and its development are subject to the standards, rules, and restrictions of the [11 West Apartments Master Development Agreement](#) (MDA). Among other things, the MDA specifies the total unit count, phasing, amenities, and architectural designs of the project. The proposal does not deviate from the MDA specifications in any way that could be seen as a violation of that agreement.

§ 157.734 Design Requirements

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

Building materials. New buildings shall be designed and constructed to meet the following criteria.

- (1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.*
- (2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.*
- (3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.*
- (4) A maximum of six colors for the primary materials may be permitted.*
- (5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.*
- (6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*
- (7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*

Finding: Finish materials that are consistent with the design standards of the code have been set forth in the adopted master development agreement, paragraph 6. The proposal is consistent with the building material requirements of the MDA. Initially, staff found that the proposal had significantly less architectural detail than what is required by the MDA, Exhibit B. For that reason, staff recommended the following conditions of approval to address the then noncompliance:

“The proposal must meet or exceed the ordinance’s requirements for upgraded architectural features and provide a comparable amount of building articulation to the multiple-family buildings of Phase 1.”

The Architectural Style of the MDA (page 2, 6.e.) reads as follows:

“Buildings on the Land shall incorporate an aesthetically pleasing architectural and design theme as shown in Exhibit B (elevation and renderings) for Phase 1. The design for future phases shall be similar to that of Phase 1. The design of buildings in the Land shall incorporate diversity of detail and materials among individual buildings while maintaining a unique overall design theme for the entire development. All development and parking structures shall follow the overall architectural style and/or theme of the development.”

Image 3: Architectural renderings of a multiple-family building attached to the MDA as Exhibit B



Since the review in August, the applicant has provided updated building elevation drawings that the Commission may find approvable. Additional architectural features added are as follows:

1. Alternating brick patterns;
2. Juliet balconies;
3. Entryway canopies; and
4. A varied roofline, consistent with Phase 1 of the project.

See image 4. See the attached elevation drawing document for additional details.

Image 4: Updated Building Elevations Drawing

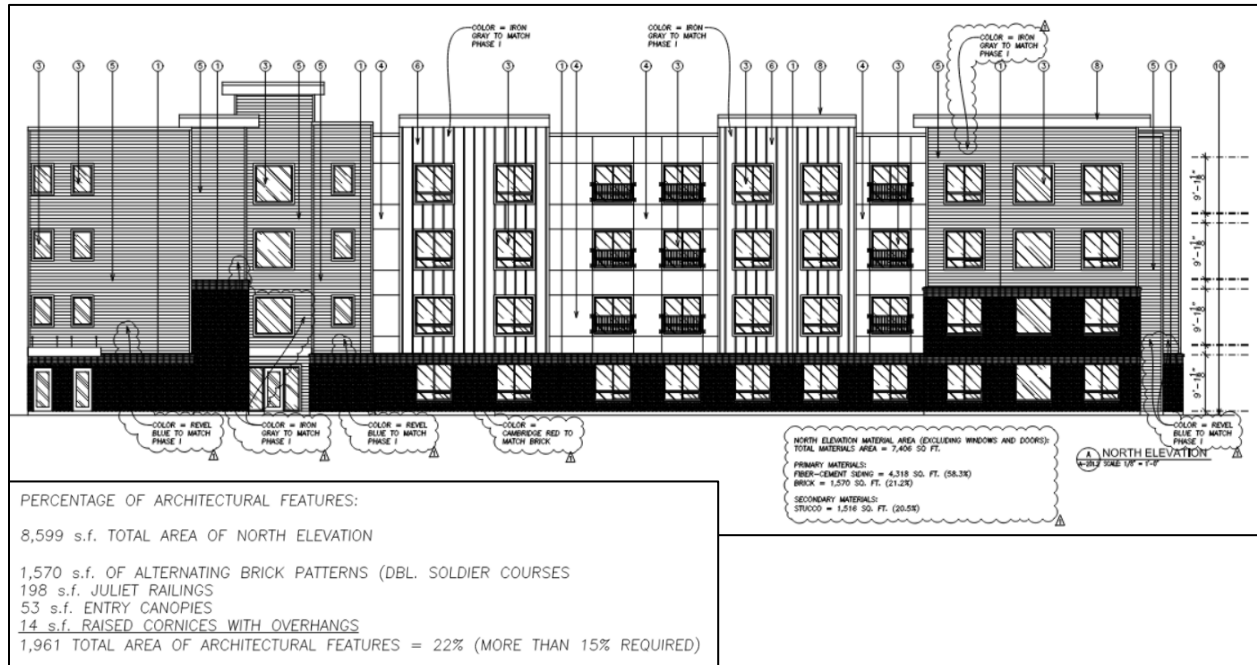


Image 5: Street View of Existing Building



III. **RECOMMENDED ACTION**

Based on the findings in Section II of this report, staff recommends the Planning Commission **approve** the proposed preliminary site plan, subject to the following conditions:

1. All staff comments and corrections listed on the attached staff report will be addressed before final site plan approval is granted.

IV. POSSIBLE MOTION

Approve with staff-recommended conditions: Motion to approve the proposed preliminary site plan for Phase 2 of the 11 West Apartments project at 2270 South 1100 West, finding that the proposal is generally compliant with the regulations of the ordinance and is ready to progress to the final site plan review process with the following conditions of approval applied:

1. All staff comments and corrections listed on the attached staff report will be addressed before final site plan approval is granted.

Approve with modified conditions: Motion to approve the proposed preliminary site plan for Phase 2 of the 11 West Apartments project at 2270 South 1100 West, finding that the proposal is generally compliant with the regulations of the ordinance and is ready to progress to the final site plan review process with the following conditions of approval applied:

(List conditions of approval)

Approve outright: Motion to approve the proposed preliminary site plan for Phase 2 of the 11 West Apartments project at 2270 South 1100 West, finding that the proposal is generally compliant with the regulations of the ordinance and is ready to progress to the final site plan review process.

Table: Motion to table action on the proposed preliminary site plan for Phase 2 of the 11 West Apartments project at 2270 South 1100 West, finding that the proposal is not compliant with the applicable regulations of the ordinance, and the applicant needs to amend the proposal before the item can progress to the final site plan review process.

(COPY)

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is created by and between 11 West Partners, LLC, a Utah limited liability company, whose address is 1160 Kings Court, Kaysville, Utah, 84037 ("Developer") and The City of West Haven, a Utah municipality, whose address is 4159 South 3900 West, West Haven, Utah 84491 ("City"), and is effective July 25, 2018

BACKGROUND

- A. Developer is the owner of land in the City of West Haven and would like to develop the land with up to 425 units of multifamily rental units in two or more phases. The land is zoned to allow the proposed density and use for multifamily dwelling units.
- B. Phase 1 is proposed to consist of approximately 199 rental units on 10.18 acres (the "Phase 1 Land").
- C. Phase 2 is proposed to consist of up to 226 units on a minimum of 3.74 acres, but likely on 4.75 acres (the "Phase 2 Land").
- D. Collectively the Phase 1 Land and the Phase 2 Land, or any phase breakdown to create more than two phases, provided the total unit count shall not exceed 425 units, shall be referred to as the "Land".
- E. All phases of the Land will have a referenced address known as 2270 South 1100 West, West Haven, Utah 84401.
- F. The City has granted preliminary site plan approval and as part of final site plan approval wants the Developer to sign a development agreement that sets forth parameters for the proposed improvements.

NOW, THEREFORE, in consideration of the mutual obligations and covenants stated herein and \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the following rights and obligations are imposed upon the Land.

AGREEMENT

- 1. **Permitted Uses:** Condominiums and apartments are permitted uses. All other uses are prohibited.
- 2. **Concept Plan.** The concept plan included as Exhibit "A" and incorporated herein by reference, designates in general terms the proportions, locations, and types of uses to be developed within the Phase 1 Land and Phase 2 Land and shall guide site layout and the development. Development on any parcel to which may be added to either Phase 1 Land or Phase 2 Land must substantially conform to the approved concept plan. The phasing may be changed to increase or decrease the unit count for each phase provided the total unit count shall not exceed 425 units in total for the Land. The concept plan may be amended by petition to the city and as approved by the City or its staff.
- 3. **Site Plan.** All development standards and site plan requirements are reflected in this Agreement and shall apply to any development in any phase on the Land. No development, construction, revisions, or additions shall take place on a site in the Phase 1 Land or Phase 2 Land or the Land, except for

aw

demolition and preliminary site grading, until the final plat has been recorded, the necessary bonds, if any, have been posted, all fees have been paid and the appropriate permits have been obtained.

1. **Amenities:** The Phase 1 Land will include these amenities: A leasing center, a great room, fitness center, kids' retreat, fire-pit, BBQ stations, Hot-tub, Picnic grass area with tables, chairs and benches, Storage rooms, bike lockers, Dog wash, Conference room, multi-purpose video room, mail center, swimming pool (the "Project Amenities").

2. **Phasing:** Development phases are permitted provided that all phases include, under City policies and procedures: 1) sufficient traffic circulation for the development phase to existing dedicated streets; 2) sufficient infrastructure, such as sewer and culinary water; 3) surface water detention, if applicable; and 4) appropriate amenities for that phase as specified on the concept plan. It is understood that provided the first phase developed includes the Project Amenities, subsequent phases need not add any amenities to the Land.

4. **Completion of Improvements:** All public improvements shown on an approved site plan or amended site plan shall be completed on Phase 1 Land within three (3) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements or of voiding the approval. The Developer may request an extension of up to two (2) years for completing improvements from the City Planning Director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements. The Phase 2 Land and subsequent phases shall have improvements completed within four (4) years following final certificate of occupancy being issued on the Phase 1 Land. *Last C.O. was 7/3/2023, 92 date is 7/3/2027*
5. **Plans:** A detailed preliminary grading and drainage plan including all laterals, and structures, and detention areas, with calculations for volume and proposed locations, will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. A set of construction drawings will also be submitted for each phase to the City for approval, which approval is demonstrated by issuance of a building permit for each respective phase.
6. **Development Standards:** The following shall apply to the Land:
- Density.** The maximum density allowed is 28 units per acre.
 - Height.** The maximum building height is the taller of a) 50 feet or b) 4-stories over a podium parking structure, not including parapets, architectural features or roof features.
 - Required Setbacks.** All buildings shall be set back at least 10 feet from the curb on 1100 West, and 15 feet from the curb on 2150 South (Wilson Lane).
 - Parking ratio.** A minimum parking ratio of 1.75 spaces per unit is required.
 - Architectural Style.** Buildings on the Land shall incorporate an aesthetically pleasing architectural and design theme as shown in Exhibit B (elevation and renderings) for Phase 1. The design for future phases shall be similar to that of Phase 1. The design of buildings in the Land shall incorporate diversity of detail and materials among individual buildings while maintaining a unique overall design theme for the entire development. All development and parking structures shall follow the overall architectural style and/or theme of the development.
 - Building Materials.** All buildings shall be constructed with an acceptable mix of building materials and architectural features to achieve diversity of architecture. The acceptable mix includes brick or stone masonry, cementous fiberboard, stucco, and other accent materials to create an aesthetically pleasing impression as illustrated in Exhibit B. The City shall have

the right but not the obligation to assess the use of these materials to insure that an aesthetically pleasing impression is obtained and may require Developer to use more or different materials than proposed by Developer to achieve this end on any individual structure or Phase, provided such feedback is provided before signing this document. As it relates to future phases, the City shall provide feedback within 10 working days of submittal to City of elevations depicting materials and colors.

7. **Drive Accesses:** All drive accesses within the interior of the Land shall be designated as private drives, and shall be designed and built according to the concept plan. The minimum drive width shall be 24 feet.
8. **Sidewalks and Pedestrian Circulation:** The Land must be developed to provide for pedestrian circulation routes within the development with access to the public right of way.
9. **General Landscaping Requirements:** Landscaping shall be maintained on the Land and around the perimeter of the Land that fronts 1100 West and that fronts 2150 South (Wilson Lane). Deciduous trees must be at least one and one-half (1.5) inches in caliper measured six inches above ground level, and evergreen trees at least five (5) feet in height. The landscape must substantially comply with the landscape plan attached as Exhibit C, unless restrictions by the Bona Vista Water Improvement District (the "Water District") apply to the Land wherein the landscape shall be modified to be in conformance with the Water District restrictions. In any event, the landscape plan will be shown in as Exhibit C.
10. **Lighting Plan:** Each of Phase 1 Land and Phase 2 Land, or any phase, shall include a lighting plan designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Light fixtures shall be provided at each building entry. Parking lots and structures shall be well lit. All pathways in the development shall be sufficiently lit to provide a safe environment. Streetlights shall have a decorative style and shall be dark-sky sensitive. The general design of the light pole and head shall follow the general theme of the development. Lighting shall be provided under the carports.
11. **RV Storage and General Storage:** The development shall provide area for bicycle parking. No wrecked or abandoned vehicles or equipment shall be stored in an open area. Storage of commercial goods or materials outside of a building is prohibited. Recreational Vehicles (RV's) shall not be stored in open air parking spaces.
12. **Solid Waste Receptacles:** Solid waste receptacles not located within a building, excluding small decorative garbage cans, shall be enclosed on three sides with the same materials used on the main structures within the Land with the remaining side used as a gate with appropriate screening materials.
13. **Bonds:** As it is recognized that the entire development is intended for private use as rental housing and not as for sale product with multiple owners, nevertheless, being sensitive to the overall public impact of this development as a private operation, performance bonding for all improvements shall be required for all improvements off-site of the subject Land. If the project is financed via conventional debt sources, a performance bonding for the following improvements, including bonding of landscaping and sprinkling systems, asphalt, curb, gutter, sidewalk, fencing, utility installations, or any other item required as part of the approved site plan. It is recognized that the proposed improvements will be financed by a market rate HUD loan type 221d4

CW

construction/permanent loan which already requires the posting of approximately a \$2.4 million letter of credit, to be posted and held by the lender to ensure the completion of all improvements identified in the construction drawings to receive a building permit and receive certificates of occupancy from the City. The foregoing performance bond requirement of the City may be satisfied where West Haven City is an additional named beneficiary on the HUD required letter of credit. City acknowledges that as private improvements, the Developer has intrinsic motivations for a finished and completed project but still believes the public interest requires the foregoing further bonding requirements of the City. If ultimately HUD does not accept having the City named as an additional beneficiary on the HUD required letter of credit, the City will accept being named as an additional beneficiary under the bonding required of the general contractor, if such is possible.

14. **Impact Fees/Permit Fees:** It is recognized that the proposed multifamily development will provide attractive housing and recreational amenities for residents who live in the proposed project. A walking trail will also be constructed on the Land, and the Developer will seek to connect its portion of the walking trail on the Land to create linkage to the Weber County walking trail by soliciting neighboring property owners to allow for the creation of the walking trail over their land. Developer will also stripe parking spaces for 4 cars on 1100 West near, or to the south of, the point where the walking trail intersects the 1100 West street. To induce Developer to move forward with the walking trail initiative and to facilitate the proposed development, the City, upon proof being shown of the agreements, easements of other indicia of actual ability to construct the trail linkage as set out above, agrees to **waive 75% of the Parks impact fees and 75% of the Permit fees** when calculating impact and permit fees required as part of the issuance of a construction permit. The time period wherein to deliver evidence of connectivity to the Weber County walking trail system is 36 months from the time the first building permit is issued on the Land. The improvements will be maintained by the City, but constructed by Developer concurrently with other amenities for Phase 1. The walking trail shall have a minimum width of 5 feet of asphalt with 1 foot of gravel shoulder on each side of the asphalt. In the event the time period expires, and connectivity is not evidenced, Developer shall only receive a waiver of 15% of the Parks impact fees and Permit fees.

15. **Miscellaneous Provisions:**

- a. This Agreement shall be governed by the laws of the State of Utah and personal and corporate jurisdiction and venue for any disputes hereunder shall be exclusively in the courts of the Second Judicial District, Weber County, Utah wherein the Land is located.
- b. Blue Pencil Provision: If any provision of this Agreement is held invalid or unreasonable by a court or other tribunal of full and proper jurisdiction, then the parties agree that such provision may be modified or stricken here from by the Court in the Court's discretion, in order to fulfill the intent of the parties. If a provision is stricken, the remainder of the Agreement shall continue in full force and effect.

Developer:

11 West Partners, LLC
A Utah limited liability company


By: Ernest D. Willmore, its Manager



City:

West Haven City

Sharon Polso

By:

Attachments:

Exhibit A – Site Plan

Exhibit B – Elevations and rendering

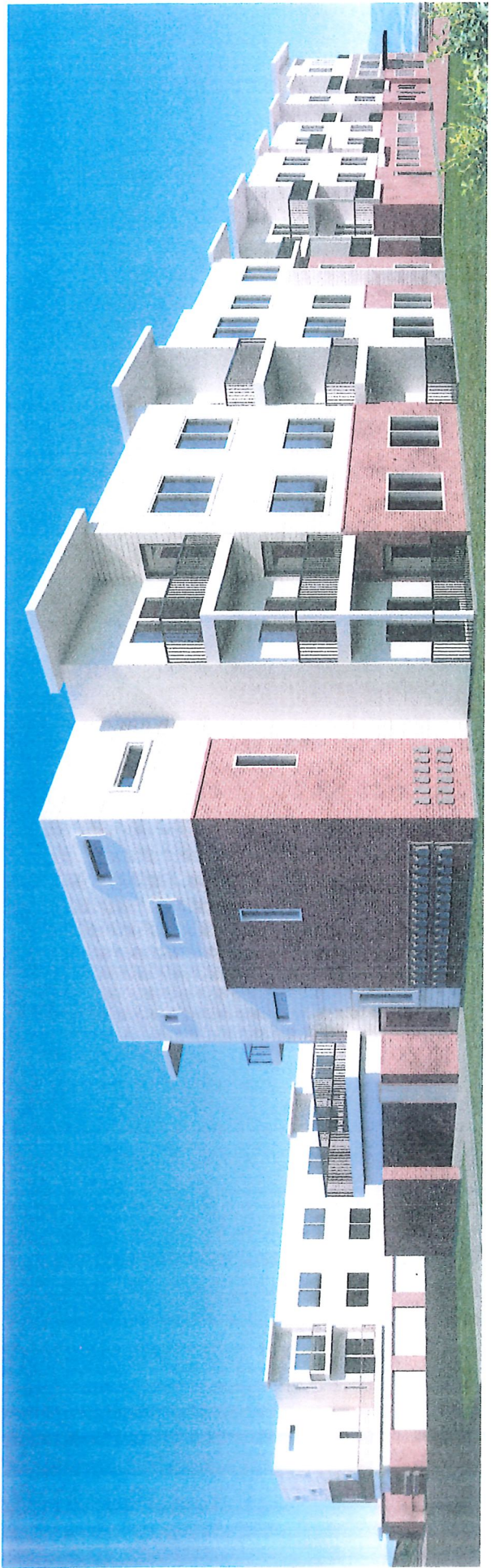
Exhibit C – Landscape plan

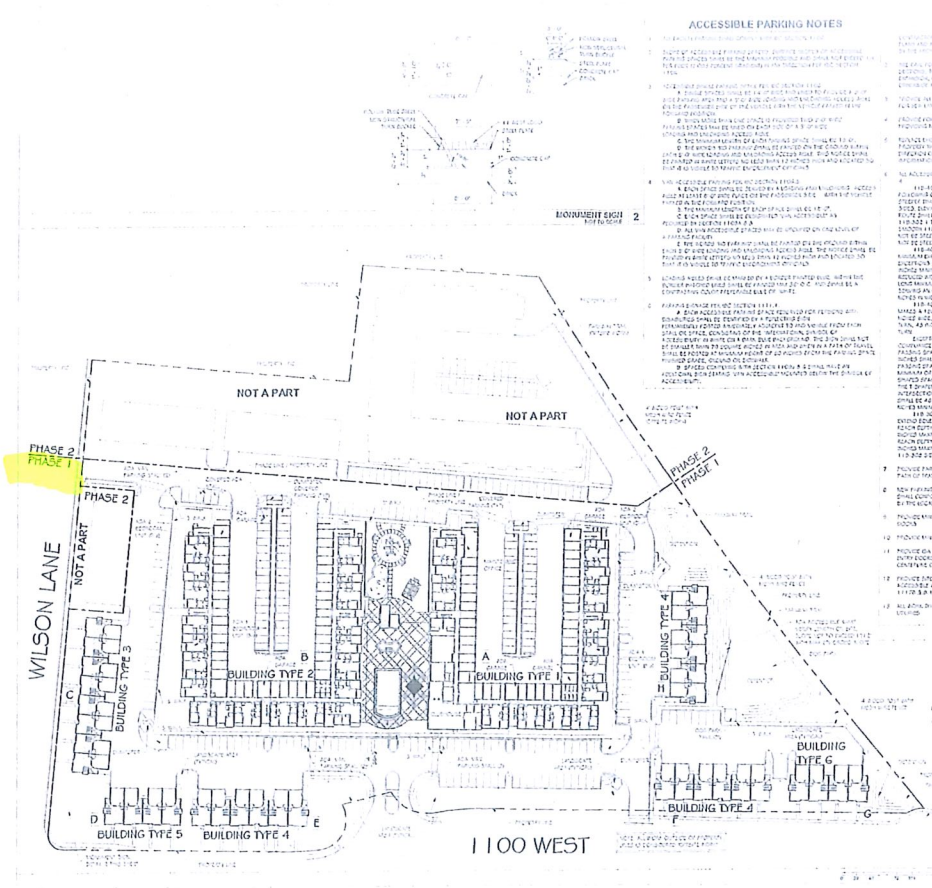
EDW:2018-7-5.Dev.Agmt.WHaven-11 West











ACCESSIBLE PARKING NOTES

- 1. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 2. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 3. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 4. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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- 14. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 15. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 16. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 17. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 18. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 19. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 20. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING NOTES:

SITE PLAN NOTES

- 1. THE SITE PLAN SHALL BE SUBMITTED TO THE CITY OF DENVER FOR REVIEW AND APPROVAL.
- 2. THE SITE PLAN SHALL BE SUBMITTED TO THE CITY OF DENVER FOR REVIEW AND APPROVAL.
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PROJECT INFORMATION

PROJECT NAME: 11 WEST APARTMENTS
PROJECT ADDRESS: 1100 WEST
PROJECT TYPE: APARTMENTS
PROJECT PHASE: PHASE 1
PROJECT STATUS: IN PROGRESS
PROJECT OWNER: PONTIS ARCHITECTURAL GROUP
PROJECT ARCHITECT: PONTIS ARCHITECTURAL GROUP
PROJECT ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT LANDSCAPE ARCHITECT: PONTIS ARCHITECTURAL GROUP
PROJECT CIVIL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT ELECTRICAL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT MECHANICAL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT PLUMBING ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT FIRE ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT ENVIRONMENTAL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT HISTORIC PRESERVATION SPECIALIST: PONTIS ARCHITECTURAL GROUP
PROJECT TRANSPORTATION ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT UTILITIES ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT GEOTECHNICAL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT STRUCTURAL ENGINEER: PONTIS ARCHITECTURAL GROUP
PROJECT ARCHITECTURAL HISTORIC PRESERVATION SPECIALIST: PONTIS ARCHITECTURAL GROUP
PROJECT ARCHITECTURAL TRANSPORTATION ENGINEER: PONTIS ARCHITECTURAL GROUP
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PROJECT ARCHITECTURAL ARCHITECTURAL STRUCTURAL ENGINEER: PONTIS ARCHITECTURAL GROUP

PONTIS
ARCHITECTURAL GROUP
300 SOUTH MAIN STREET
DENVER, CO 80202
TEL: 303.555.1111
WWW.PONTISARCH.COM

11 WEST APARTMENTS
2270 S 1100 W
PHASE 1

SD

West Haven Improvement Drawing Review

Project	11 West Apartments, Phase 2, Preliminary Site Plan Review
Review Cycle	2 (in progress; satisfied comments are struck through)
Date:	August 20, 2026



Code Reference	City Department	City Comment	Applicant Response
§157.734(A)(6)	Planning	Callout upgraded architectural features on the building elevations. A minimum of 15% of the front elevation, as well as any side or rear elevation that faces the street or major corridor, shall consist of upgraded architectural features as defined in §157.734(C)(3) . Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features.	
§157.313(A)(6)	Planning	Note: West Haven code §§ 157.730 through 157.737 outline design criteria for multi-family projects. Mixed-Use projects involving multi-family dwellings shall be subject to the provisions of those sections in addition to the rules and regulations of their respective development agreements.	
§157.733(F)	Planning	Note: The Engineering comments below remain from the original corrections report. The Engineering review of the second submittal is not yet complete, and	

		the comments below may be resolved; other comments or corrections may be due once that review is complete.	
§157.733(F)	Engineering	Regarding swales or perimeter drainage, provide a 5-10 ft private drainage easement across all affected properties to prevent any one owner from impeding the free flow.	
§157.733(F)	Engineering	See the attached redlined drawings for additional Engineering comments and corrections.	
§157.731(C)(1)(h)	Planning	Provide will serve letters from the following utility service providers: 1. Culinary Water 2. Secondary Water 3. Sanitary Sewer	
§157.731(C)(1)	Planning	The Owner/Agent affidavit must be signed and notarized.	
§157.441(A)	Planning	The north building and parking lot is labeled "PHASE 3". Show a clear boundary that distinguishes all development and improvements contained in Phase 2 and Phase 3, and provide a site plan that is specific to PHASE 2 with parking, amenities, and landscaping details specific to that phase.	
§157.313(B)	Planning	Provide the Architectural Drawings referenced on Sheet C1.00.	
§157.313(B)	Planning	Provide an exterior lighting plan for review. Show cast light by foot candle to	

		demonstrate that light trespass will not occur and show specifications of the light fixtures to verify dark sky sensitivity.	
§157.313(B)	Planning	Light fixtures shall be provided at building entries. Show the location of such light fixtures on the exterior lighting plan.	
§157.313(B)	Planning	All pathways of the development shall be lit. Show such light fixtures on the exterior lighting plan.	
§157.731(C)(1)(c)	Planning	Provide, on the building elevations pages, a table showing ratios and percentages of each material/color and percentages of architectural features.	
§157.734(A)(2)	Planning	The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials. Primary materials are listed in §157.734(C)(1) .	
§157.734(A)(4)	Planning	Provide color details for the exterior finish materials.	
§157.731(C)(1)(d)	Planning	On the Plant Material Key (LP-102), provide quantity totals for all trees and all shrubs. Provide area totals by ground cover.	
§157.988(C)(2)	Planning	An irrigation plan that corresponds with the landscape plan shall be provided for review prior to final site plan approval. The irrigation plan shall show the following:	

		—— (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.	
§157.313(B)	Planning	Per Section 6 of the development agreement, a minimum setback of 15' is required at Wilson Lane. The proposed garages in Phase 3 must comply with this minimum setback.	
§157.313(B)	Planning	Section 3.1 of the development agreement lists amenities. Call out all amenities on the site plan and provide a list of those amenities contained in Phase 1.	
IBC	Building	No comments from Building at his time. The geotechnical study has been provided, and recommendations will need to be followed.	

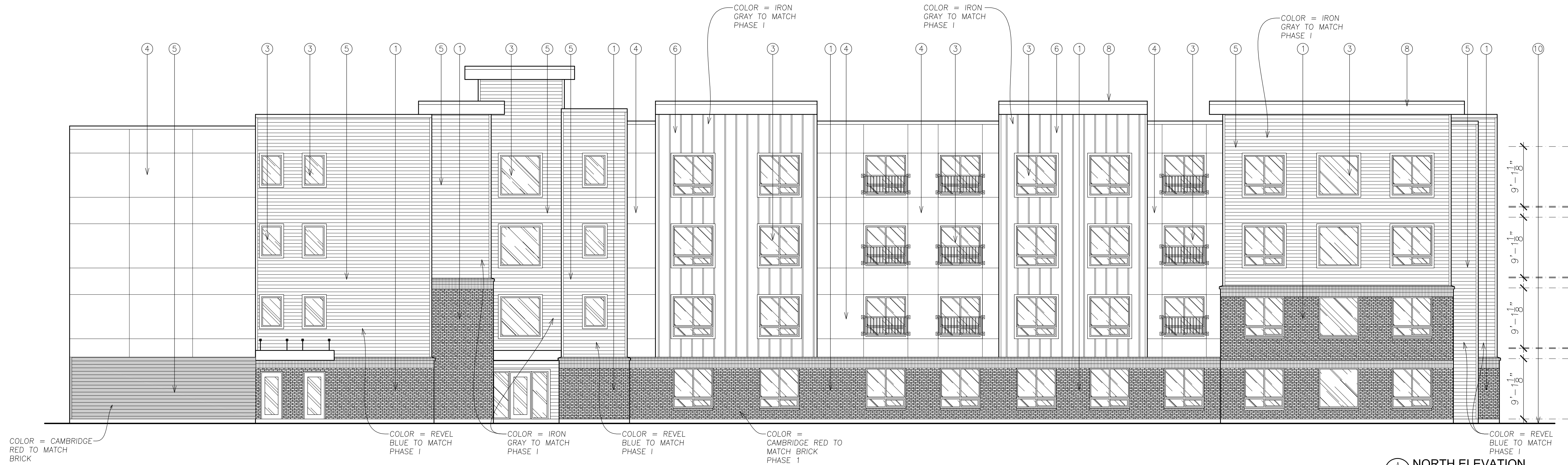
IFC	Fire	Note: No parking signs need to be installed on the East side of the North Parking lot.	
IFC	Fire	The building shall be fully protected by an automatic sprinkler system and provided with an automatic fire alarm and detection system. Sprinkler and alarm plans may be submitted as deferred submittals. All sprinkler and alarm submittals shall be submitted to a third-party review firm (see attached list of pre-approved companies). For buildings four (4) stories or greater, standpipes are required in stairwells.	

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

LEGEND

1. BRICK VENEER. ATTACH GALV. BRICK TIES TO WALL STUDS. EA. TIES SHALL NOT SUPPORT MORE THAN 2 SQ. FT. BRICK TIES SHALL BE MECH. ATTACHED TO HORIZ. JT. REINF. LAP ALL JTS. W/ #9 HORIZ. JT. REINF. BY A MIN. OF 2". INSTALL CORROSION RESISTANT FLASHING FROM FNDTN. UP THE 1ST 3 COURSES & TO EXTEND 1/2" MIN. BEYOND FNDTN. FACE. PROVIDE 1/8" WEEP HOLES 12" O.C. COLOR = CAMBRIDGE, KING SIZE TO MATCH PHASE 1
2. PRE-FINISHED STANDING SEAM METAL ROOFING
3. DBL. GLAZED VINYL WINDOWS & PATIO DOORS, SEE DETAIL B/A-303. CAULK ALL AROUND.
4. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (1) LAYER GRADE 'D' FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK STUCCO WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #382, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, DETAILS, AND RECOMMENDATIONS, INCLUDING CONTROL JOINTS SPACING. COLOR = COBBLESTONE TO MATCH PHASE 1
5. FIBER-CEMENT BOARD, HORIZONTAL LAP SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
6. FIBER-CEMENT BOARD, BOARD AND BATTEN SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
7. GALVANIZED FLASHING WITH DRIP EDGE.
8. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
9. ALUMINUM STOREFRONT GLAZING SYSTEM
10. FINISH GRADE PER CIVIL DRAWINGS.

NOTE: TYVEK WRAP TO BE INSTALLED BEHIND ALL EXTERIOR FINISHES. (1) LAYER GRADE 'D' FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL.



PERCENTAGE OF ARCHITECTURAL FEATURES:

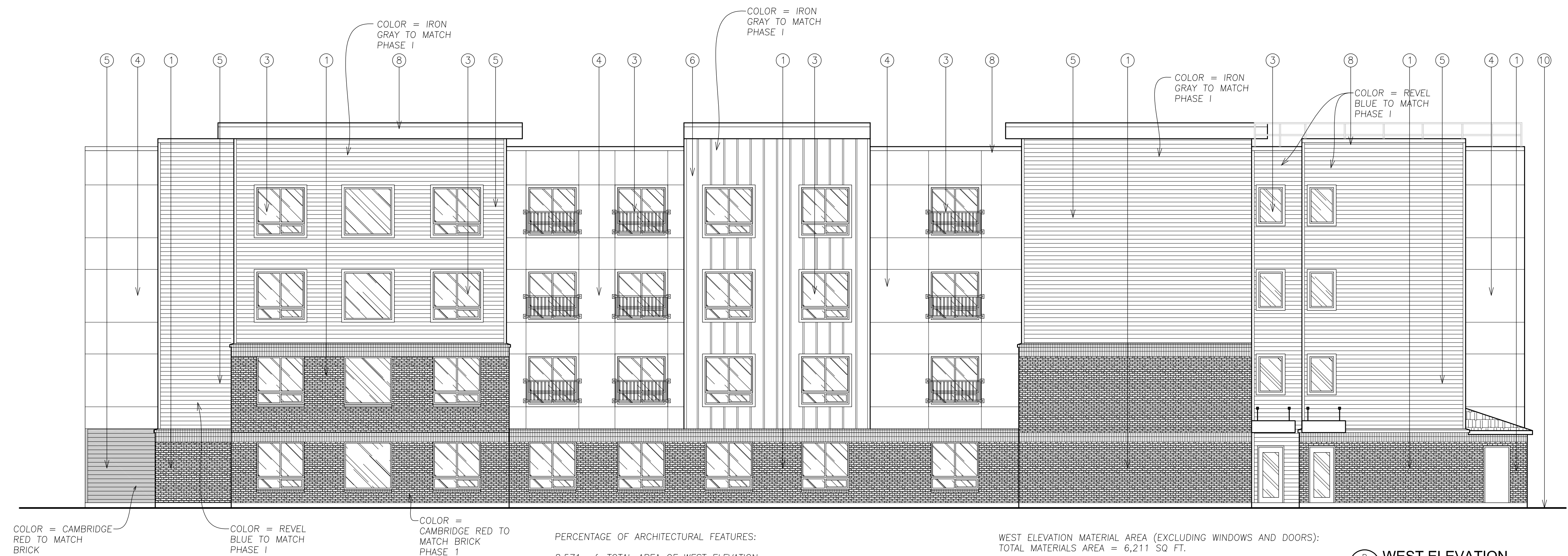
8,599 s.f. TOTAL AREA OF NORTH ELEVATION

1,570 s.f. OF ALTERNATING BRICK PATTERNS (DBL. SOLDIER COURSES)
198 s.f. JULIET RAILINGS
53 s.f. ENTRY CANOPIES
14 s.f. RAISED CORNICES WITH OVERHANGS
1,961 TOTAL AREA OF ARCHITECTURAL FEATURES = 22% (MORE THAN 15% REQUIRED)

NORTH ELEVATION MATERIAL AREA (EXCLUDING WINDOWS AND DOORS):
TOTAL MATERIALS AREA = 7,406 SQ. FT.

PRIMARY MATERIALS:
FIBER-CEMENT SIDING = 4,318 SQ. FT. (58.3%)
BRICK = 1,570 SQ. FT. (21.2%)

SECONDARY MATERIALS:
STUCCO = 1,516 SQ. FT. (20.5%)



PERCENTAGE OF ARCHITECTURAL FEATURES:

8,571 s.f. TOTAL AREA OF WEST ELEVATION

1,771 s.f. OF ALTERNATING BRICK PATTERNS (DBL. SOLDIER COURSES)
198 s.f. JULIET RAILINGS
16 s.f. ENTRY CANOPIES
70 s.f. RAISED CORNICES WITH OVERHANGS
2,055 TOTAL AREA OF ARCHITECTURAL FEATURES = 24% (MORE THAN 15% REQUIRED)

WEST ELEVATION MATERIAL AREA (EXCLUDING WINDOWS AND DOORS):
TOTAL MATERIALS AREA = 6,211 SQ. FT.

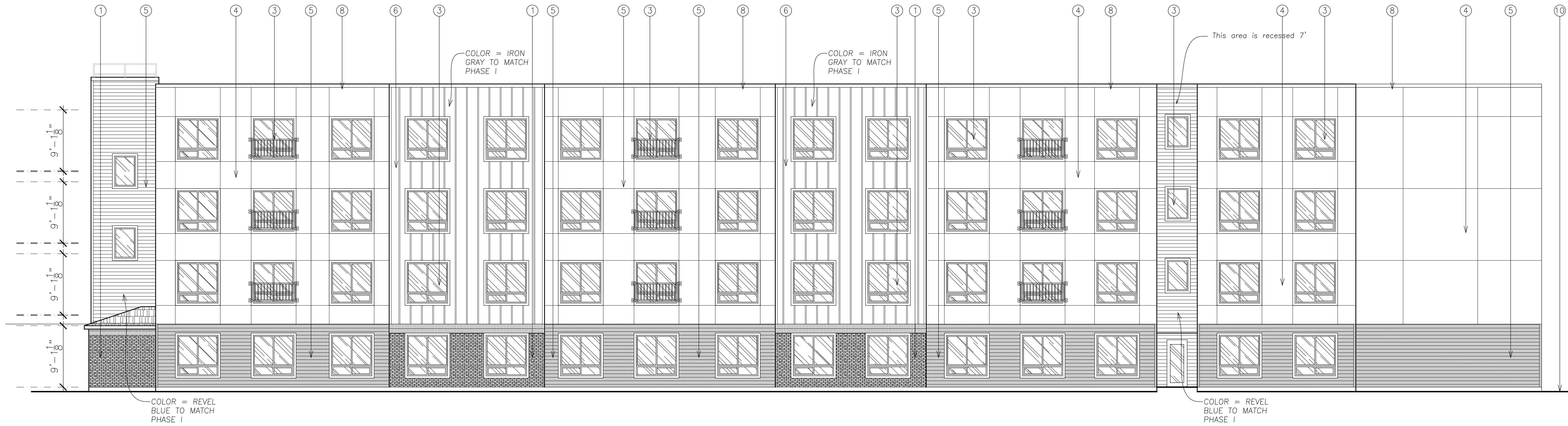
PRIMARY MATERIALS:
FIBER-CEMENT SIDING = 3,158 SQ. FT. (50.8%)
BRICK = 1,777 SQ. FT. (28.6%)

SECONDARY MATERIALS:
STUCCO = 1,276 SQ. FT. (20.5%)

LEGEND

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2. PRE-FINISHED STANDING SEAM METAL ROOFING
3. DBL. GLAZED VINYL WINDOWS & PATIO DOORS, SEE DETAIL B/A-103. CAULK ALL AROUND.
4. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (1) LAYER GRADE "D" FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK STUCCO WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #382, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, DETAILS, AND RECOMMENDATIONS INCLUDING CONTROL JOINTS SPACING. COLOR = COBBLESTONE TO MATCH PHASE I
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PERCENTAGE OF ARCHITECTURAL FEATURES:
9,669 s.f. TOTAL AREA OF SOUTH ELEVATION
370 s.f. OF ALTERNATING BRICK PATTERNS (DBL. SOLDIER COURSES
198 s.f. JULIET RAILINGS
568 TOTAL AREA OF ARCHITECTURAL FEATURES = 6% (MORE THAN 5% REQUIRED)

SOUTH ELEVATION MATERIAL AREA (EXCLUDING WINDOWS AND DOORS):
FIBER-CEMENT SIDING = 3,221 SQ. FT. (48.1%)
BRICK = 65 SQ. FT. (1.2%)
STUCCO = 3,396 SQ. FT. (50.7%)
TOTAL = 6,702 SQ. FT.

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

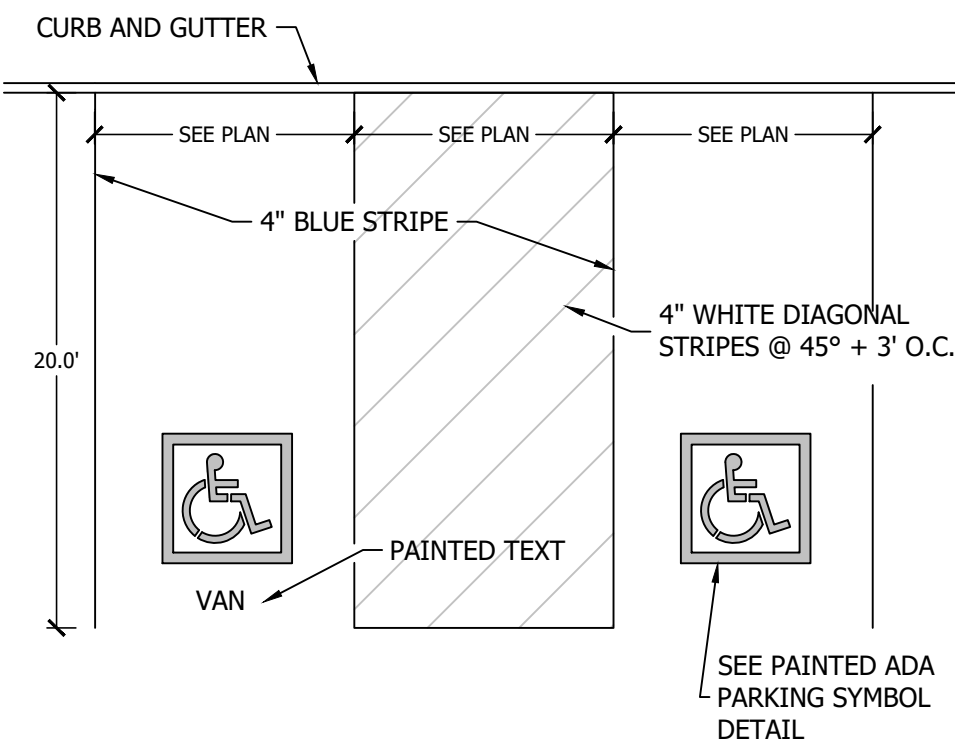
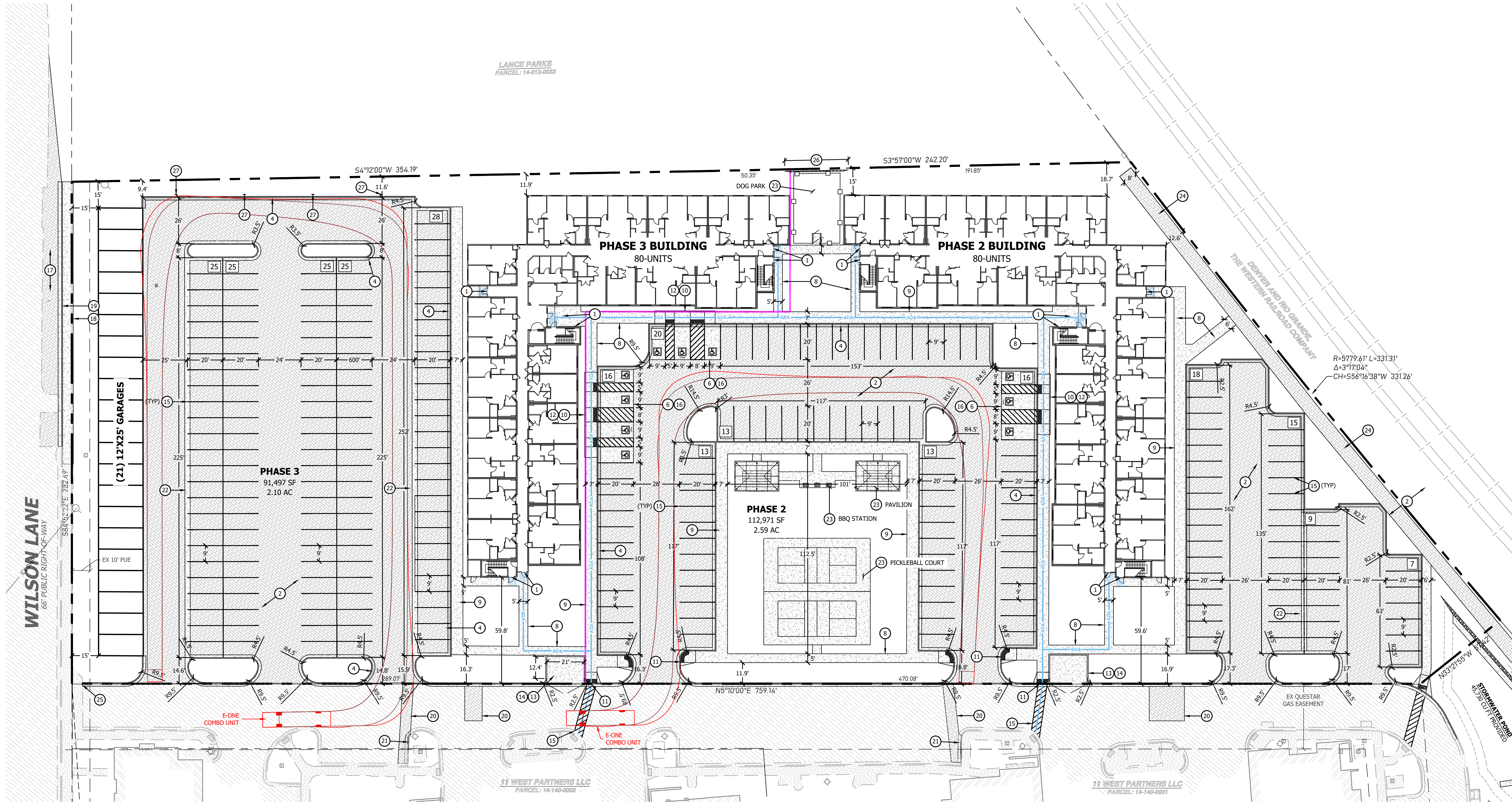


PERCENTAGE OF ARCHITECTURAL FEATURES:
8,157 s.f. TOTAL AREA OF EAST ELEVATION
285 s.f. OF ALTERNATING BRICK PATTERNS (DBL. SOLDIER COURSES
198 s.f. JULIET RAILINGS
483 TOTAL AREA OF ARCHITECTURAL FEATURES = 6% (MORE THAN 5% REQUIRED)

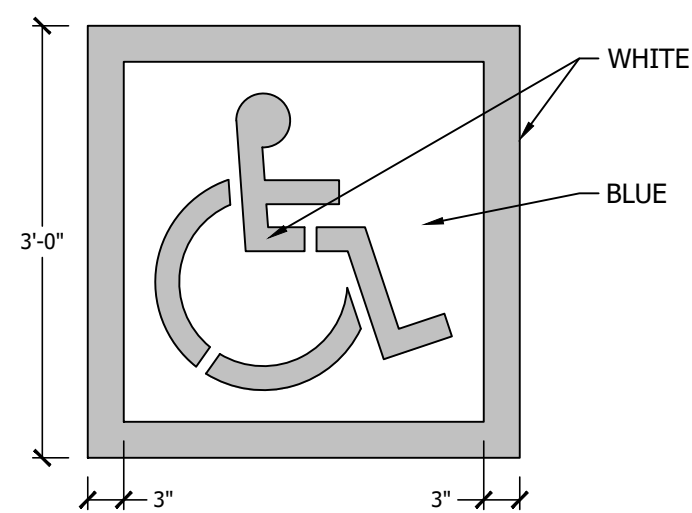
EAST ELEVATION MATERIAL AREA (EXCLUDING WINDOWS AND DOORS):
FIBER-CEMENT SIDING = 2,661 SQ. FT. (47.5%)
STUCCO = 2,946 SQ. FT. (52.5%)
TOTAL = 5,607 SQ. FT.

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

HUNTDAY_1 C:\Users\HuntDay_1\Hunt Day Dropbox\Projects\2020-03_11th West Apartments\03_DRAWINGS\01_AUTOCAD\04_CONSTRUCTION\1.00 PROPOSED SITE PLAN 9/7/2025 1:27 PM

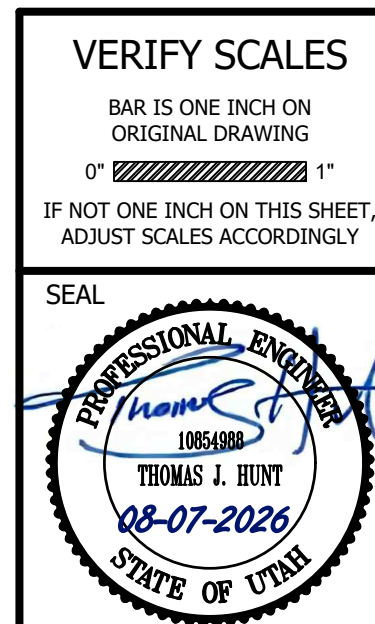
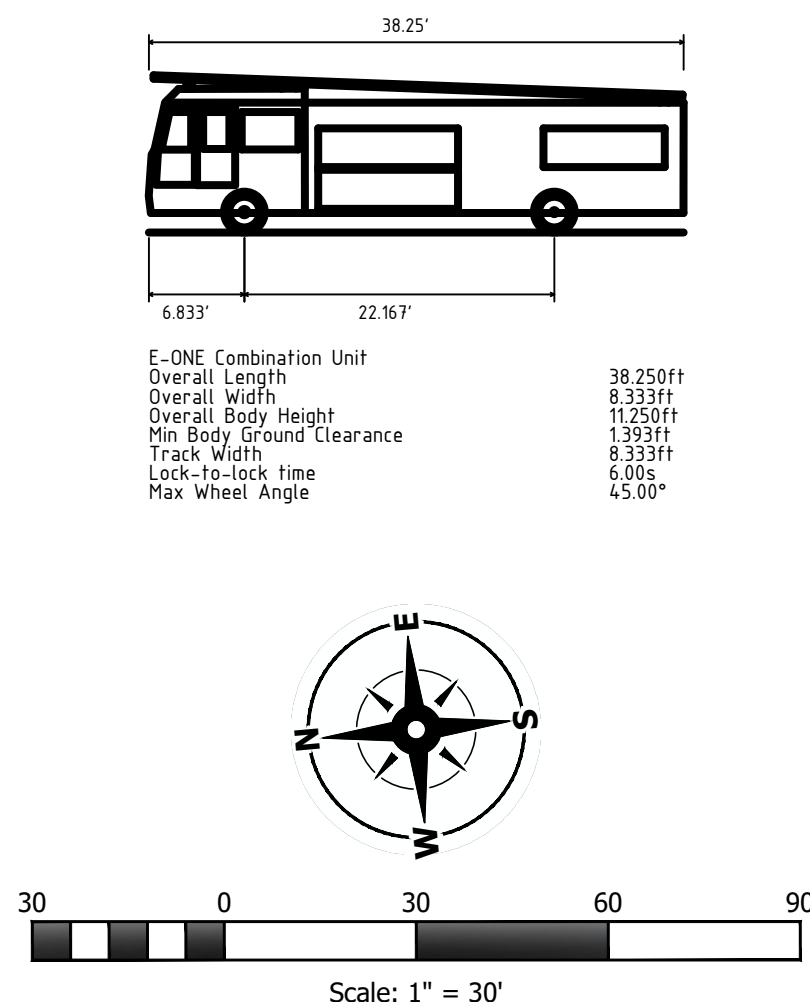


1 ADA STRIPING
Scale: NTS



2 ADA PARKING SYMBOL
Scale: NTS

NOTES:
- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
- PROVIDE TWO COATS OF PAINT
- BLUE BACKGROUND WITH WHITE SYMBOL



PROJECT TITLE			
11TH WEST APARTMENTS PHASE 2 & 3 1025 WEST WILSON LANE WEST HAVEN, WEBER COUNTY, UT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SL BASE & MERIDIAN			
REV.	DATE	DESCRIPTION	BY

LIST OF AMENITIES	
PHASE 1 (EXISTING) - LEASING CENTER - GREAT ROOM - FITNESS CENTER - KIDS' RETREAT - FIRE PIT - BBQ STATION - HOT TUB - PICNIC GRASS AREA WITH TABLES, CHAIRS AND BENCHES - STORAGE ROOMS - BIKE LOCKERS - DOG WASH - CONFERENCE ROOM - MULTI-PURPOSE VIDEO ROOM - MAIL CENTER - SWIMMING POOL	PHASE 2 & 3 - PICKLEBALL COURT x 2 - ADDITIONAL BBQ STATION - PAVILION WITH TABLES x 2 - DOG PARK
KEY NOTES	
1. BUILDING DOOR ENTRY - REFER TO ARCHITECTURAL DRAWINGS 2. ON-SITE ASPHALT PAVEMENT - SEE DETAIL CP1 / SHEET C1.90 3. ON-SITE "CATCH" CURB & GUTTER - SEE DETAIL CG1 / SHEET C1.90 4. ON-SITE "SPILL" CURB & GUTTER - SEE DETAIL CG2 / SHEET C1.90 5. TRANSITION BETWEEN CURB TYPES 6. ON-SITE CONCRETE PARKING STALL - SEE DETAIL CP3 / SHEET C1.90 7. ON-SITE TRASH ACCESS PAD - SEE DETAIL CP6 / SHEET C1.90 8. ON-SITE CONCRETE WALKWAY - SEE DETAIL CP7 / SHEET C1.90 9. ON-SITE CONCRETE ATTACHED WALKWAY - SEE DETAIL CP9 / SHEET C1.90 10. ON-SITE PARALLEL ACCESSIBLE RAMP - SEE DETAIL CA1 / SHEET C1.90 11. ON-SITE ACCESSIBLE RAMP - SEE DETAIL CA2 / SHEET C1.90 12. ACCESSIBLE PARKING SIGNS - SEE DETAIL CA3 / SHEET C1.90 13. TRASH ENCLOSURE - SEE SHEET C1.92 14. TRASH ENCLOSURE FOUNDATION - SEE SHEET C1.92 15. ON-SITE 4-IN YELLOW PAINTED STRIPING 16. ON-SITE ACCESSIBLE PARKING STALL STRIPING - SEE DETAIL 1 / THIS SHEET 17. ASPHALT PAVEMENT - SEE WEST HAVEN PUBLIC WORKS STANDARDS SHEET 2 18. CONCRETE SIDEWALK - SEE WEST HAVEN PUBLIC WORKS STANDARDS SHEET 2 19. STANDARD CURB & GUTTER - SEE WEST HAVEN PUBLIC WORKS STANDARDS SHEET 4 20. ASPHALT T-PATCH, MATCH EXISTING PAVEMENT SECTION 21. CONCRETE CURB & GUTTER, MATCH EXISTING 22. ON-SITE CONCRETE WATERWAY - SEE DETAIL CG12 / SHEET C1.90 23. AMENITY AREA 24. ON-SITE ASPHALT TRAIL - MATCH EXISTING 25. TAPER CURB & GUTTER TO FLUSH OVER 2 FEET 26. 18-IN HIGH (MAX) ROCK RETAINING WALL 27. "NO PARKING" SIGN	
DEVELOPMENT SUMMARY	
DEVELOPMENT SUMMARY - PHASE 2 & 3 PARCEL AREA: 204,468 SQ FT 4.69 ACRES (100%) BUILDING AREA: 38,420 SQ FT 0.88 ACRES (19% OF TOTAL) HARD SURFACE AREA: 122,963 SQ FT 2.82 ACRES (60% OF TOTAL) LANDSCAPE AREA: 43,085 SQ FT 0.99 ACRES (21% OF TOTAL)	
PHASE 2 BUILDING AREA: 112,971 SQ FT 2.59 ACRES (100%) HARD SURFACE AREA: 67,345 SQ FT 1.55 ACRES (17% OF PHASE 2) LANDSCAPE AREA: 26,416 SQ FT 0.61 ACRES (60% OF PHASE 2)	
PHASE 3 BUILDING AREA: 91,497 SQ FT 2.10 ACRES (100%) HARD SURFACE AREA: 55,618 SQ FT 1.28 ACRES (21% OF PHASE 3) LANDSCAPE AREA: 16,669 SQ FT 0.38 ACRES (61% OF PHASE 3)	
PARKING - PHASE 2 & 3 160 UNITS TOTAL 280 TOTAL STALLS REQUIRED (160 UNITS X 1.75) 268 STALLS PROVIDED + 21 GARAGES (1.78 UNITS / STALL) (INCLUDING 7 ADA + 3 VAN ADA)	
PHASE 2 80 UNITS TOTAL 140 TOTAL STALLS REQUIRED (80 UNITS X 1.75) 140 TOTAL STALLS PROVIDED (INCLUDING 7 ADA + 3 VAN ADA)	
PHASE 3 80 UNITS TOTAL 140 TOTAL STALLS REQUIRED (80 UNITS X 1.75) 128 STALLS PROVIDED + 21 GARAGES PROVIDED 149 TOTAL STALLS PROVIDED	
LEGEND	
— ADA — = ACCESSIBLE PATH = AREAS TO COMPLY WITH ADA STANDARDS = SPILL CURB, SEE APPLICABLE CURBING DETAIL = PARKING STALL QUANTITY = PHASE LINE	
NOTICE TO CONTRACTORS	
THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.	
PROJECT INFORMATION Designed: T. HUNT Drawn: R. HATFIELD Approved: T. HUNT Date: 03 / 10 / 2026 Proj. No. 200 - 03	
SHEET TITLE PROPOSED SITE PLAN	
SHEET NO. C1.00	

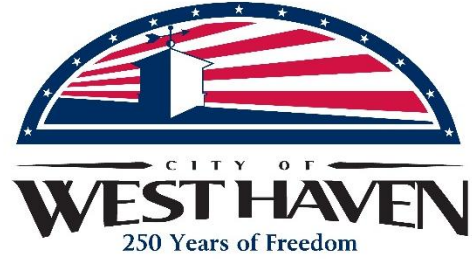




Planning Commission Staff Review Memo

September 9, 2026

Damian Rodriguez, Planner



FINAL SITE PLAN AND CONDITIONAL USE PERMIT REVIEW

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

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

Image 1: Site Aerial



I. BACKGROUND

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

The commission reviewed and approved the proposal's preliminary site plan at its meeting on April 7, 2026, given the following conditions of approval:

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

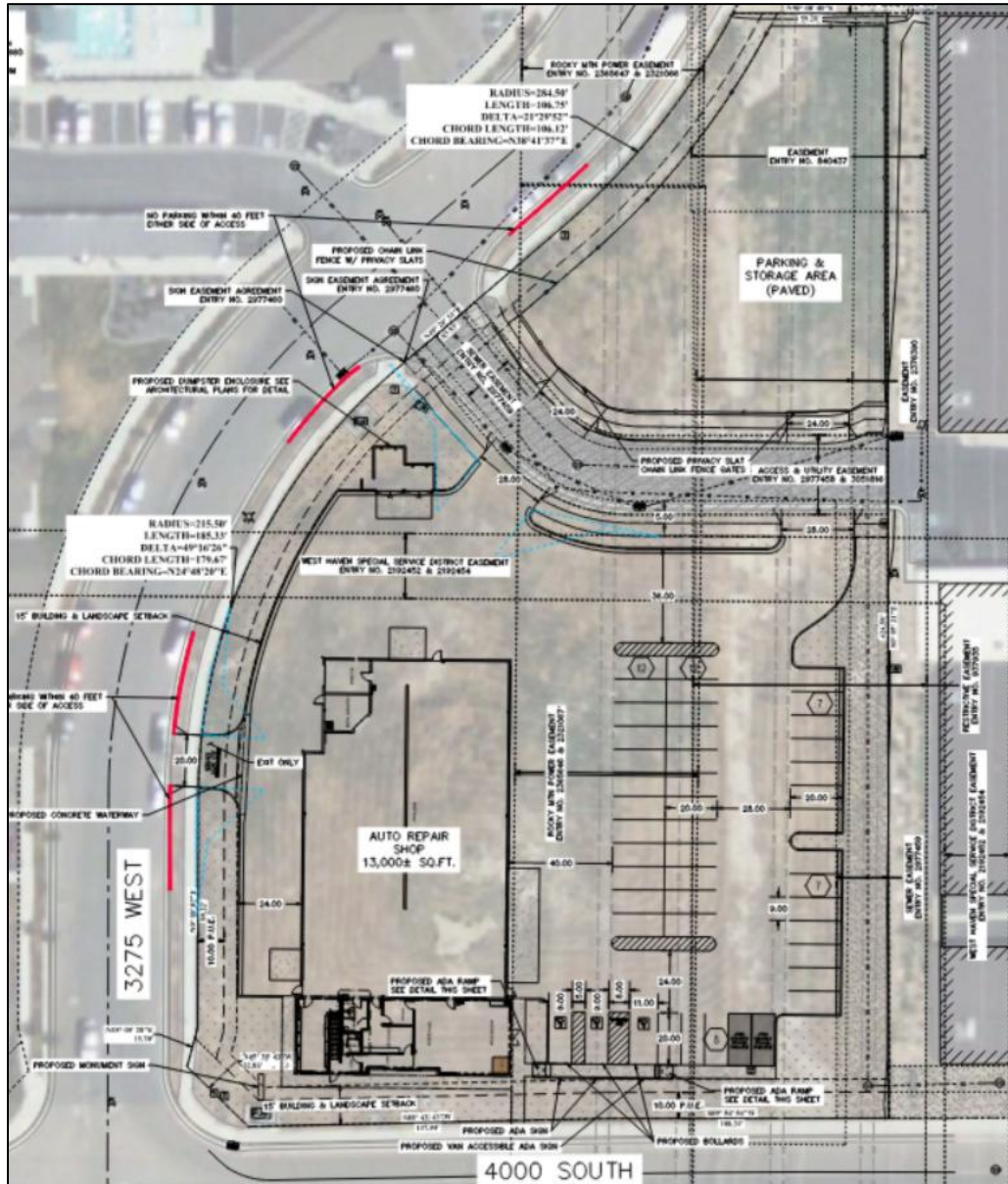
The use, automotive service and repair, is conditional in the zone, and a conditional use permit is under consideration for this proposal. During the preliminary review, the Planning Commission considered the conditional use permit standards and found that no additional conditions would be required beyond those listed above.

In conjunction with the preliminary site plan approval of the proposed project, the Commission also granted a reduction to the minimum required parking and alternative upgraded architectural features in accordance with the authorities granted to the Commission by code. Staff recommended approval on both accounts. The specific alternative compliances granted with preliminary approval are as follows:

- The required minimum parking spaces were reduced from 55 to 46, based on engineering principles, in accordance with §157.634; and
- Proposed alternative materials (doorway lintel blocks, window mullions, and upgraded garage doors) were approved as upgraded architectural features, finding that the requested materials are comparable to or superior to those architectural features enumerated in the code, in accordance with §157.733(C)(5).

The applicant has responded to the commission conditions of preliminary approval and all of staff's comments and corrections and is now requesting final site plan approval.

Image 2: Proposed Final Site Plan
See the attached site plan document for greater detail.



II. STAFF REVIEW

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

Use

The proposed land use is classified as *Automobile Repair*, a **conditional use** in the zone (WHZC §157.294). The property is zoned mixed-use and is subject to the rules and restrictions of the [Salt Point Development Agreement](#) and its amendments. The Salt Point Development

Agreement states that commercial development and land-use proposals must be consistent with the C-3 Regional Commercial Zone.

§157.291 Site Development Standards

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

§157.733 STANDARDS OF REVIEW

All commercial development proposals are subject to the *Design Review* code of §§157.730 through 157.737. This section addresses the factors of consideration enumerated in the code in Subsections A through G below, with staff findings. Note that findings are not provided for each factor of consideration, but findings are provided for those considerations that are found to be immediately relevant to the proposal.

(A) **Traffic Safety and Circulation.** (1) *Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress, and internal circulation, and (2) a traffic study shall be required, if in the opinion of the Planning Commission, with input from the Development Review Committee, such would be necessary.*

Finding: In reviewing the proposal, Planning and Engineering staff found the proposed site design conducive to effective and efficient internal circulation, ingress, and egress.

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

Finding: The Commission approved a reduced minimum parking standard during the preliminary site plan review process, in accordance with the code standards for such an approval. The minimum number of parking spaces was reduced from 52 to 45 stalls. The proposal is compliant with the reduced minimum.

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

Finding: The proposal entails two wall signs and a freestanding monument sign. All proposed signs comply with the sign ordinance and the rules and regulations of their respective types.

Image 3: Proposed Wall Signs



Image 4: Proposed Monument Sign



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

Finding: Modifications have been made to the landscaping that was proposed in the preliminary review process, and staff now find the proposal to be compliant with all applicable landscaping regulations of the ordinance.

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

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

Image 5: Photograph, Existing conditions with RMP Power Lines



(F) **Engineering standards.** *Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage, and other engineering requirements?*

Finding: A complete civil engineering drawings packet has been obtained and reviewed as part of the final site plan review process. After several iterations of review, Engineering staff now find the proposal to be completely compliant with the City's Engineering design standards.

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

Finding: The subject property and its development are subject to the provisions of [the Salt Point Development Agreement](#) and all of its amendments. The said development agreement

designates C-3 Regional Commercial development standards and land uses for the subject property, and the proposal is consistent with the standards and provisions of the C-3 Zone, with approval granted with the preliminary site plan review in April 2026.

§ 157.734 Design Requirements

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

Building materials. New buildings shall be designed and constructed to meet the following criteria.

- (1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.*
- (2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.*
- (3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.*
- (4) A maximum of six colors for the primary materials may be permitted.*
- (5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.*
- (6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*
- (7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*

Finding: The building massing, exterior finish materials, and color scheme were all found to be compliant with the ordinance. The applicant requested the approval of alternative upgraded architectural features, to which staff recommended approval to the Commission, and the Planning Commission approved the alternative features in accordance with its codified authority and in conjunction with the preliminary site plan approval. The proposal is now found to be compliant in all respects with the Design Review standards of the zoning ordinance.

The list of approved alternative upgraded architectural features is as follows:

Image 6: Doorway Lintel Blocks

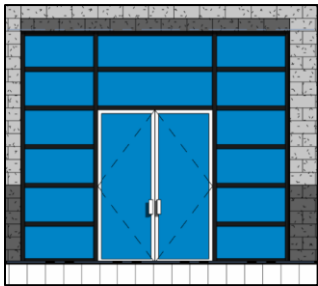
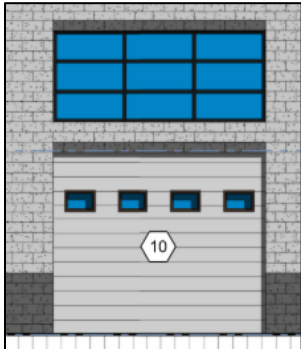


Image 7: Faux Bay Doors



Images 8 and 9: Window Mullions

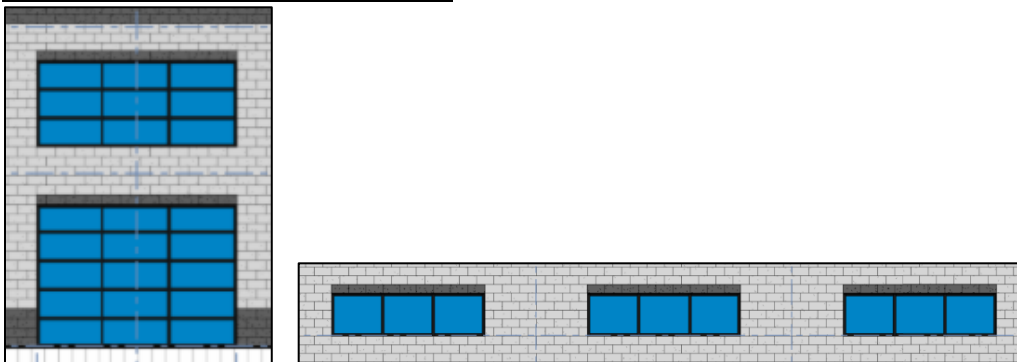
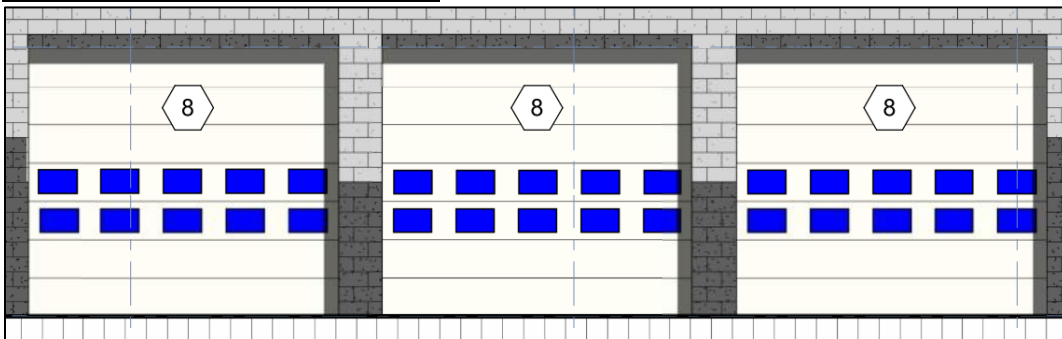


Image 10: Garage Door Windows



§157.520 CONDITION OF APPROVAL

The Planning Commission reviewed the proposal against the conditional use standards of the cited code and granted preliminary site plan approval and a conditional use permit with the following two conditions:

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

Staff's findings related to the above conditions of approval are as follows:

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

Finding: All members of the Development Review Committee have reviewed this final site plan and its accompanying plans and granted their individual approvals per the standards of their respective disciplines.

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

Finding: The proposal satisfies the second condition of approval with the proposed dumpster enclosure. The proposal succeeds in obscuring any objectionable views from the adjacent public right-of-way and nearby residential properties, and meets or exceeds the design standards imposed by the conditional use permit.

Image 11: Dumpster enclosure plan

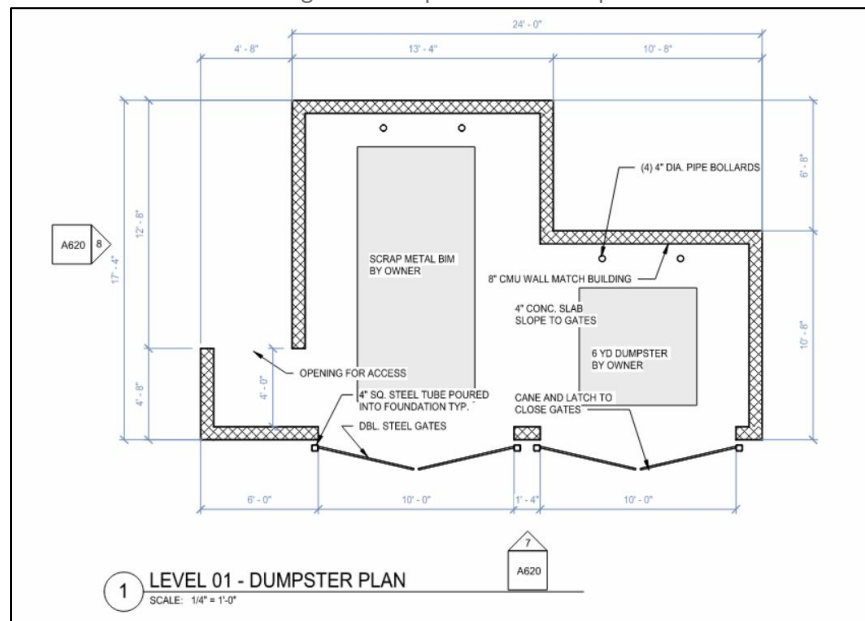
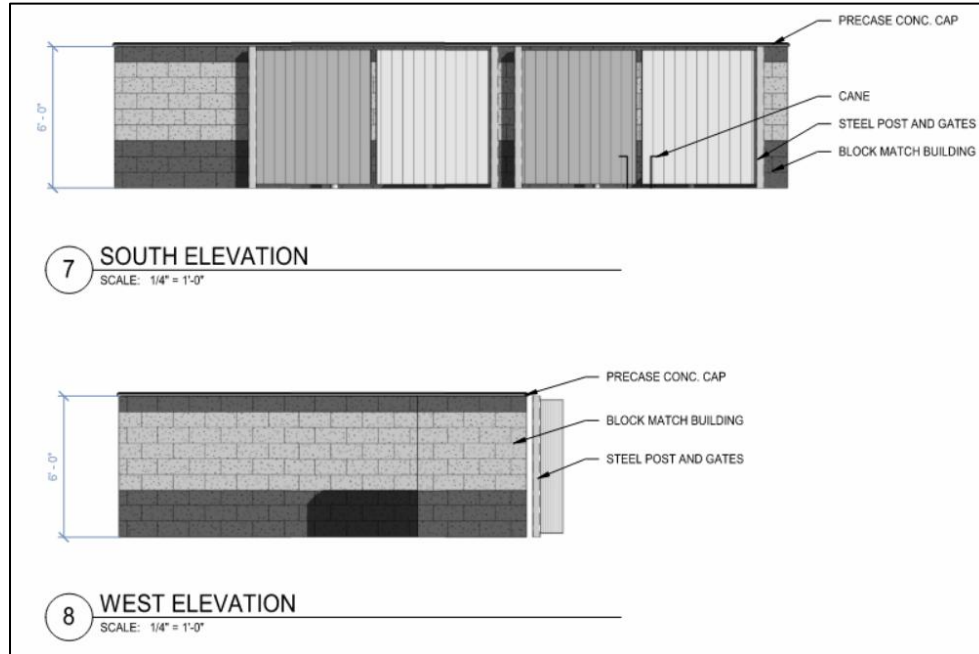


Image 12: Dumpster Enclosure Elevations



III. **RECOMMENDED ACTION**

Staff recommends the Planning Commission move to approve the final site plan and conditional use permit for Egan Automotive, the proposed automobile repair shop at 3972 South 3275 West.

IV. **POSSIBLE MOTIONS**

Approve: Motion to approve the proposed final site plan and conditional use permit for Egan Automotive at 3972 South 3275 West, finding that the proposed design of the site and building is compliant with the standards of the ordinance and all applicable standards of development.

Approve with conditions: Motion to approve the proposed final site plan and conditional use permit for Egan Automotive at 3972 South 3275 West, finding that the proposed design of the site and building is compliant with the standards of the ordinance when the following conditions are applied:

(List conditions)

Table: Motion to table action on the proposed final site plan and conditional use permit for Egan Automotive at 3972 South 3275 West, finding that the proposal is not compliant with the standards of the ordinance and/or all applicable regulations of development, and that changes need to be made to the proposal before final site plan approval can be considered.

Egan

Permit/License #

05/12/2026 - 05/11/2027

4617342

Site Plan and Design Review

Reference Number

General

3b375ed0-4d46-11f1-a6b3-c3b57bafd8a0

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Reviewing	05/11/2026
Engineering	Not Reviewed	
Building	Complete	
Fire	Not Reviewed	
Public Works	Complete	
Final-Review	Not Reviewed	

Fees

Final Review Fee 1	\$601.50
Subtotal	\$601.50
Processing Fee	\$21.05
Total	\$622.55
Amount Paid	\$622.55
Total Due	\$0.00

Payments

05/12/2026	Online	\$601.50
Total Paid		\$622.55

Application Form Data

(Empty fields are not included)

Project Type

Final Site Plan and Improvement Drawing Review

Planning Commission Date

09/09/2026

Applicant First Name

Donna

Applicant Last Name

Egan

Email

donnaegan@eganautomotive.com

Phone

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Owner First Name

Donna

Owner Last Name

Egan

Email

donnaegan@eganautomotive.com

Phone

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Consultant/Engineer Name

Cameron Duncan

Email

cduncan@ensignutah.com

Phone

(801) 255-0529

Address

45 West 10000 South

City

Sandy

State

UT

Zip Code

84070

Consultant or Engineer Firm Name

Ensign Engineering

Project Address

3972 S. 3275 W.

City

West Haven

State

UT

Zip Code

84401

Parcel Number

087050001

Property Zone (select all that apply)

Mixed Use

Proposed Use

Automobile Repair

Project Description

Construct a new 12,500 sf CMU automotive repair shop on 2.03 acres. Site to include customer parking and vehicle storage. No autobody repair only minor and major mechanical repair.

Lot Size (in acres)

2.03

Upload all other supporting documents (including utility service letters)

- 📎 Enbridge Will Serve Letter.docx
 - 📎 Will Serve Letter Roy Rocky Mtn Power.docx
 - 📎 Will Serve Letter_Central Weber Sewer Egan Automotive (1).pdf
 - 📎 Egan Automotive Hooper Water Availability Letter (1).pdf
 - 📎 West Have Sewer willServe.pdf
 - 📎 E3.3 Photometric Plan.pdf
 - 📎 L-1 Landscape Plan.pdf
 - 📎 Egan Automotive -Secondary Water Will Serve Letter.pdf
 - 📎 Egan Automotive Civil Plans.pdf
 - 📎 Egan Automotive Building Plans.pdf
-

Signature

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

Electronically Signed

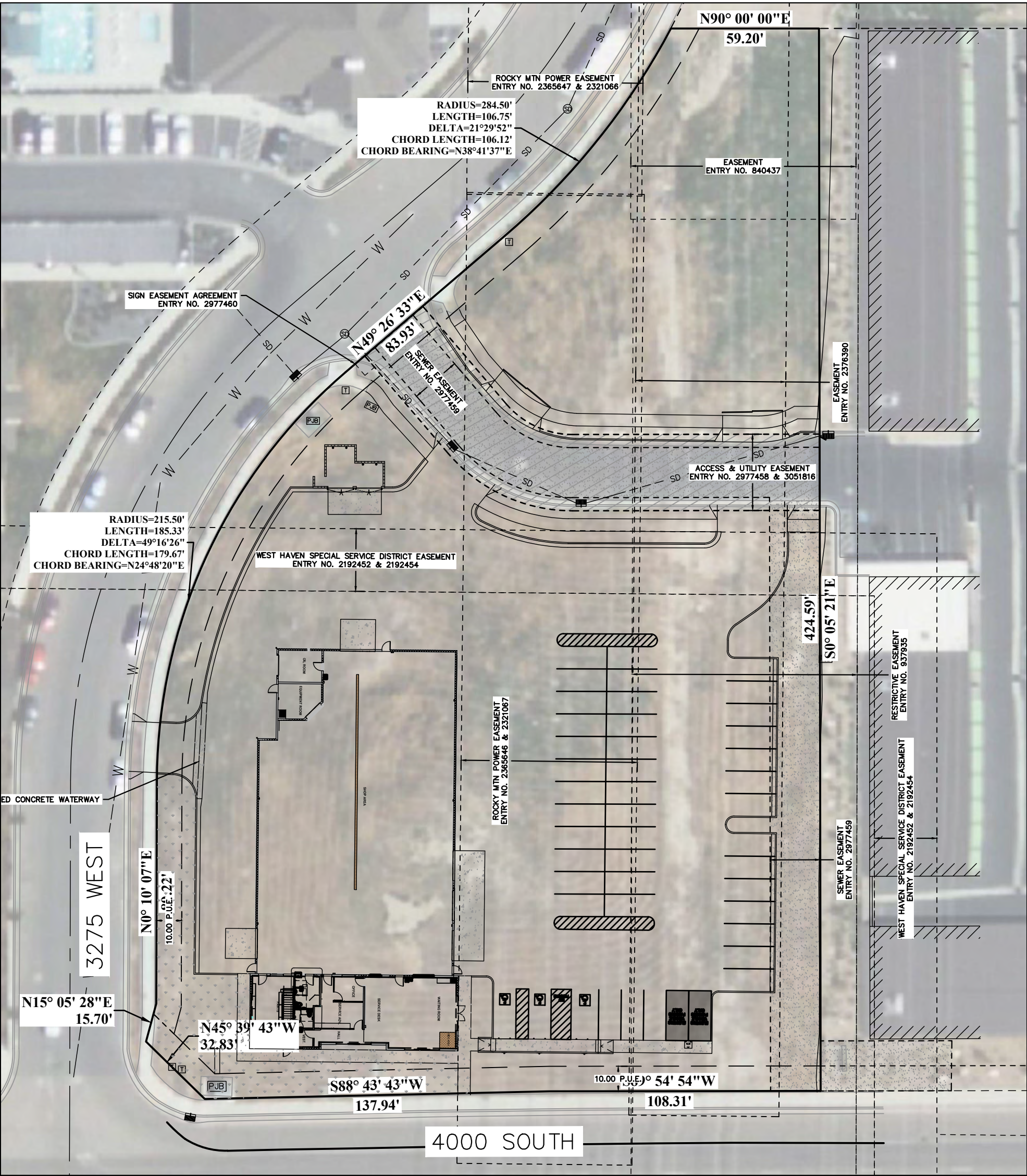
Cameron Duncan - 05/11/2026 8:32 am

EGAN AUTOMOTIVE
WEST HAVEN, UTAH

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=40'

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Drainage Plan
- C-4 Utility Plan
- C-5 Standard Details
- C-6 Utility Details
- C-7 Utility Details 2
- C-8SWPP Plan
- C-9 SWPPP Details
- C-10 Drainage Profiles
- L-1 Landscape Plan
- L-2 Irrigation Plan
- L-3 Irrigation Details

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

OWNER:
DONNA EGAN
EGAN AUTOMOTIVE
320 N FLINT ST
KAYSVILLE, UT 84037
(801) 510-9828
DONNAEGAN@EGANAUTOMOTIVE.COM

SITE DATA

LOT AREA: 88,452 SF (2.031 ACRES)
BUILDING AREA: 13,000 SF± 14.7%
PAVEMENT AREA: 57,765 SF± 65.3%
LANDSCAPE AREA: 17,687 SF± 20.0%

ZONING: C-3
PERMITTED USE

ACCEPTED
FOR CONSTRUCTION



BY WEST HAVEN CITY

David J. Morgan
CITY ENGINEER

09/01/2026
DATE

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	==
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	==
CENTER LINE	---	EXISTING FENCE	-x-x-
PROPOSED TRAIL	---	PROPOSED RETAINING WALL	---
PROPOSED WATER LINE	W W	INVERT ELEVATION	I.E.
EXISTING WATER LINE	W W	TOP BACK CURB	TBC
PROPOSED PRESSURIZED IRRIGATION	PI PI	TOP ASPHALT	TA
EXISTING PRESSURIZED IRRIGATION	PI PI	TOP OF GRATE	TOG
PROPOSED SEWER LINE	SS SS	FINISHED GRADE	FG
EXISTING SEWER LINE	SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD	HIGH WATER ELEVATION	HWE
PROPOSED IRRIGATION	IRR IRR	CATCH BASIN	CB
EXISTING IRRIGATION	IRR IRR	SURFACE FLOW DIRECTION	---
PROPOSED GAS	G G	PROPOSED STREET LIGHT	SL
EXISTING GAS	G G	STORM DRAIN MANHOLE	SD
PROPOSED OVERHEAD POWER	OHP OHP	SANITARY SEWER MANHOLE	SS
EXISTING OVERHEAD POWER	OHP OHP	PROPOSED WATER VALVE	WV
PROPOSED UNDERGROUND POWER	P P	FIRE HYDRANT	FD
EXISTING UNDERGROUND POWER	P P		
EXISTING CONTOUR	---		
FINISHED CONTOUR	---		

ELEVATE
ENGINEERING

531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
larvin@elevateng.com

PROJECT ENGINEER: SL
DESIGNER: GB

EGAN AUTOMOTIVE
COVER SHEET
3972 S 3275 W, WEST HAVEN, UT 84401

PROFESSIONAL ENGINEER
6/28/2026
10664737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0
DATE:
Aug 28, 2026

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

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

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

NO PARKING WITHIN 40 FEET EITHER SIDE OF ACCESS

PROPOSED CHAIN LINK FENCE W/ PRIVACY SLATS

SIGN EASEMENT AGREEMENT ENTRY NO. 2977460

PROPOSED DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS FOR DETAIL

PARKING & STORAGE AREA (PAVED)

EASEMENT ENTRY NO. 840437

EASEMENT ENTRY NO. 2376390

SEWER EASEMENT ENTRY NO. 2977459

PROPOSED PRIVACY SLAT CHAIN LINK FENCE GATES

ACCESS & UTILITY EASEMENT ENTRY NO. 2977458 & 3051816

WEST HAVEN SPECIAL SERVICE DISTRICT EASEMENT ENTRY NO. 2192452 & 2192454

ROCKY MTN POWER EASEMENT ENTRY NO. 2365647 & 2321066

RESTRICTIVE EASEMENT ENTRY NO. 937935

SEWER EASEMENT ENTRY NO. 2977459

WEST HAVEN SPECIAL SERVICE DISTRICT EASEMENT ENTRY NO. 2192452 & 2192454

AUTO REPAIR SHOP 13,000± SQ.FT.

PROPOSED ADA RAMP SEE DETAIL THIS SHEET

PROPOSED VAN ACCESSIBLE ADA SIGN

PROPOSED BOLLARDS

4000 SOUTH

3275 WEST

TYPICAL ONSITE RAMP DETAIL NTS

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
PROPOSED FENCE	
SIGHT TRIANGLE	
LANDSCAPE AREA	
CONCRETE AREA	
ADA ACCESSIBLE ROUTE	

SITE DATA

LOT AREA:	88,452	SF± (2.031 ACRES)
BUILDING AREA:	13,000	SF± 14.7%
PAVEMENT AREA:	57,765	SF± 65.3%
LANDSCAPE AREA:	17,687	SF± 20.0%

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

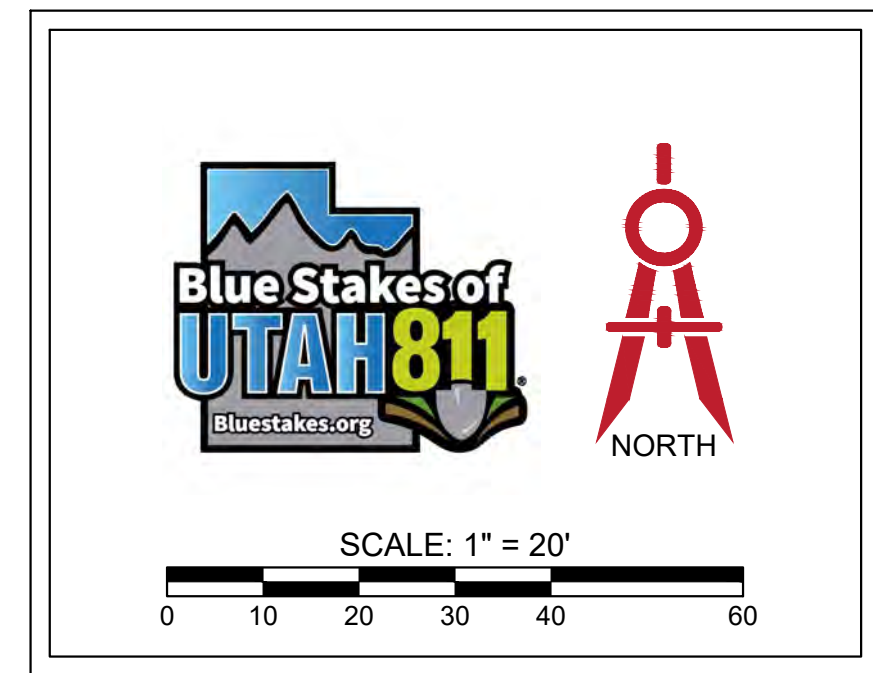
BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: YES
SETBACKS:
 FRONT=15 FEET
 REAR=0 FEET
 SIDE=0 FEET

PARKING TABULATION

REQUIRED: AUTO REPAIR SHOP = 1 SPACE PER SERVICE BAY,
PLUS 1 SPACE PER 250 SQ.FT. (23 STALLS)

PROVIDED: 46 STALLS
 3 ADA STALLS



ELEVATE ENGINEERING		
531 WEST 3800 NORTH SPANISH FORK UT 84660 PHONE: (801) 716-5993 larrin@elevateeng.com		
NO.	REVISIONS	BY DATE
PROJECT ENGINEER: LP		DESIGNER: DL

EGAN AUTOMOTIVE SITE PLAN 3972 S 3275 W, WEST HAVEN, UT 84401	
	
SHEET: C-1	
DATE: Aug 28, 2026	

SHEET:
C-1
DATE: Aug 28, 2026

CUT/FILL TABULATION:

CUT (CU.YD.) = 112.85
FILL (CU.YD.) = 2703.74
NET CUT (CU.YD.) = 2590.89

LEGEND

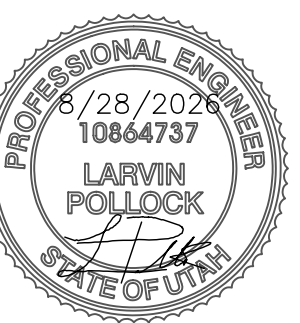
LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	
EXISTING STORM DRAIN LINE	
GRADE BREAK	
EXISTING CONTOUR	
FINISHED CONTOUR	
FINISH GRADE SLOPE	

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

ELEVATE
ENGINEERING

EGAN AUTOMOTIVE
GRADING PLAN

3972 S 3275 W, WEST HAVEN, UT 84401



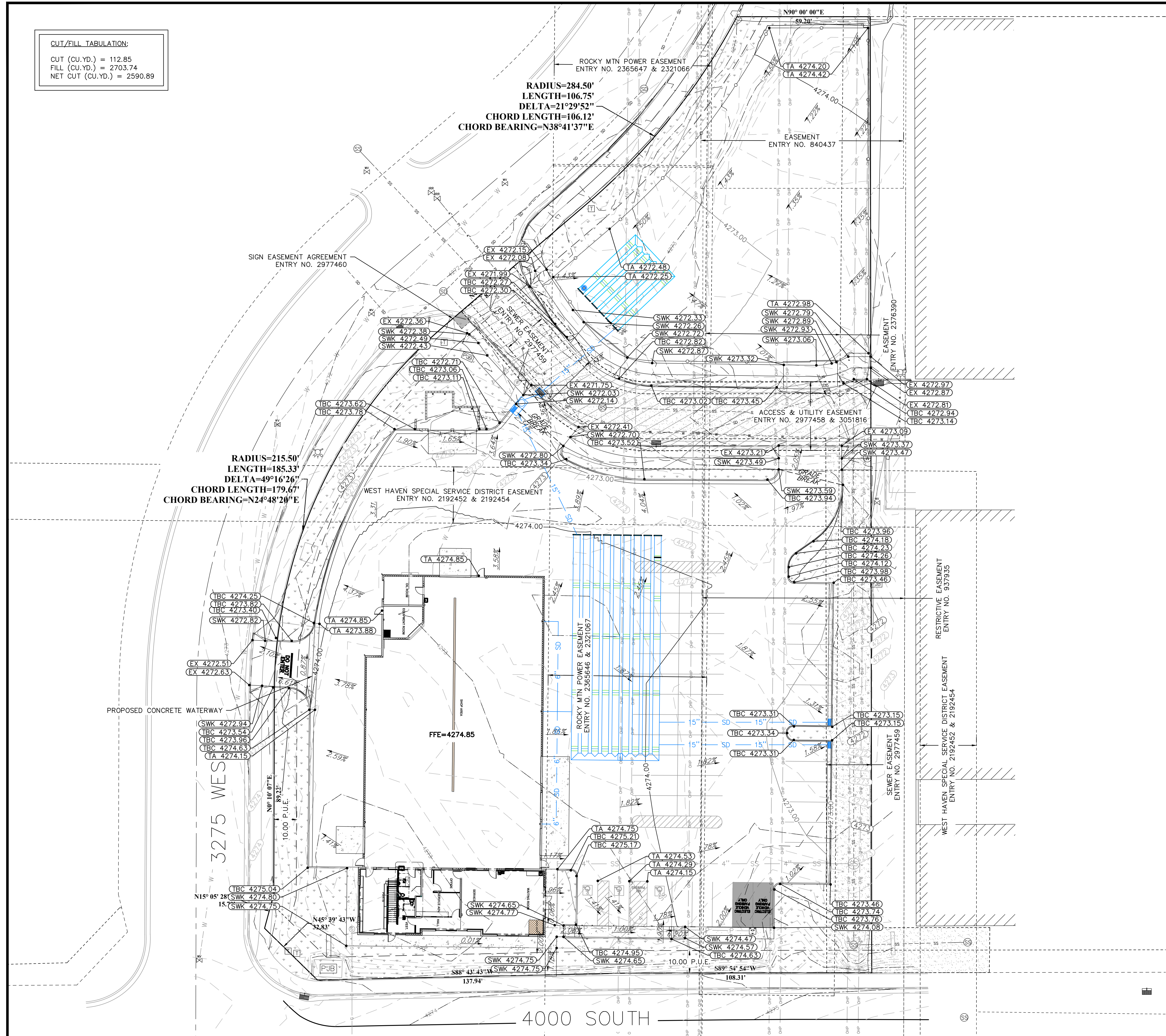
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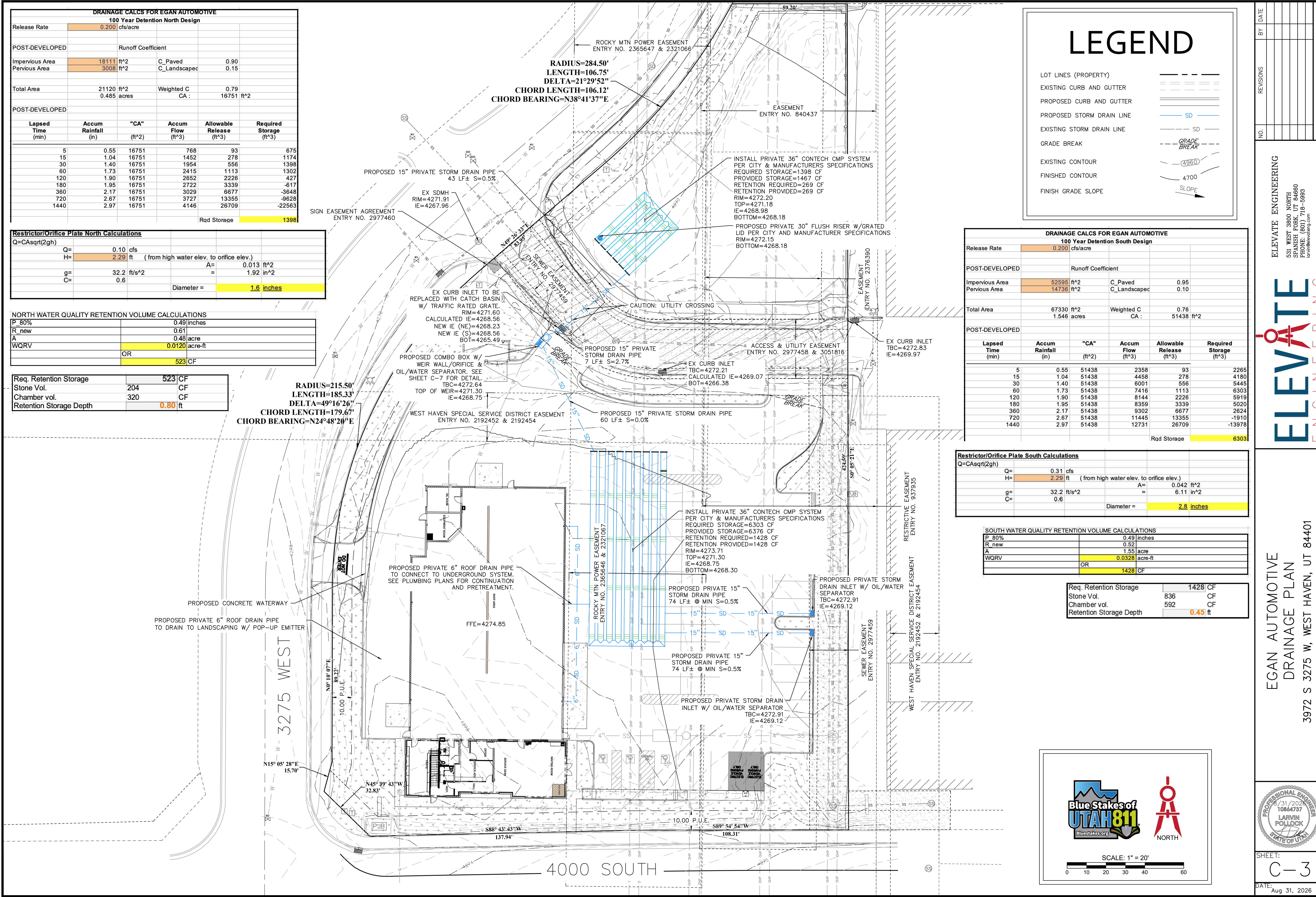
C-2

DATE: Aug 28, 2026

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

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





DRAINAGE CALCS FOR EGAN AUTOMOTIVE					
100 Year Detention North Design					
Release Rate	0.200 cfs/acre				
POST-DEVELOPED	Runoff Coefficient				
Impervious Area	18111 ft^2	C. Paved	0.90		
Pervious Area	3008 ft^2	C. Landscaped	0.15		
Total Area	21120 ft^2	Weighted C	0.79		
	0.485 acres	CA :	16751 ft^2		
POST-DEVELOPED					
Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3/s)	Allowable Release (ft^3/s)	Required Storage (ft^3)
5	0.55	16751	768	93	675
15	1.04	16751	1452	278	1174
30	1.40	16751	1954	556	1398
60	1.73	16751	2415	1113	1302
120	1.90	16751	2652	2226	427
180	1.95	16751	2722	3339	-617
360	2.17	16751	3029	6677	-3648
720	2.67	16751	3727	13355	-9628
1440	2.97	16751	4146	26709	-22563
				Rqd Storage	1398

Restrictor/Orifice Plate North Calculations					
Q=CAsqrt(2gh)					
Q=	0.10 cfs				
H=	2.29 ft	(from high water elev. to orifice elev.)	A=	0.013 ft²	
g=	32.2 ft/s²			1.92 in²	
C=	0.6				
Diameter =					1.6 inches

NORTH WATER QUALITY RETENTION VOLUME CALCULATIONS	
P 80%	0.49 inches
R new	0.61
A	0.48 acre
WQRV	0.0120 acre-ft
OR	
523 CF	

Req. Retention Storage	523 CF
Stone Vol.	204 CF
Chamber vol.	320 CF
Retention Storage Depth	0.80 ft

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

DRAINAGE CALCS FOR EGAN AUTOMOTIVE					
100 Year Detention South Design					
Release Rate	0.200	cfs/acre			
POST-DEVELOPED			Runoff Coefficient		
Impervious Area	52595	ft^2	C_Paved	0.95	
Pervious Area	14736	ft^2	C_Landscaped	0.10	
Total Area	67330	ft^2	Weighted C	0.76	
	1.546	acres	CA :	51438	ft^2
POST-DEVELOPED					
Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3/s)	Allowable Release (ft^3/s)	Required Storage (ft^3)
5	0.55	51438	2358	93	2265
15	1.04	51438	4458	278	4180
30	1.40	51438	6001	556	5445
60	1.73	51438	7416	1113	6303
120	1.90	51438	8144	2226	5919
180	1.95	51438	8359	3339	5020
360	2.17	51438	9302	6677	2624
720	2.67	51438	11445	13355	-1910
1440	2.97	51438	12731	26709	-13978
				Rqd Storage	6303

Restrictor/Orifice Plate South Calculations					
Q=CAsqrt(2gh)					
Q=	0.31 cfs				
H=	2.29 ft	(from high water elev. to orifice elev.)	A=	0.042 ft²	
g=	32.2 ft/s²			6.11 in²	
C=	0.6				
Diameter =					2.8 inches

SOUTH WATER QUALITY RETENTION VOLUME CALCULATIONS	
P 80%	0.49 inches
R new	0.52
A	1.55 acre
WQRV	0.0328 acre-ft
OR	
1428 CF	

Req. Retention Storage	1428 CF
Stone Vol.	836 CF
Chamber vol.	592 CF
Retention Storage Depth	0.45 ft

LEGEND

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

SD

SD

GRADE BREAK

EXISTING CONTOUR

FINISHED CONTOUR

FINISH GRADE SLOPE

4960

4700

SLOPE

SCALE: 1" = 20'

0 10 20 30 40 60

NORTH

BlueStakesof UTAH811

Bluestakes.org

NORTH

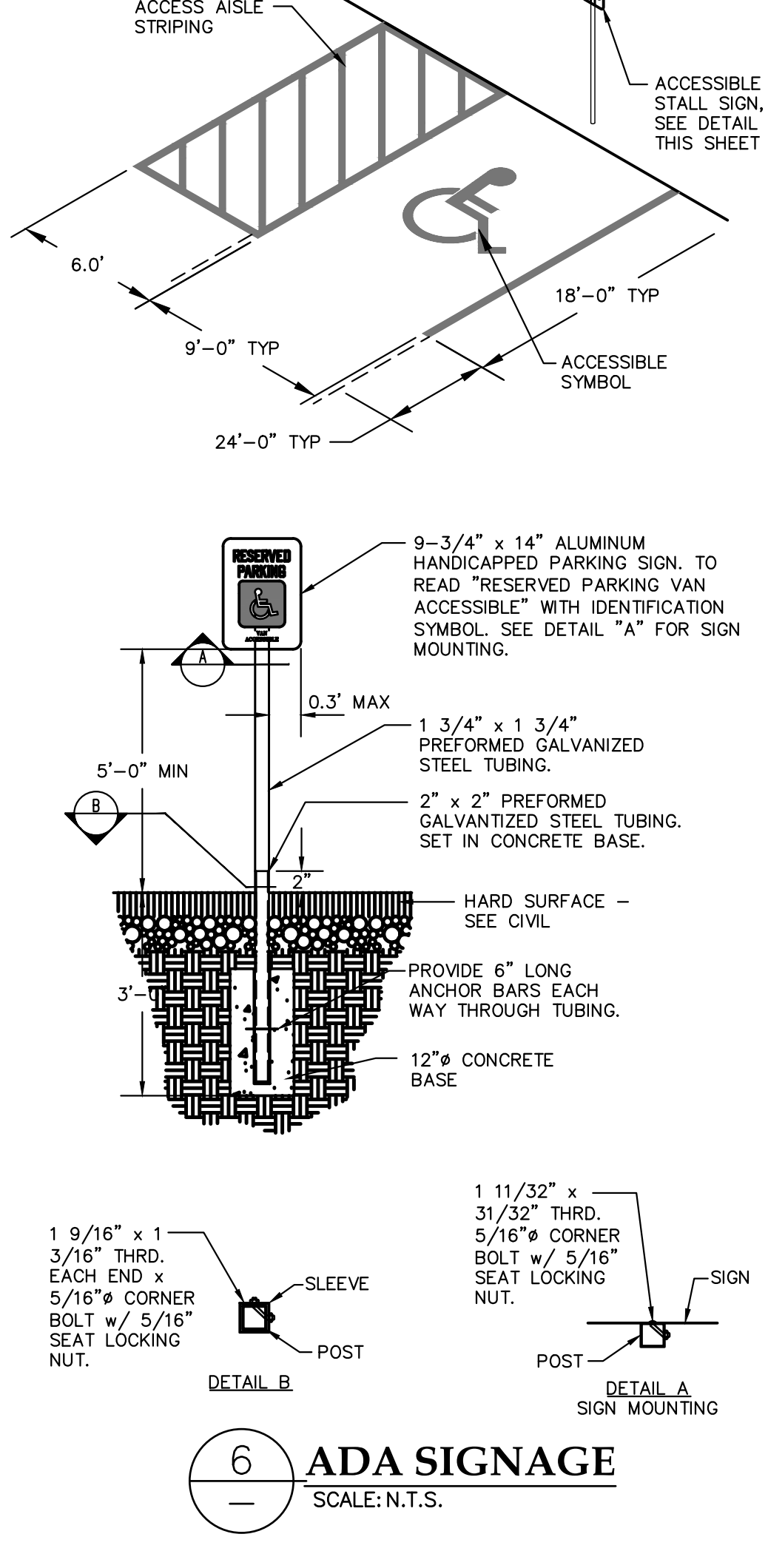
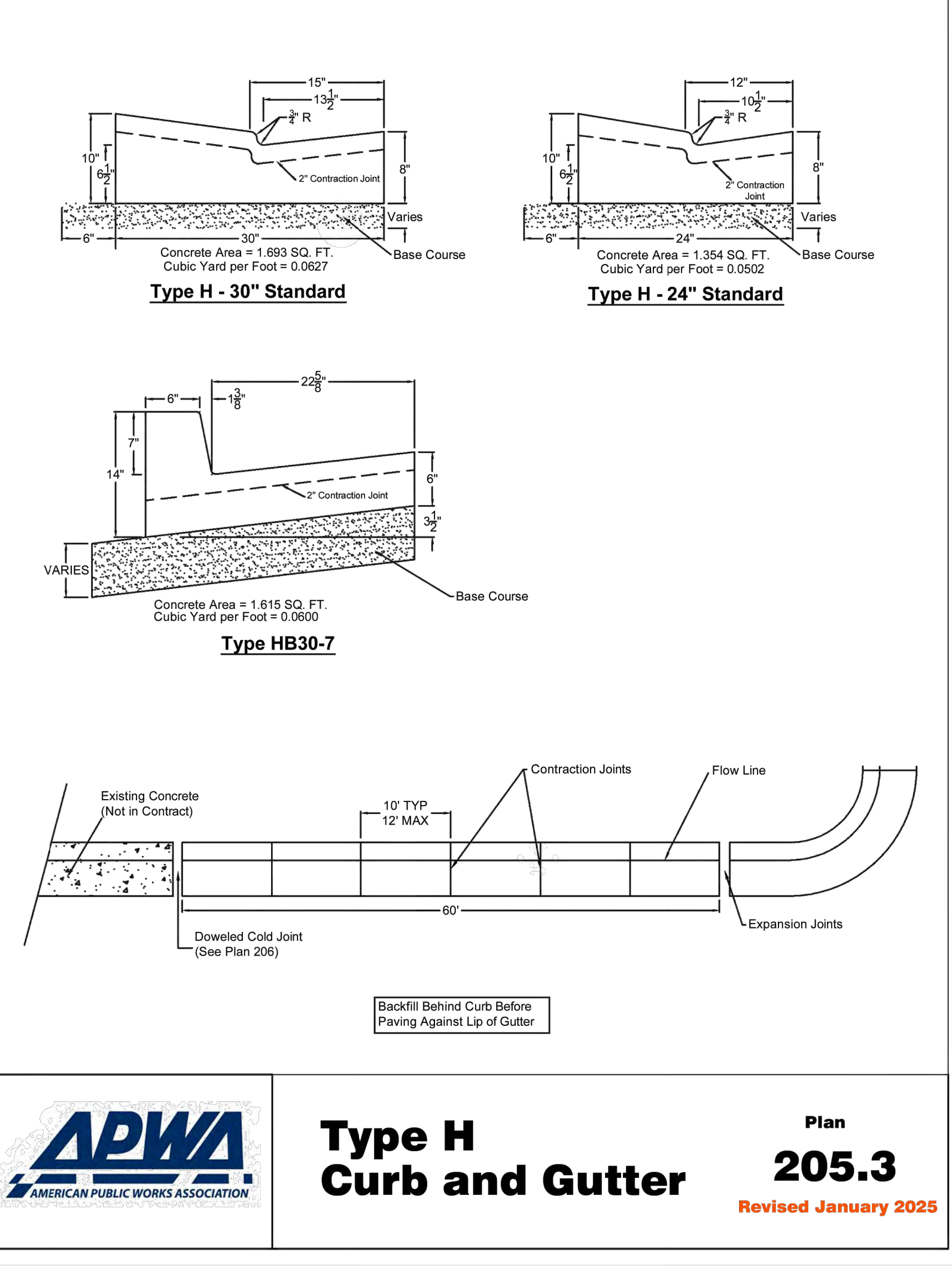
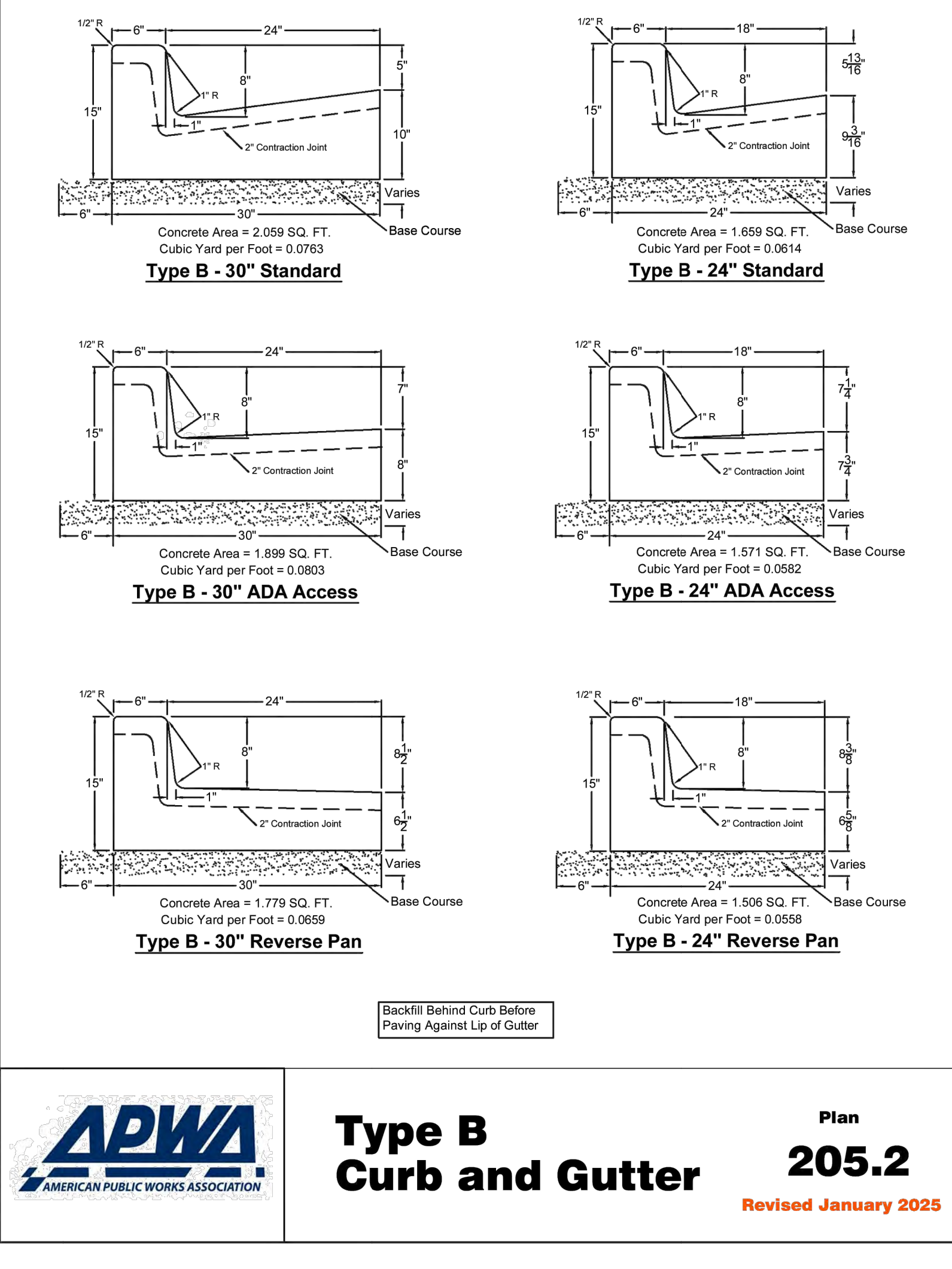
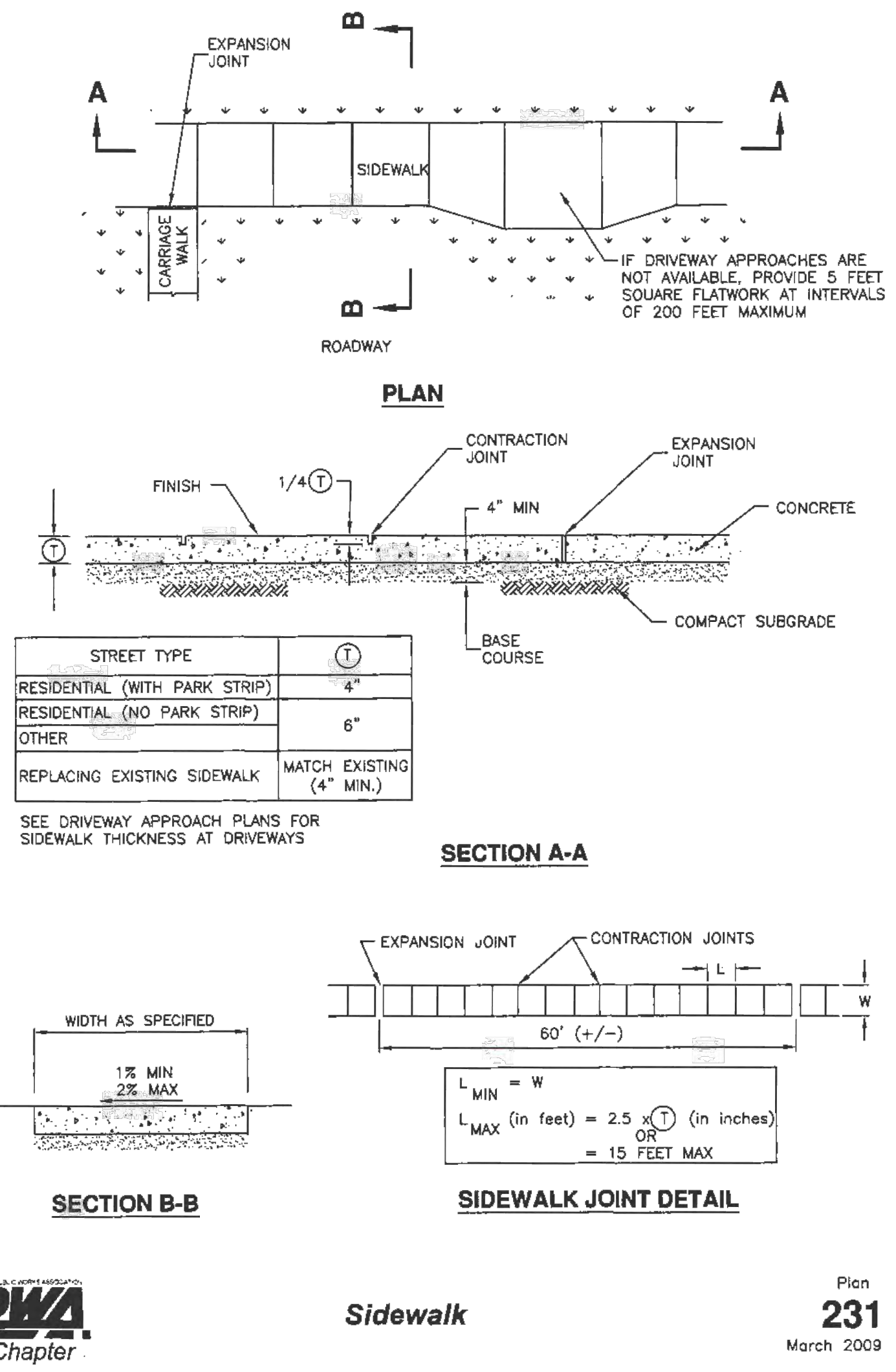
ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
info@elevateeng.com

EGAN AUTOMOTIVE
DRAINAGE PLAN
3972 S 3275 W, WEST HAVEN, UT 84401

PROFESSIONAL ENGINEER
6/31/2026
10864797
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-3
DATE:
Aug 31, 2026

DESIGNER: GB
PROJECT ENGINEER: SL
BY: DATE
REVISIONS
NO.



REVISIONS

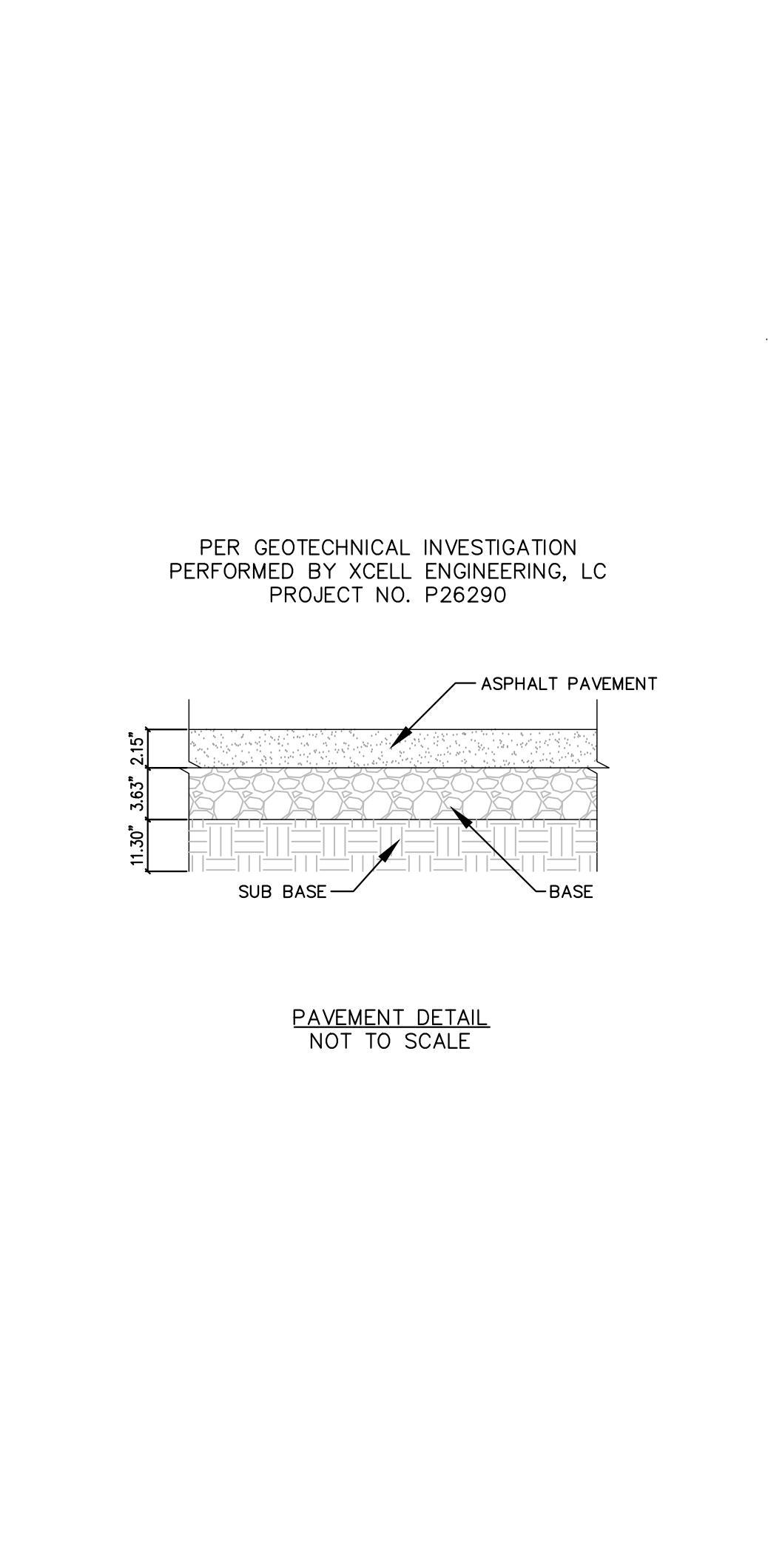
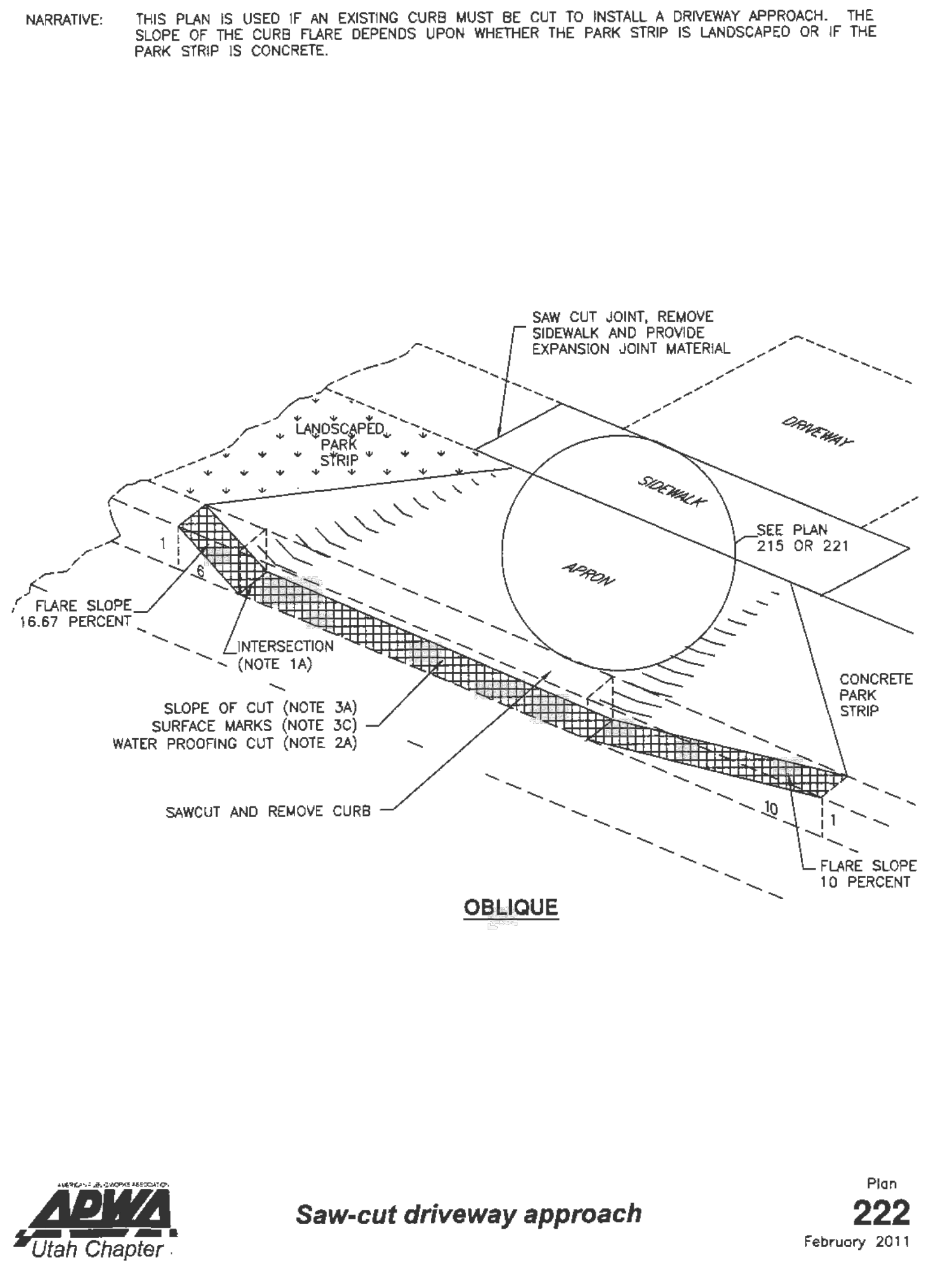
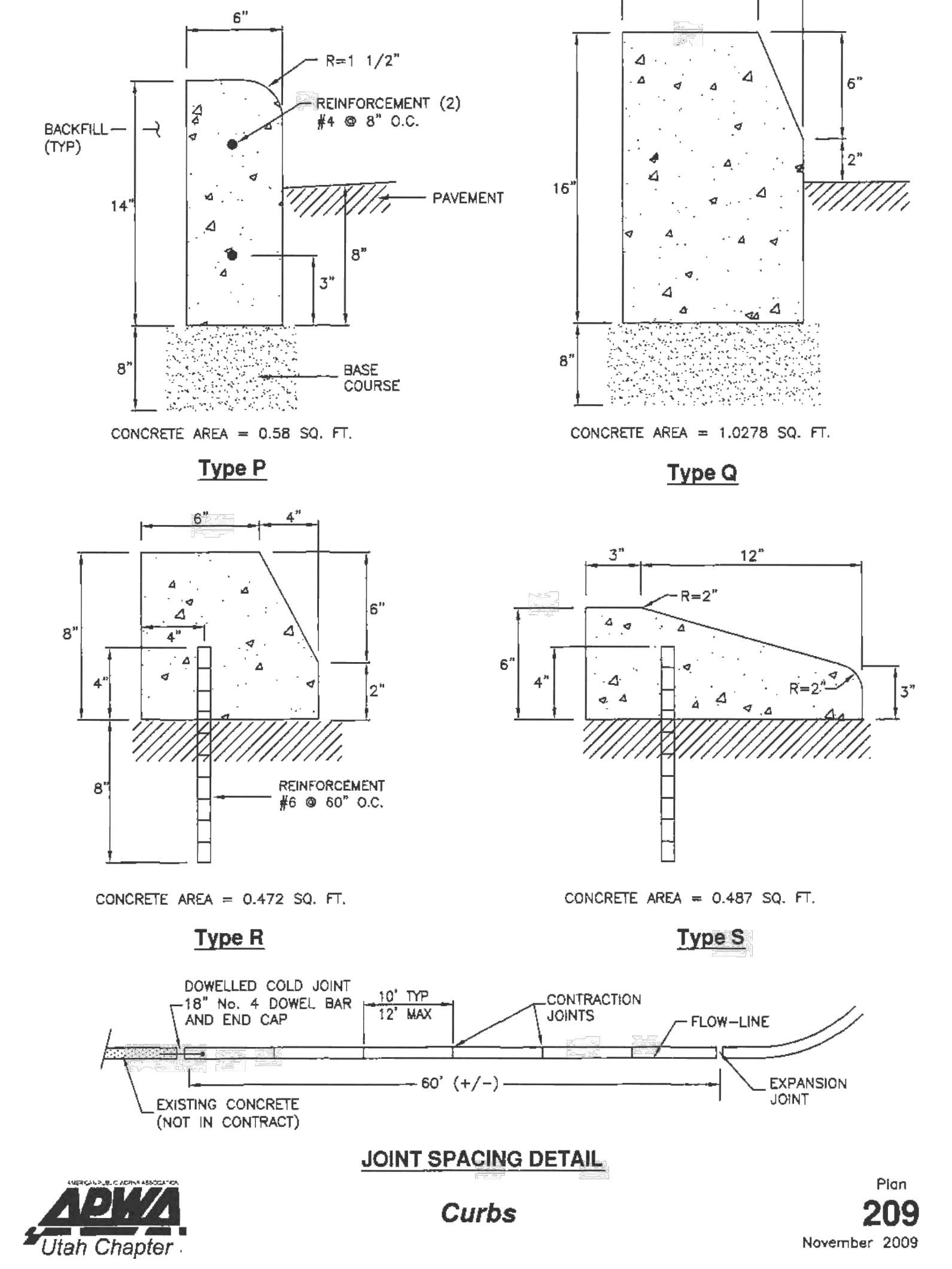
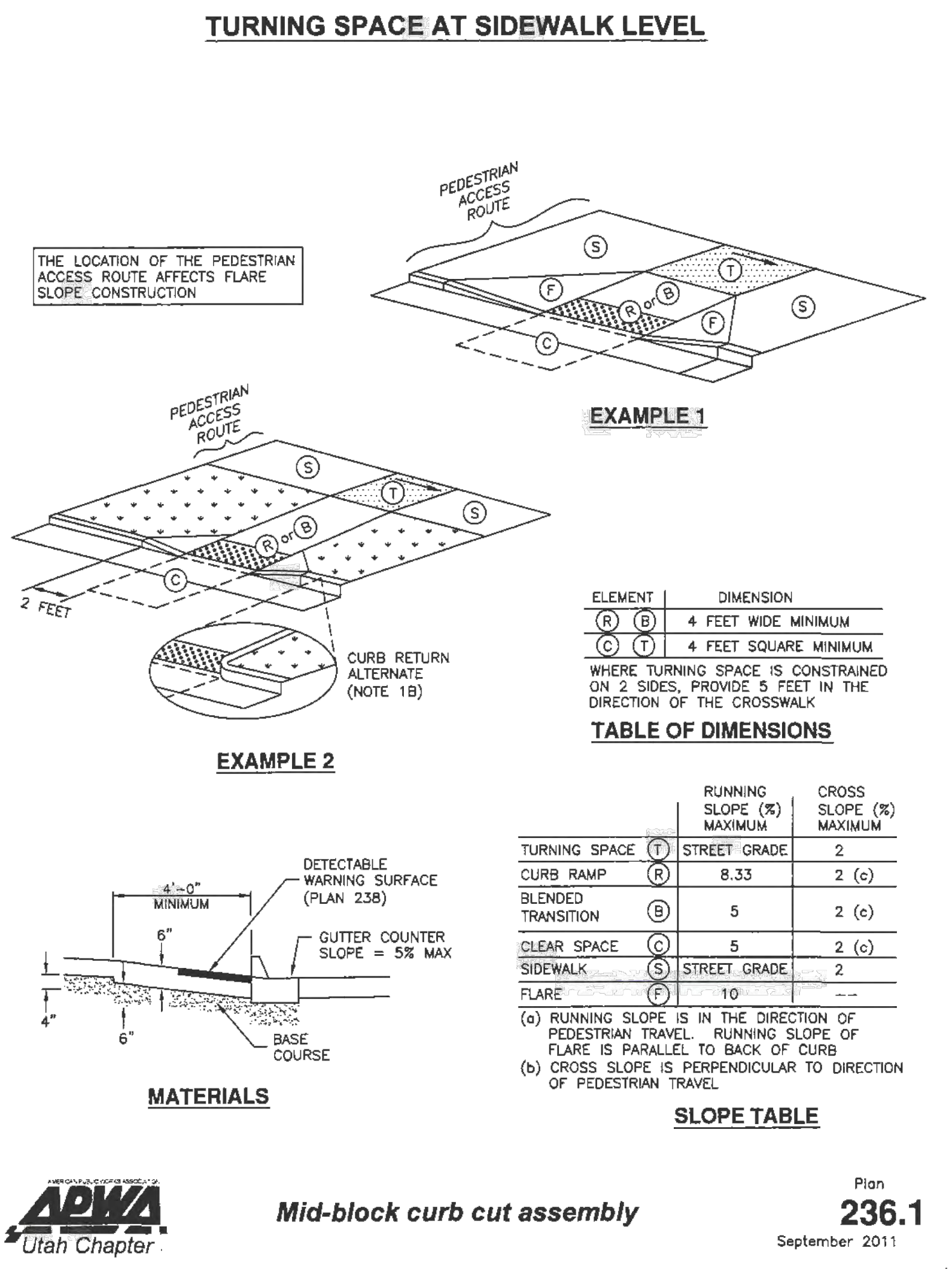
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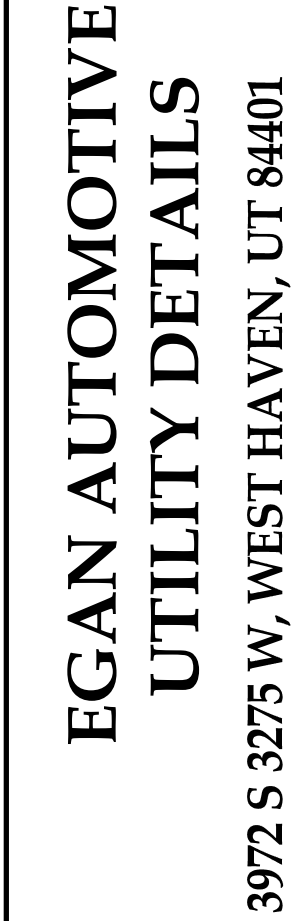
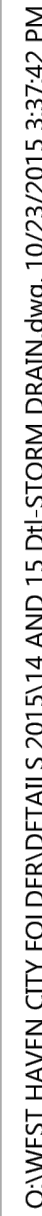
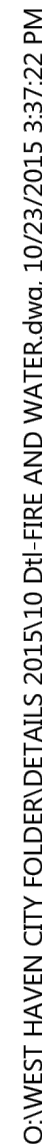
DESIGNER: GP

PROJECT ENGINEER: LP

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
www.elevateeng.com

ELEVATE
ENGINEERING

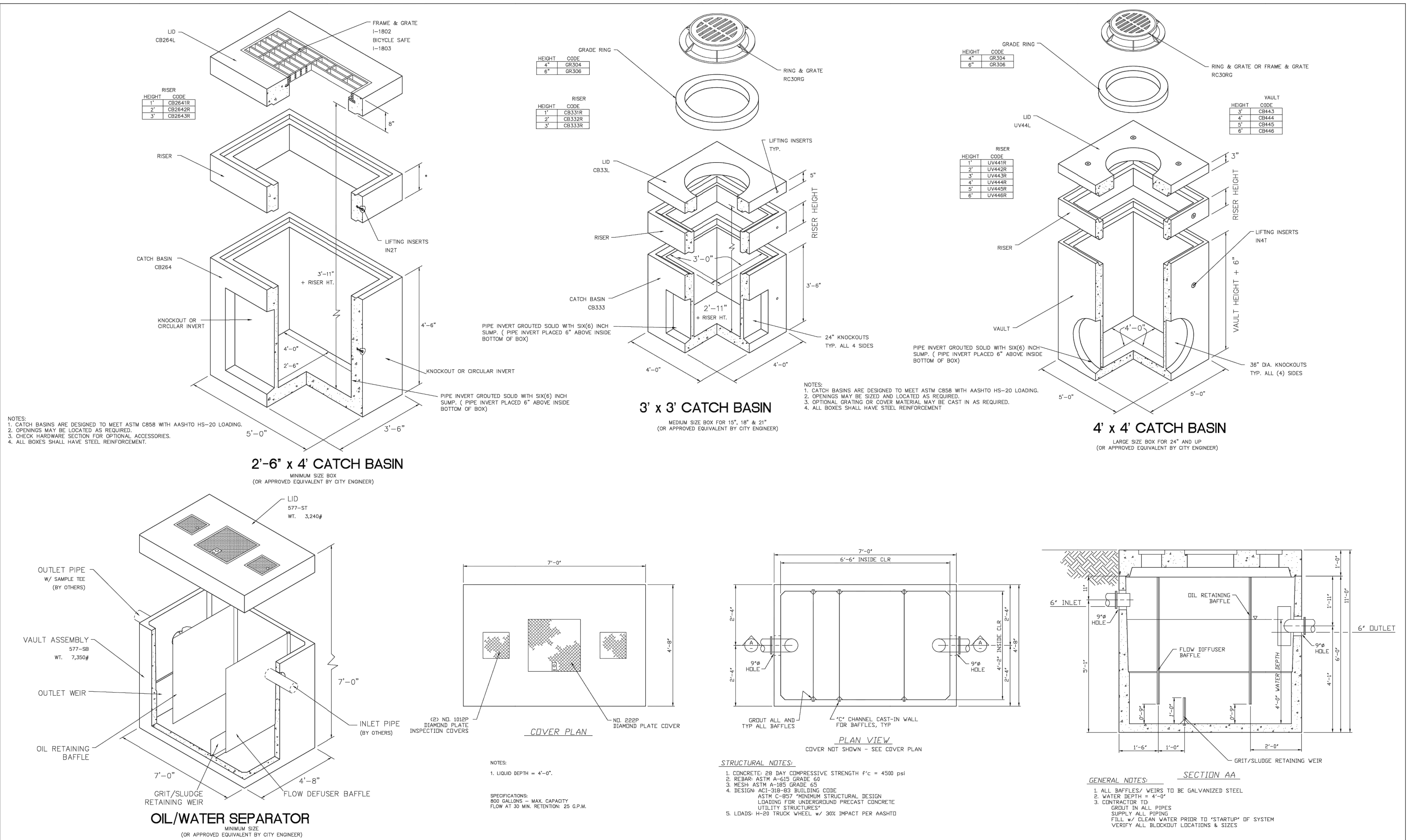
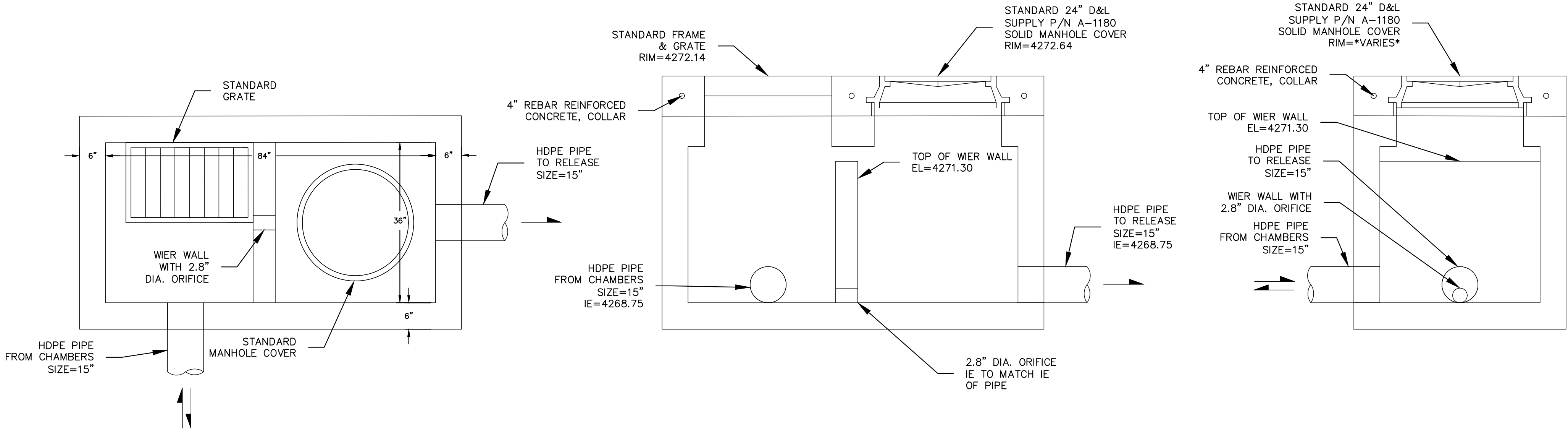




Q:\WEST HAVEN CITY FOLDER\DETAILS 2015\14 AND 15 DR STORM DRAIN.dwg, 10/23/2015 3:37:41 PM

8' X 4' BOX WITH WEIR WALL

-NTS-



1 COUNCIL		ADDED STANDARD	KN12/RD/SS	DESIGNED BY KN	SCALE NONE		4150 S 3900 W WEST HAVEN, UT 84401		CITY OF WEST HAVEN PUBLIC WORKS STANDARDS PRE-CAST CATCH BASINS & GRATE DETAILS OIL / WATER SEPERATOR (SMALL)	SHEET 14 OF 21
NO.		AUTHORIZED BY	REVISION	MADE BY	DATE					
					12/05					

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531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5995
levateengineering.com

ELEVATE ENGINEERING

EGAN AUTOMOTIVE
UTILITY DETAILS
3972 S 3275 W, WEST HAVEN, UT 84401



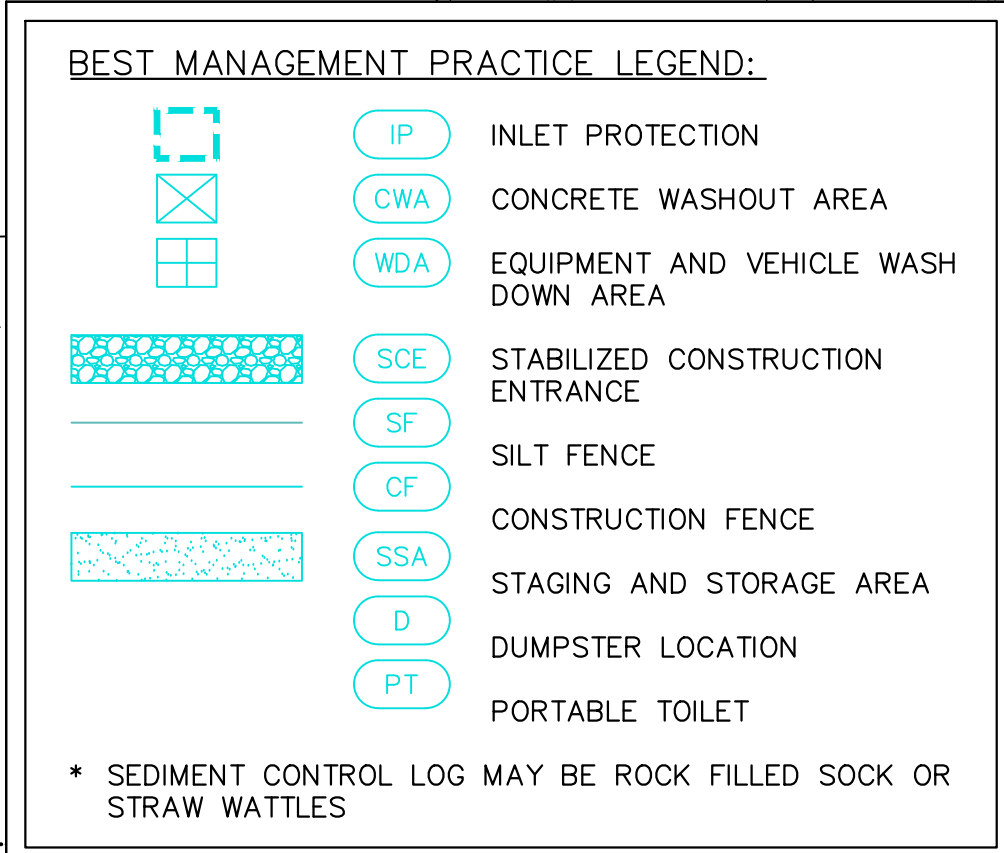
SHEET:

C-7

DATE:
Aug 28, 2026

PROJECT ENGINEER: LP

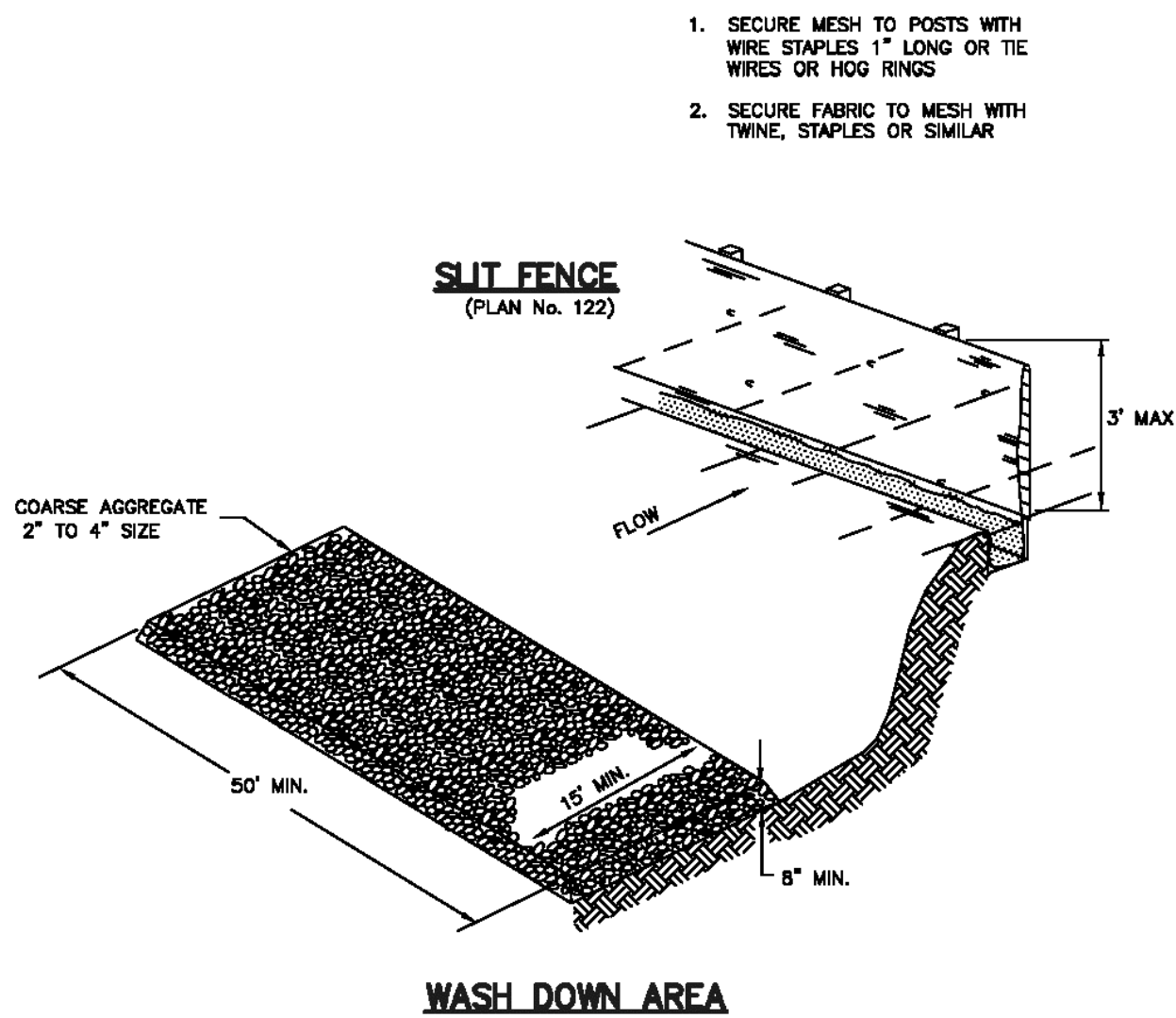
DESIGNER: GB



-
- The logo for Blue Stakes of UTAH 811 features a stylized mountain range in blue and white, with the text "Blue Stakes of UTAH 811" in bold, colorful letters. Below the text is a green and white shovel icon and the website "Bluestakes.org". To the right is a red surveying instrument icon, a compass, with the word "NORTH" below it. At the bottom is a scale bar labeled "SCALE: 1" = 20'" with markings for 0, 10, 20, 30, 40, and 60 feet.

	EGAN AUTOMOTIVE SWPP PLAN 3972 S 3275 W, WEST HAVEN, UT 84401								ELEVATE ENGINEERING 531 WEST 3800 NORTH SPANISH FORK, UT 84660 PHONE: (801) 718-5993 www.elevateeng.com				NO.	REVISIONS	BY	DATE	
SHEET:								PROJECT ENGINEER: LP								DESIGNER: GB	
C-8																	
DATE: Aug 28, 2026																	

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

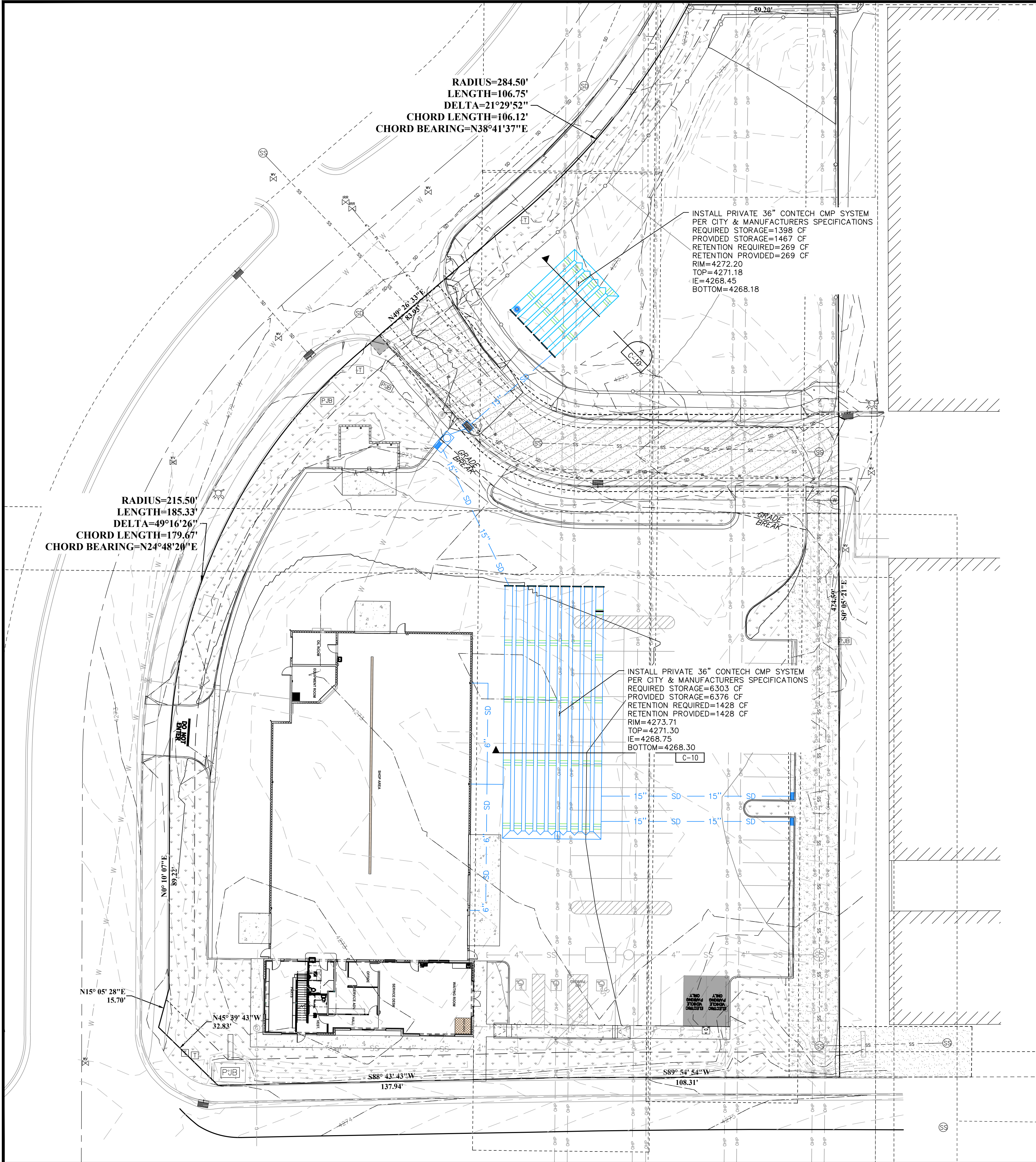


Equipment and vehicle wash down area

February 2006 17

Equipment and vehicle wash down area

1. **DESCRIPTION:** A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. **APPLICATION:** At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - D. Install silt fence down gradient (see Plan No. 122)
4. **MAINTENANCE:**
 - A. Requires periodic top dressing with additional stones.
 - B. Strictly used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer, equipment or concrete equipment).
 - C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - E. Inspect daily for loss of gravel or sediment buildup.
 - F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - G. Expand stabilized area as required to accommodate activities.
 - H. Maintain silt fence as outlined in Plan No. 122.



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

GRADE BREAK

EXISTING CONTOUR

FINISHED CONTOUR

FINISH GRADE SLOPE

SD

SD

GRADE
BREAK

4960

4700

SLOPE

EG=4272.20
TOP=4271.18
BOT=4268.18
LID EL=4268.45
NO GROUNDWATER DETECTED UP TO 8' BELOW EXISTING GRADE*

FOR DETAILED DETENTION DESIGN, SEE DETAILS PROVIDED BY CONTECH ENGINEERED SOLUTIONS PROJECT # 907019-015

*PER GEOTECHNICAL REPORT PROVIDED BY XCELL ENGINEERING PROJECT # P26290

DETENTION CHAMBERS CROSS SECTION A
NTS C-10

FG=4273.71
EG=4272.45
TOP=4271.30
BOT=4268.30
LID EL=4268.75
NO GROUNDWATER DETECTED UP TO 8' BELOW EXISTING GRADE*

FOR DETAILED DETENTION DESIGN, SEE DETAILS PROVIDED BY CONTECH ENGINEERED SOLUTIONS PROJECT # 907019-010

*PER GEOTECHNICAL REPORT PROVIDED BY XCELL ENGINEERING PROJECT # P26290

DETENTION CHAMBERS CROSS SECTION B
NTS C-10

Blue Stakes of UTAH811

Bluestakes.org

NORTH

SCALE: 1" = 20'

0

10

20

30

40

50

60

ELEVATE ENGINEERING

531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

EGAN AUTOMOTIVE
DRAINAGE PROFILES

3972 S 3275 W, WEST HAVEN, UT 84401

PROFESSIONAL ENGINEER

6/28/2026

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-10

DATE:

Aug 28, 2026

DESIGNER: GB

C:\Users\GradyBolkcom\Elevate Engineering Dropbox\Utah\Donna Egan\Egan Automotive & Repair, West Haven\Leading Tech UT - West Haven Auto Building 4B_REV06.dwg -- Aug 28, 2026--3:10pm

Landscape Calculations

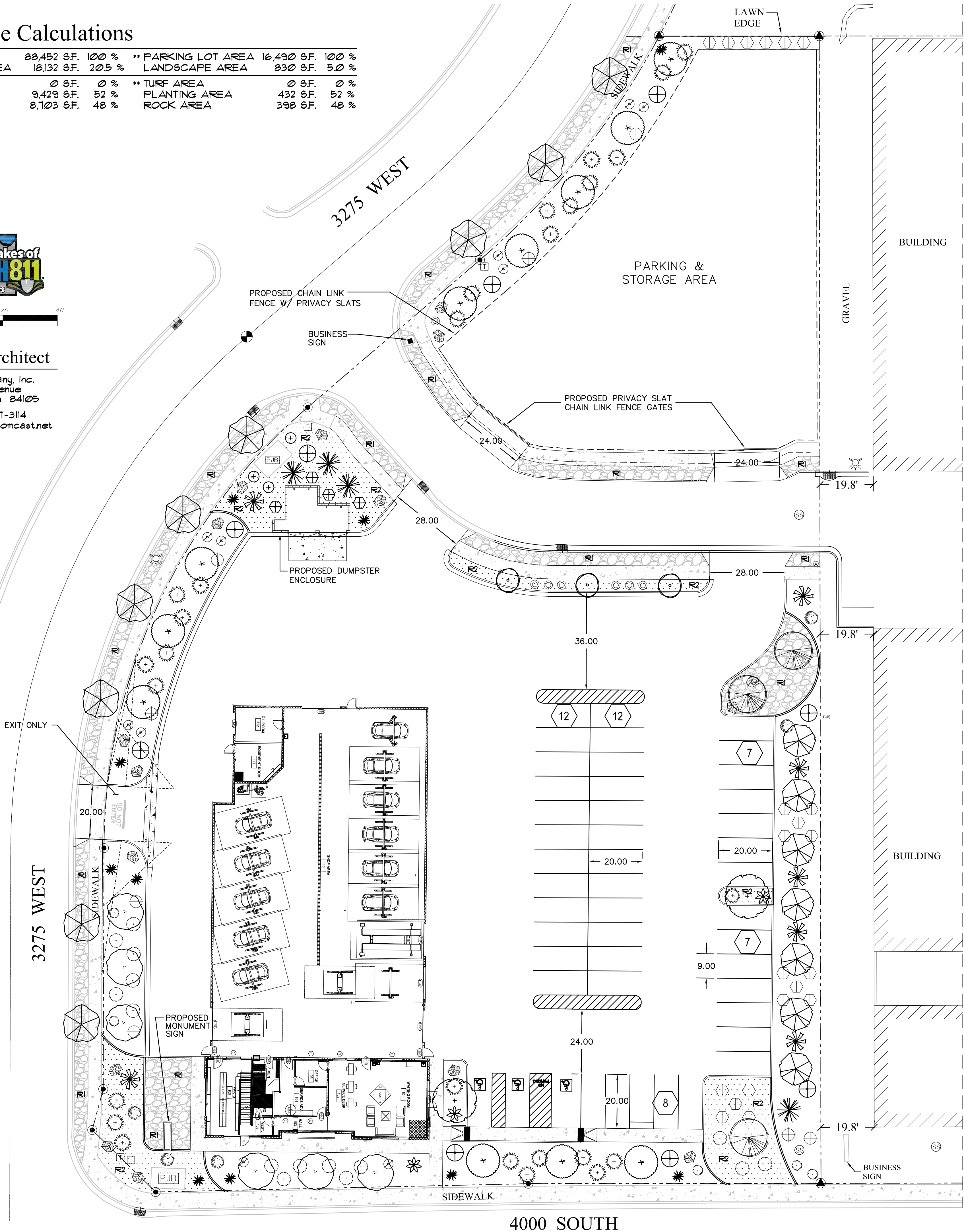
** SITE AREA	88,452 S.F.	100 %	** PARKING LOT AREA	16,490 S.F.	100 %
LANDSCAPE AREA	18,132 S.F.	20.5 %	LANDSCAPE AREA	830 S.F.	5.0 %
** TURF AREA	0 S.F.	0 %	** TURF AREA	0 S.F.	0 %
PLANTING AREA	9,429 S.F.	52 %	PLANTING AREA	432 S.F.	52 %
ROCK AREA	8,103 S.F.	48 %	ROCK AREA	398 S.F.	48 %



Scale : 1" = 20'-0"

Landscape Architect

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



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
4		Juniperus scopulorum	Rocky Mountain Juniper	6' Min. Height B & B	Full Throughout Specimen
3		Koeleruteria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
6		Tilia cordata 'Greenspire'	Little Leaf Linden	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
9		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
2		Zelcova serrata 'Wireless'	Wireless Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	3 Gallon	15"-18" Height
3		Chrysothamnus nauseosus	Rubber Rabbitbrush	3 Gallon	15"-18" Height
5		Hesperaloe parviflora	Red Yucca	3 Gallon	15"-18" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	3 Gallon	18"-24" Height
15		Prunus besseyi 'Faunee Buttes'	Faunee Buttes Sandcherry	3 Gallon	15"-18" Spread
27		Rhus aromatica 'Low Grow'	Low Grow Sumac	3 Gallon	15"-18" Spread
7		Rhus typhina 'Baltiger'	Tiger Eye's Sumac	3 Gallon	18"-24" Height
5		Rosa 'Knock Out Red'	Knock Out Red Rose	3 Gallon	15"-18" Height
10		Yucca filam. 'Golden Sword'	Golden Sword Yucca	3 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	1 Gallon	15"-18" Height
21		Calamagrostis a. 'Foerster'	Foerster Feather Grass	1 Gallon	15"-18" Height
9		Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gallon	15"-18" Height
8		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	15"-18" Height
7		Pennisetum alop. 'Hamein'	Hamein Fountain Grass	1 Gallon	12"-15" Height

Planting Notes

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

General Notes

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

Sub-Grade Requirements

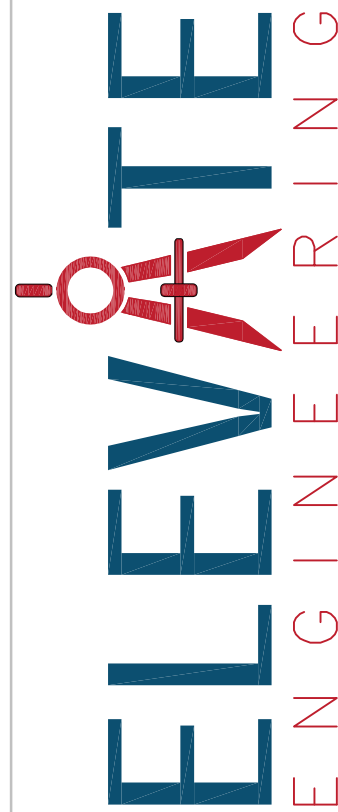
- SHRUB AREAS : Six (6) inches below finish grade. This will allow for the installation of a three inch depth of topsoil, along with a three inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS : Four (4) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, And Match That Used On Adjacent Property, Blockish (Not Rounded).

NO.	REVISIONS	BY	DATE

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

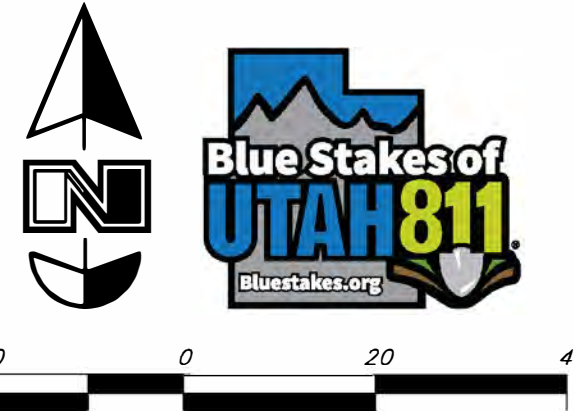


EGAN AUTOMOTIVE
LANDSCAPE PLAN
3275 W. 4000 S. WEST HAVEN, UT. 84401



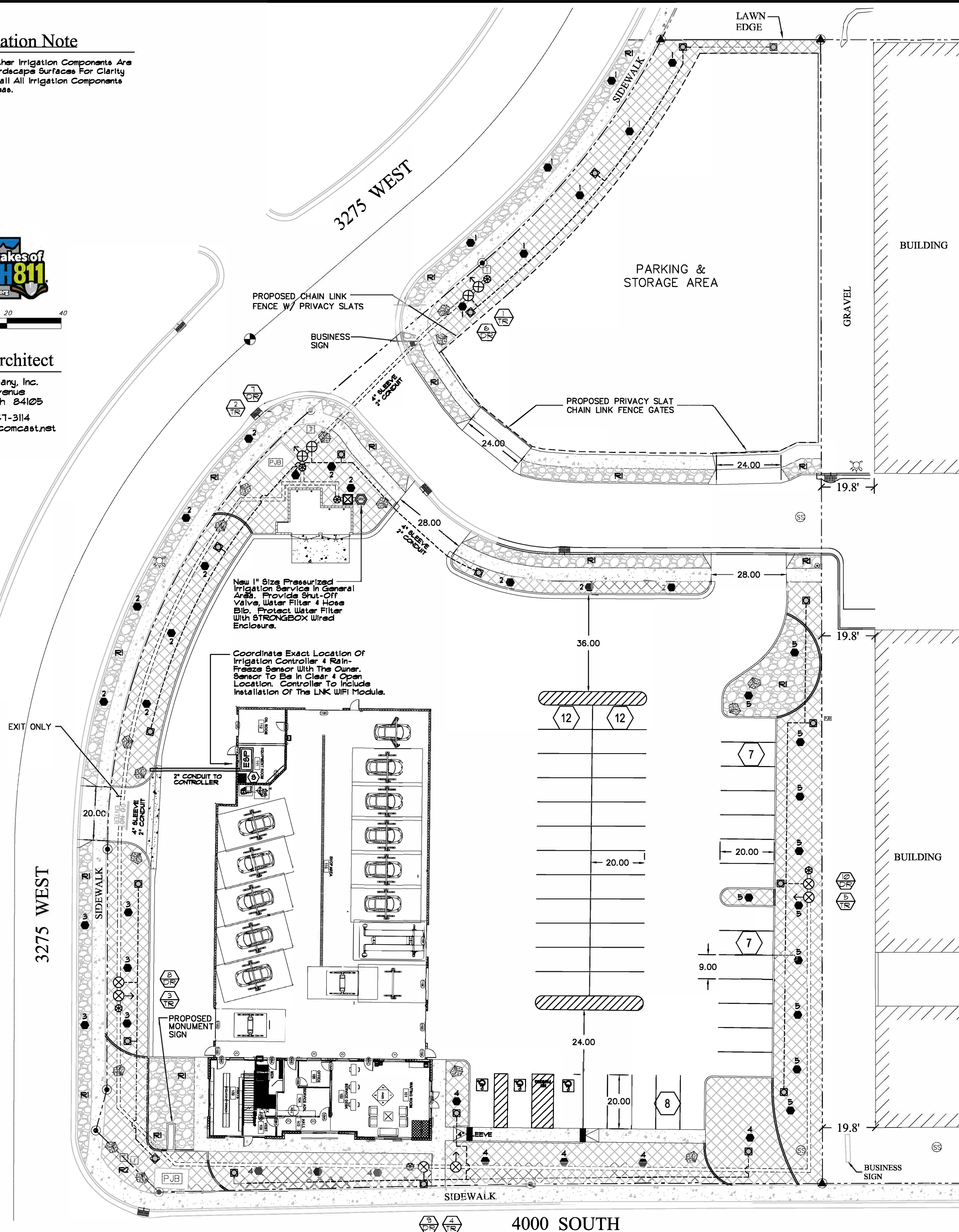
General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaces For Clarity Purposes ONLY!!! Install All Irrigation Components Within Landscaped Areas.



Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone: 801-647-3114
Email: rdl@comcast.net



Sprinkler List

Symbol	Model-Number	Description	Remarks
●	Tree Location (Match #)	Install Rainbird XFDE Dripline	Provide Emitter Rings As Required
⊗	Rainbird Or Equal	PVC To PE Pipe Connection	Install Within All Planting Areas As Shown
⊗	Rainbird XCZ-100-FRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Rainbird 33DNP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
ESP	Rainbird ESP-4ME3	Modular Outdoor Controller	Provide LNK WIFI Module
5	Rainbird WR2	Rain/Freeze Wireless Sensor	Install In Clear Bldg. Exterior Location
⊗	Mueller Orseal Mark II	Stop & Waste Valve	1" Size / Install Inside Curb Box
⊗	Amiad 1 1/2" Super Tee	Secondary Water Filter	Install Above Grade Per All Codes
⊗	Rainbird XFDE Series	Dripline Emitter Tubing	3 GPH @ 12"-18" Spacing As Required
-----	Schedule 40 PVC	Main Service Line	1 1/2" Size Throughout
-----	Schedule 40 PVC	Lateral Circuit Line / Plants	Pipe Size As Required / 1" Min. Size
-----	Schedule 40 PVC	Lateral Circuit Line / Trees	Extend To All Matched Number Trees

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving, based upon the sizing guide below:

PIPE SIZE / WIRE QUAN.	REQUIRED SLEEVING
1/2" - 1 1/2" Piping	1-2" PVC Sleeve
1 1/2" - 2" Piping	1-4" PVC Sleeve
1-25 Control Wires	1-2" PVC Sleeve

Pipe GPM Design Guide

Pipe Size	Water Flow (GPM)
(Velocities Not To Exceed 5 Feet/Second)	
1" Size / NA	0 - 12 GPM
1 1/4" Size / ●	12 - 22 GPM
1 1/2" Size / ●●	22 - 30 GPM

Sprinkler Notes

- All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "Blown Out".
- All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Washed gravel shall be installed in the box bottom to a depth of 8 inches.
- Control valve wires shall be #14 single conductor white for the common wire, and #14 single conductor for the hot wire. Use red for the hot wire on all "tree" control valve zones, green for "plantings" control valve zones and blue (2) as spares along the entire main service line. Spares wires shall be home run to the controller. All wire shall be UF UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring along service line where possible, taped to the underside of the pipe at regular intervals. Provide slack in control wires at all changes in direction.
- Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeving a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
- The contractor shall be responsible for the installation of all irrigation sleeving under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electrical conduit(s) from the controller location to the nearest planting area.
- The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wires, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

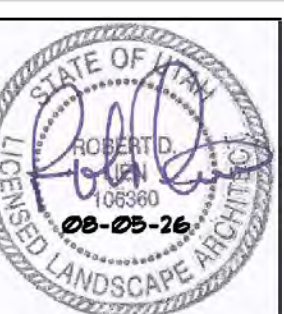
Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA		
#	Size	Sta. #	Head Type	Landscape Zone	Freq. Rate-inch/hr	GPM +/- PSI
1	1/2"	1	Drip	Trees	NA	4.0 30
2	1/2"	2	Drip	Trees	NA	6.5 30
3	1/2"	3	Drip	Trees	NA	2.5 30
4	1/2"	4	Drip	Trees	NA	4.0 30
5	1/2"	5	Drip	Trees	NA	5.5 30
6	1/2"	6	Drip	Plantings	NA	5.0 30
7	1/2"	7	Drip	Plantings	NA	5.0 30
8	1/2"	8	Drip	Plantings	NA	5.0 30
9	1/2"	9	Drip	Plantings	NA	5.0 30
10	1/2"	10	Drip	Plantings	NA	5.0 30

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482 WEST 1200 NORTH
SPRINGVILLE, UT 84663
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info@elevateeng.com

ELEVATE
ENGINEERING

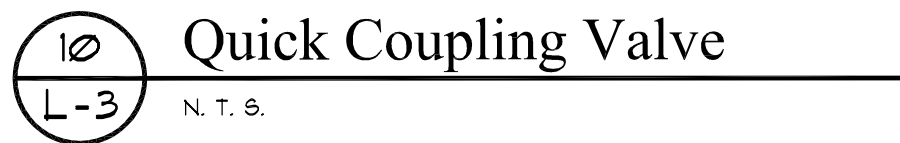
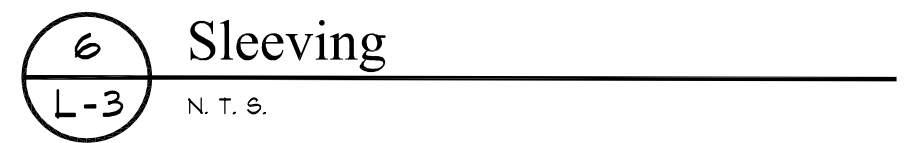
EGAN AUTOMOTIVE
IRRIGATION PLAN
3275 W. 4000 S. WEST HAVEN, UT. 84401



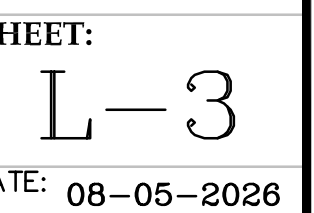
SHEET:

L-2

DATE: 08-05-2026



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492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
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larvin@elevateng.com

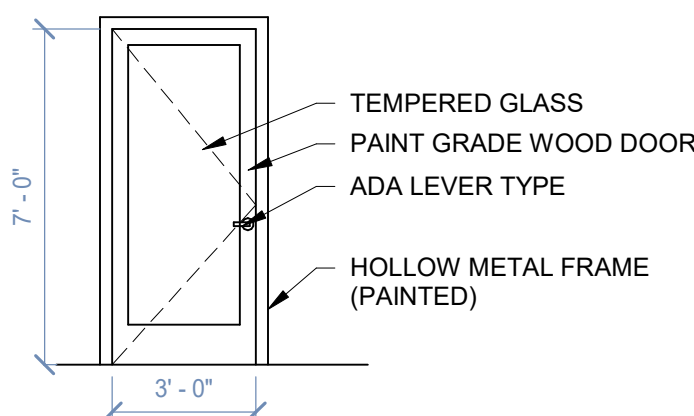
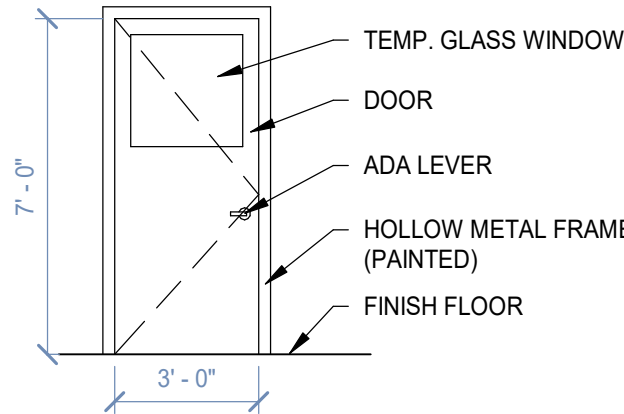
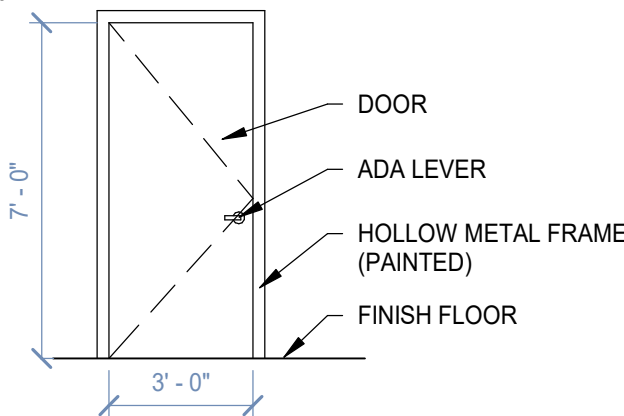
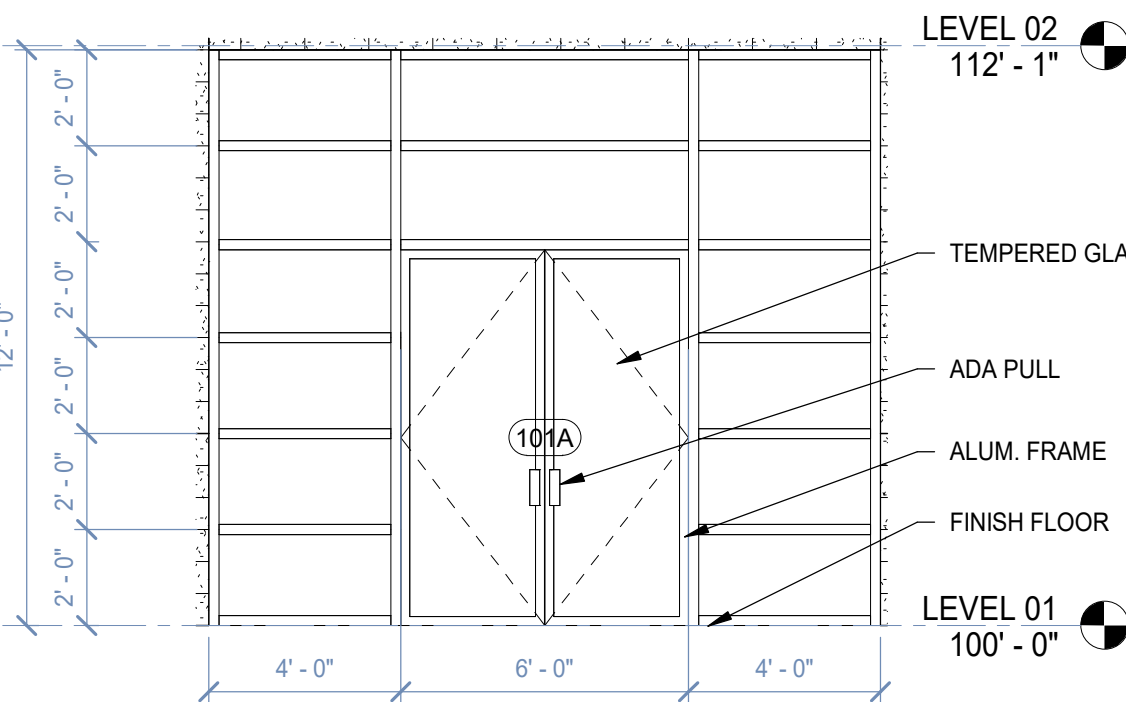
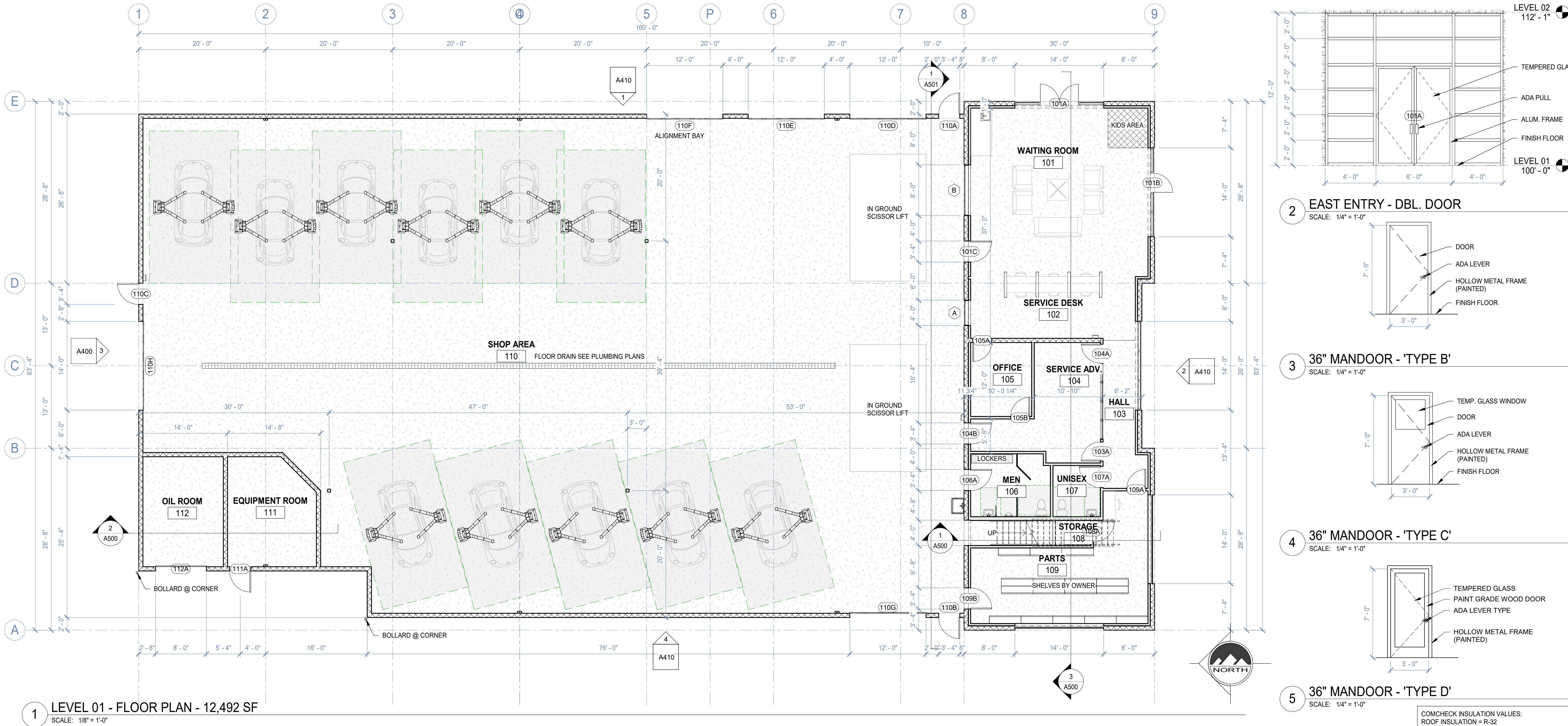


DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	FRAME TYPE	FINISH	HARDWARE	Description	COMMENTS
101A	6'-0"	7'-10"	ALUM. STOREFRONT	BLACK	LOCKSET		w/ CLOSER
101B	3'-0"	7'-10"	ALUM. STOREFRONT	BLACK	LOCKSET		w/ CLOSER
101C	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'C'	w/ CLOSER
103A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'D'	
104A	3'-0"	7'-0"	ALUM. STOREFRONT	BLACK	PASSAGE		w/ CLOSER
104B	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'C'	
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106A	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'B'	w/ CLOSER
107A	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PRIVACY	TYPE 'B'	
108A	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'B'	
109A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'D'	
109B	3'-4"	7'-0"	HOLLOW METAL	PAINTED	PASSAGE	TYPE 'C'	
110A	3'-4"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'B'	INSULATED w/ CLOSER
110B	3'-4"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'B'	INSULATED w/ CLOSER
110C	3'-4"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'B'	INSULATED w/ CLOSER
110D	12'-0"	12'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
110E	12'-0"	12'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
110F	12'-0"	12'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
110G	12'-0"	12'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
110H	14'-0"	12'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
111A	3'-4"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'B'	INSULATED w/ CLOSER
112A	8'-0"	8'-0"	OVERHEAD DOOR	FACTORY FINISH	LOCK	OVERHEAD w/ MOTOR	
201A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'D'	
202A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	LOCKSET	TYPE 'D'	
203A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	PRIVACY	TYPE 'B'	
205A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	PRIVACY	TYPE 'B'	
206A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	PRIVACY	TYPE 'B'	
Grand total: 28							
1. DOOR THRESHOLDS TO BE LESS THAN 1/2" ABOVE FINISH FLOOR. 2. ALL DOOR HARDWARE TO BE ADA LEVER TYPE. 3. EXIT DOORS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. 4. DOORS TO MEET THE REQUIREMENTS OF IBC 1010. 5. DOOR HARDWARE TO BE LOCATED IN DOOR PER 1010.2.3 6. ALL LOCKSETS SHALL COMPLY WITH 1010.2.4 AND 1010.2.5							

ROOM SCHEDULE											
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISHES				HEIGHTS	CEILING FINISH	COMMENTS	
				NORTH	EAST	SOUTH	WEST				
101	WAITING ROOM	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	22'-0"	GYP. BOARD		
102	SERVICE DESK	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
103	HALL	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
104	SERVICE ADV.	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
105	OFFICE	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
106	MEN	TILE	TILE	TILE/PAINT	TILE/PAINT	TILE/PAINT	TILE/PAINT	8'-0"	GYP. BOARD	48" TALL WAINSCOT	
107	UNISEX	TILE	TILE	TILE/PAINT	TILE/PAINT	TILE/PAINT	TILE/PAINT	8'-0"	GYP. BOARD	48" TALL WAINSCOT	
108	STORAGE	SEALED CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	7'-0"	GYP. BOARD	(2) LAYERS OF 5/8"	
109	PARTS	SEALED CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	10'-0"	OPEN TO STRUCTURE		
110	SHOP AREA	SEALED CONC.	NA	PAINT	PAINT	PAINT	PAINT	19'-0"	OPEN TO STRUCTURE	8" LT. GRAY WAINSCOT	
111	EQUIPMENT ROOM	SEALED CONC.	NA	PAINT	PAINT	PAINT	PAINT	12'-0"	GYP. BOARD		
112	OIL ROOM	SEALED CONC.	NA	PAINT	PAINT	PAINT	PAINT	12'-0"	GYP. BOARD		
201	OFFICE	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	10'-0"	ACOUSTICAL GRID		
202	OFFICE	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	10'-0"	ACOUSTICAL GRID		
203	RR	TILE	TILE	PAINT	PAINT	PAINT	PAINT	10'-0"	GYP. BOARD		
204	OPEN OFFICE	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	10'-0"	ACOUSTICAL GRID		
205	AIR COMP.							9'-6 1/2"			
206	OIL BURNER							8'-0"			
207	STORAGE							9'-6 1/2"			

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
46	3'-0"	6'-0"	7'-0"	36" x 72"	
61	2'-0"	1'-6"	9'-6"	24" x 18"	
A	4'-0"	4'-0"	7'-0"	48" x 48"	
B	8'-0"	4'-0"	7'-0"	96" x 48"	
Grand total: 17					

WALL SCHEDULE			DESCRIPTION	COMMENTS
ES-2	600S162-33	METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD INTER. 1/2" SHEATHING, 1.5" EIFS EXTERIOR		
RW-1	1"	RESTROOM STALL PARTITION		
SS-1	362S162-18	METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD ONE SIDE		
SS-2	362S162-18	METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD EA. SIDE		
SS-3	600S162-33	METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD EA. SIDE		
WM-1	8"	CMU WALL - SEE STRUCTURAL PLANS		



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

THE STANDARD IN ENGINEERING

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FOR:
CLIENT INFORMATION

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

REVIEW 5/11/2026

NO.	DATE	REVISION

FLOOR PLAN

PROJECT NUMBER
14754

DATE
02-24-2026

PROJECT MANAGER
CD

DESIGNED BY
CD

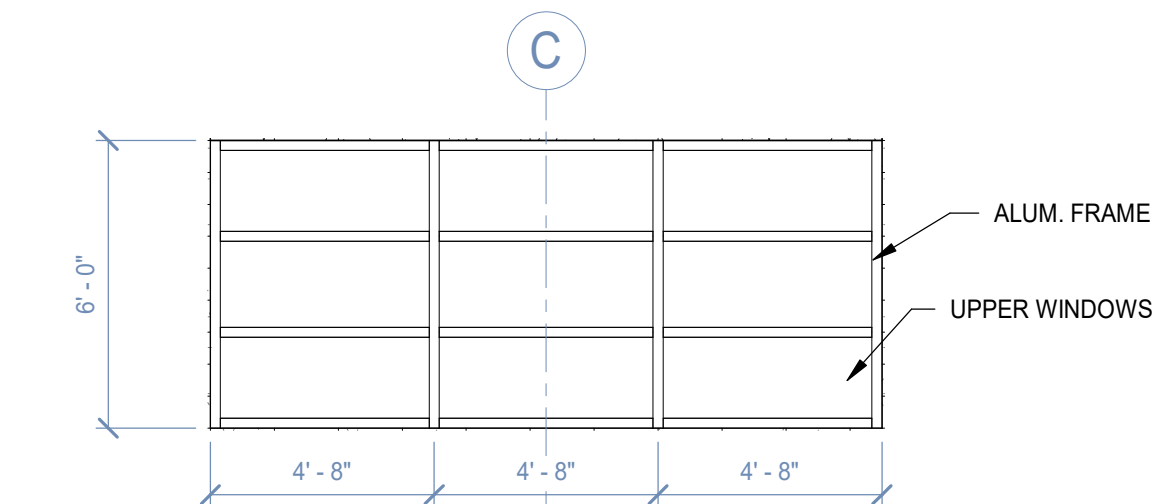
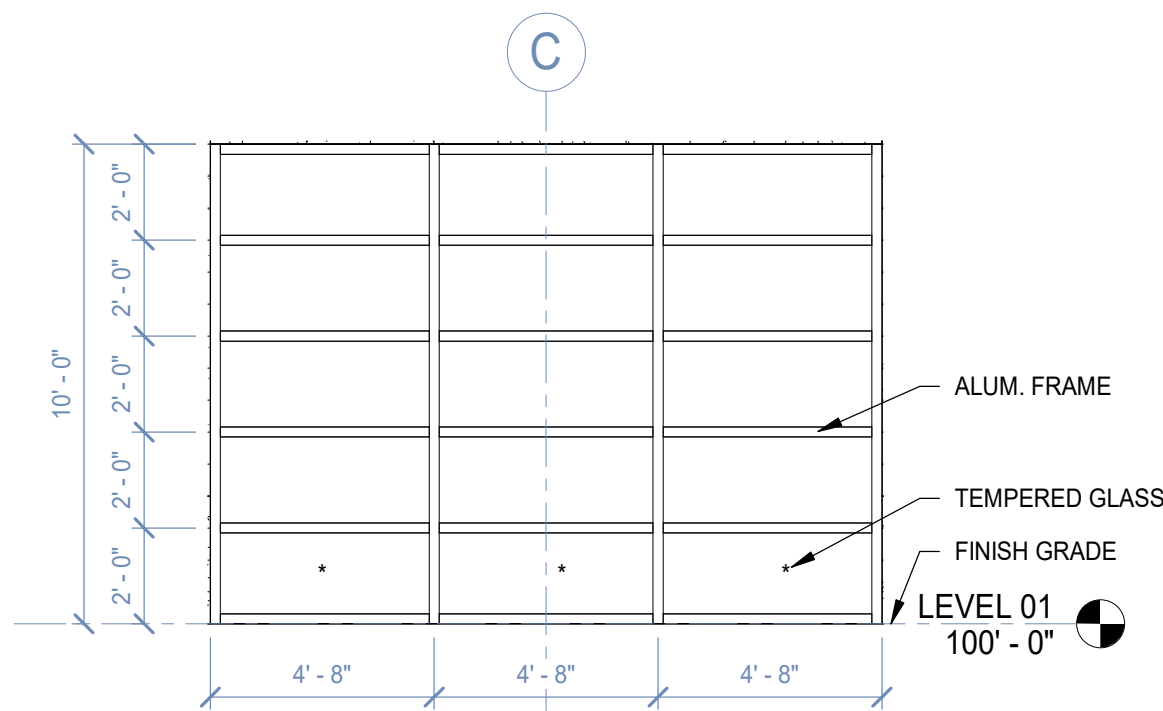
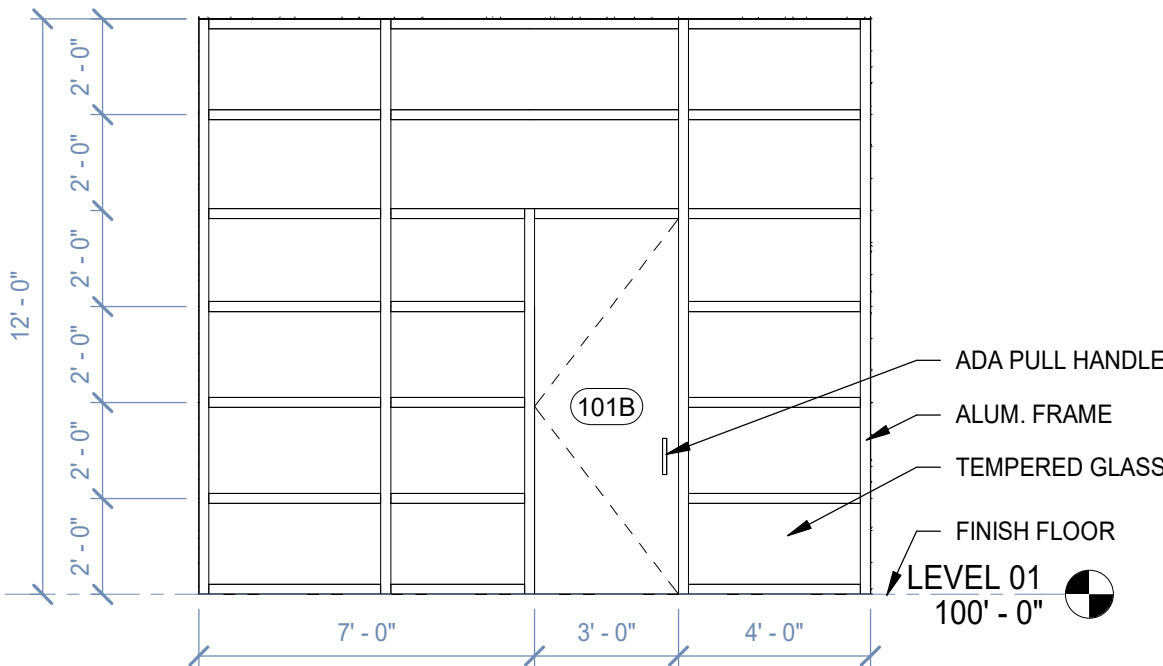
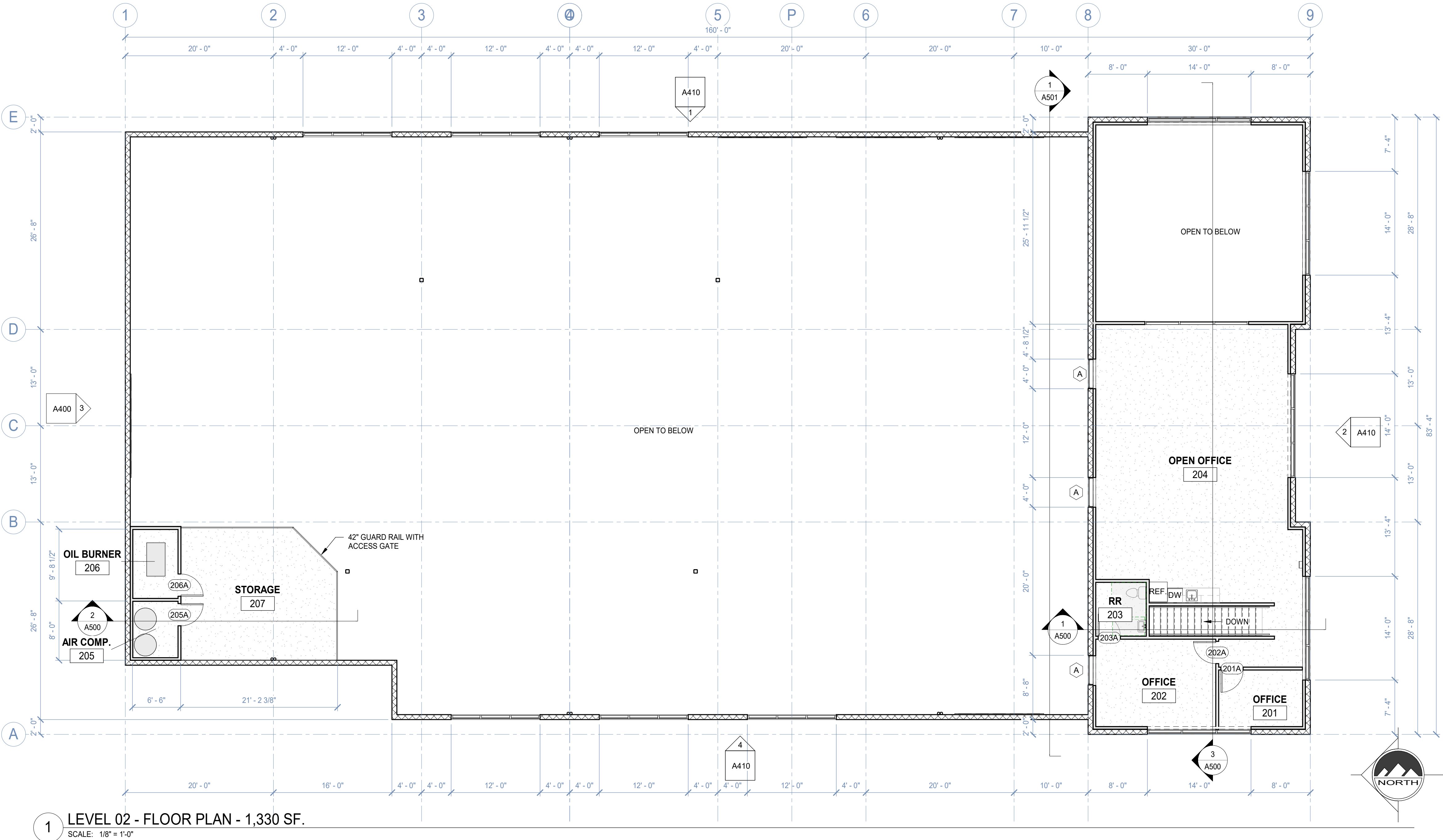
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DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	FRAME TYPE	FINISH	HARDWARE	Description	COMMENTS
101A	6'-0"	7'-10"	ALUM. STOREFRONT	BLACK	LOCKSET		w/ CLOSER
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206A	3'-0"	7'-0"	HOLLOW METAL	PAINTED	PRIVACY	TYPE 'B'	
Grand total: 28							

ROOM SCHEDULE											
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103	HALL	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
104	SERVICE ADV.	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
105	OFFICE	LVT	RUBBER	PAINT	PAINT	PAINT	PAINT	9'-0"	ACOUSTICAL GRID		
106	MEN	TILE	TILE	TILE/PAINT	TILE/PAINT	TILE/PAINT	TILE/PAINT	8'-0"	GYP. BOARD	48" TALL WAINSCOT	
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Grand total: 17					

WALL SCHEDULE		
MARK	DESCRIPTION	COMMENTS
ES-2	600S162-33 METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD INTER. 1/2" SHEATHING, 1.5" EIFS EXTERIOR	
RW-1	1" RESTROOM STALL PARTITION	
SS-1	362S162-18 METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD ONE SIDE	
SS-2	362S162-18 METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD EA. SIDE	
SS-3	600S162-33 METAL STUDS @ 16" o.c. w/ 5/8" GYP. BOARD EA. SIDE	
WM-1	8" CMU WALL - SEE STRUCTURAL PLANS	



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

REVIEW 5/11/2026
NO. DATE REVISION

SECOND FLOOR PLAN

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

A110

ENSGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
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RICHFIELD
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FOR:
CLIENT INFORMATION

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

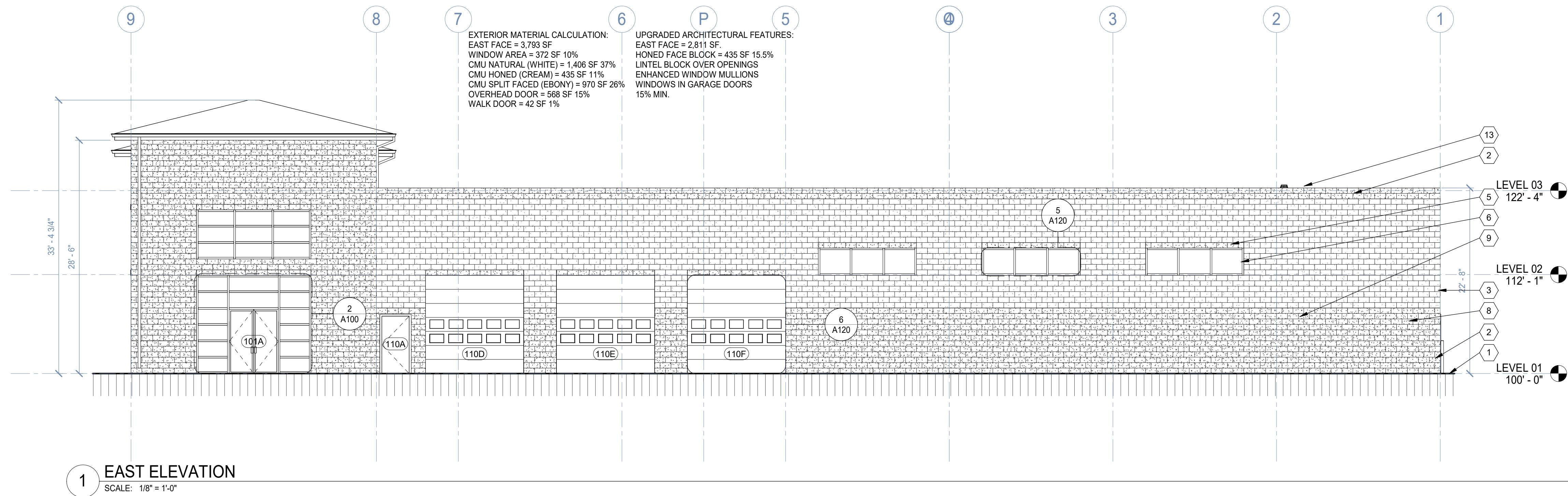
REVIEW 5/11/2026

NO. DATE REVISION

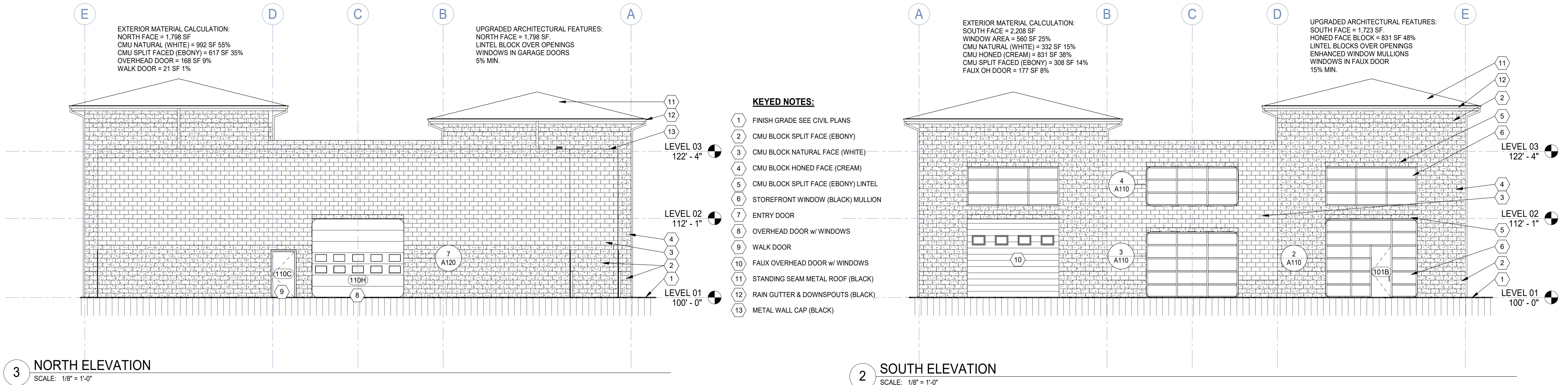
EXTERIOR
ELEVATIONS

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

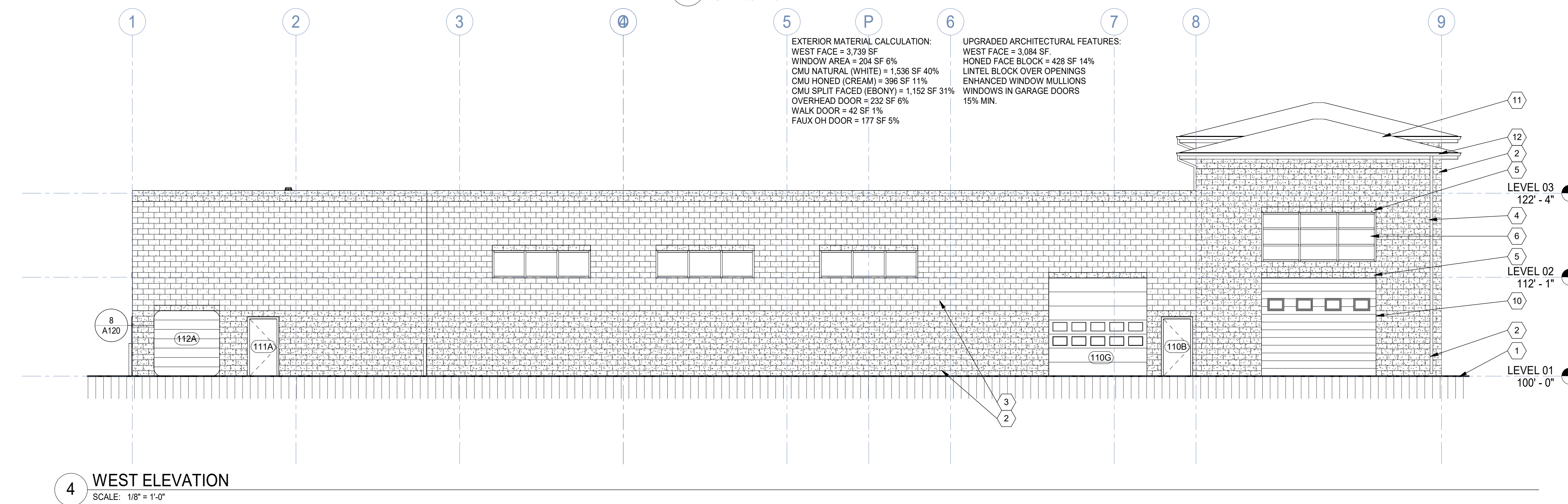
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



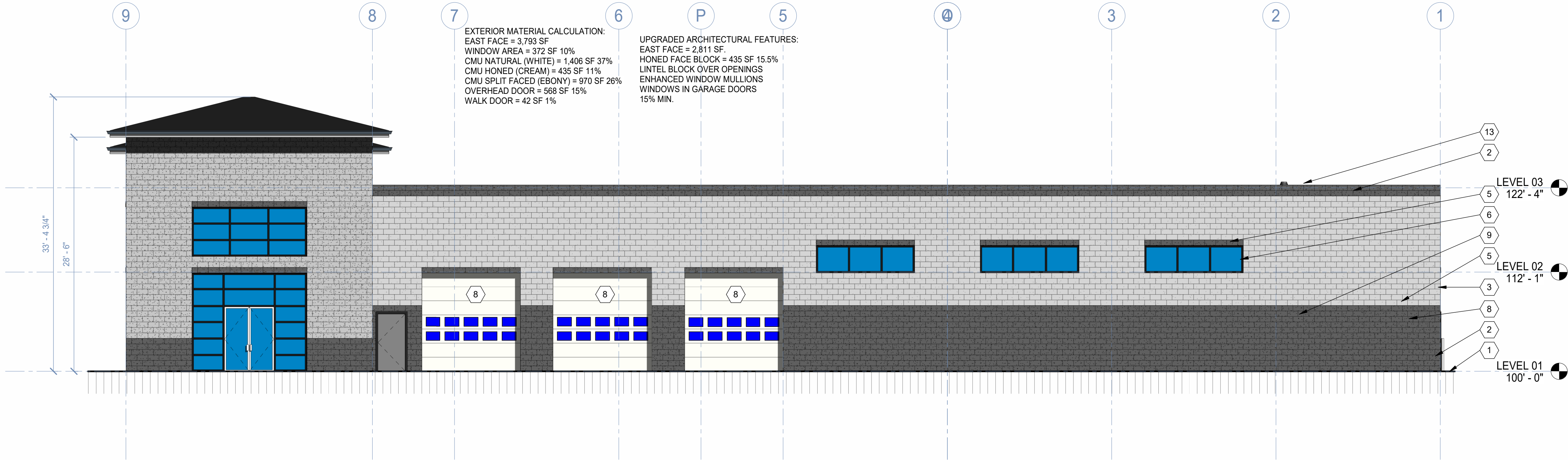
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES:

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

KEYED NOTES:

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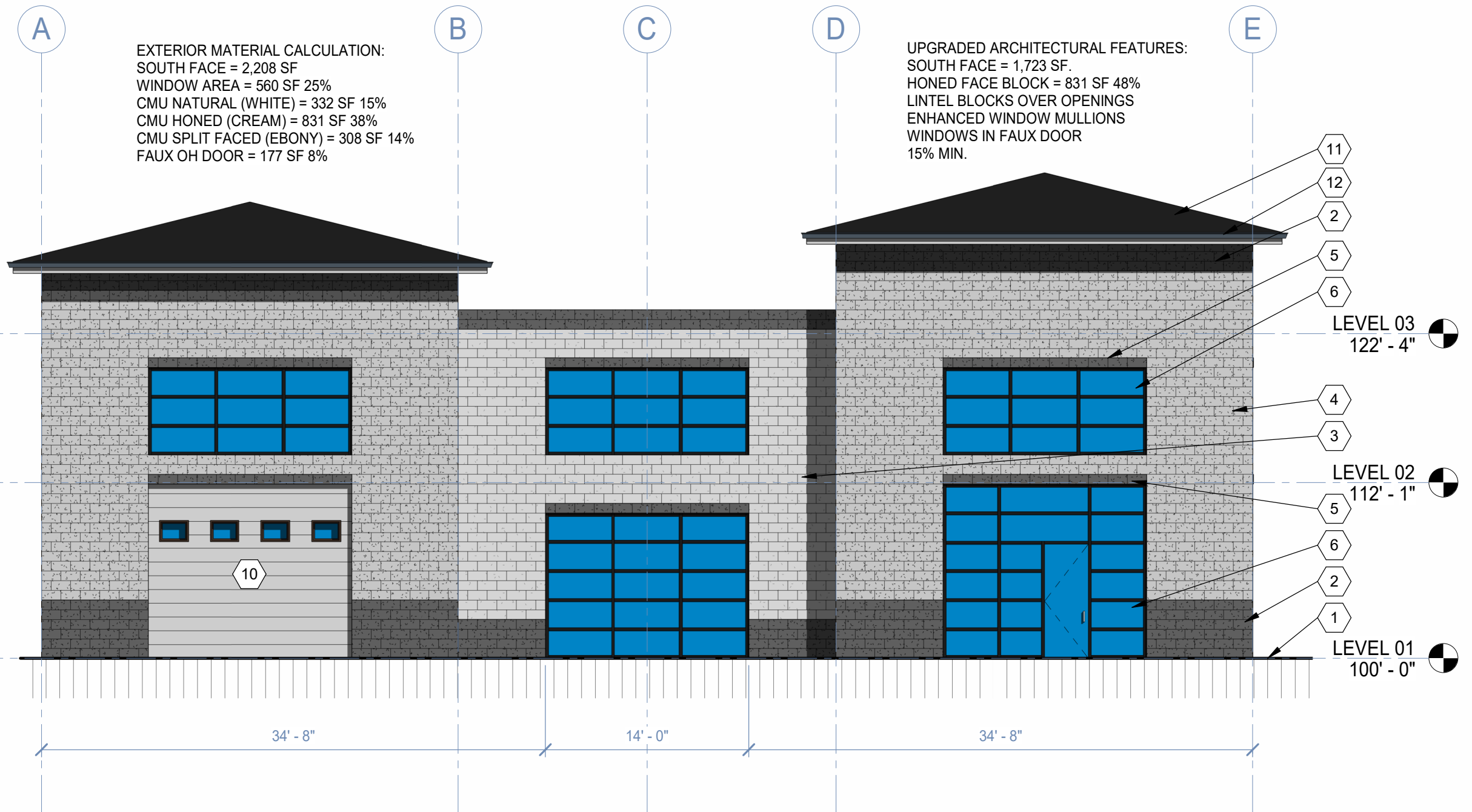
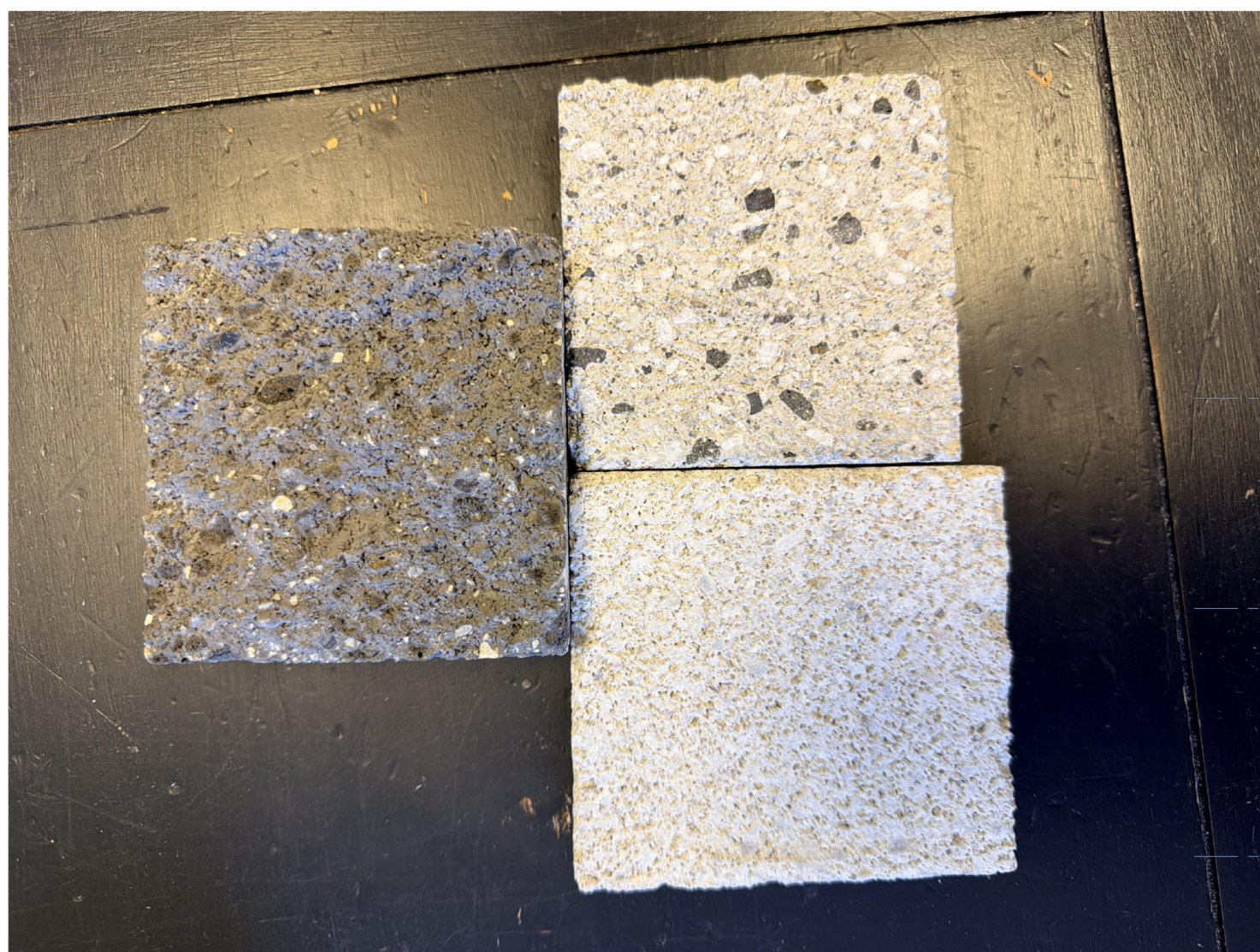
1 EAST ELEVATION COLOR

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



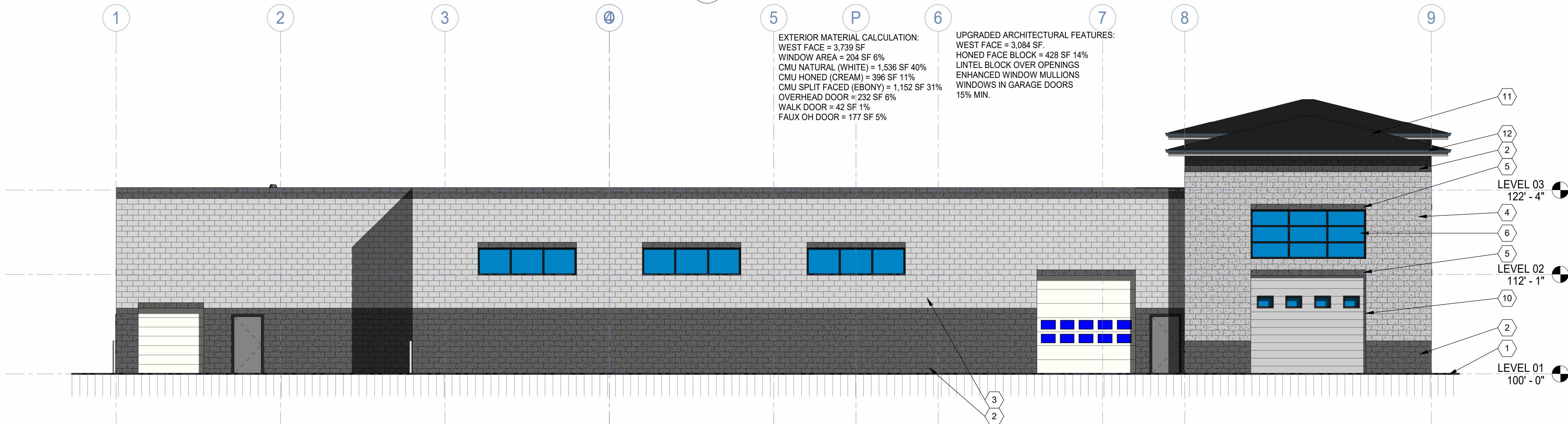
3 PERSPECTIVE

SCALE:



2 SOUTH ELEVATION COLOR

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



4 WEST ELEVATION COLOR

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

Landscape Calculations

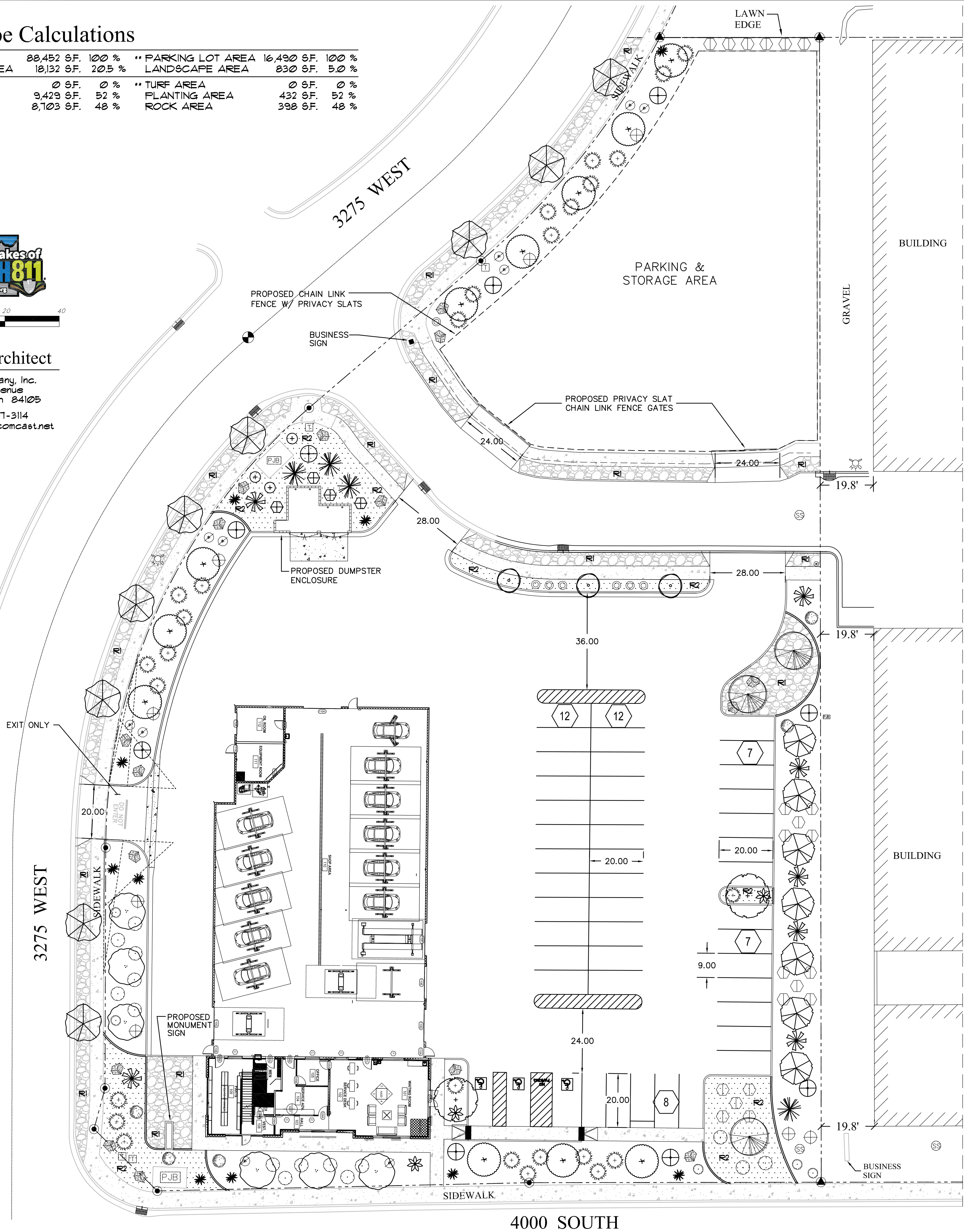
** SITE AREA	88,452 S.F.	100 %	** PARKING LOT AREA	16,490 S.F.	100 %
LANDSCAPE AREA	18,132 S.F.	20.5 %	LANDSCAPE AREA	830 S.F.	5.0 %
** TURF AREA	0 S.F.	0 %	** TURF AREA	0 S.F.	0 %
PLANTING AREA	9,429 S.F.	52 %	PLANTING AREA	432 S.F.	52 %
ROCK AREA	8,103 S.F.	48 %	ROCK AREA	398 S.F.	48 %



Scale : 1" = 20'-0"

Landscape Architect

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



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
4		Juniperus scopulorum	Rocky Mountain Juniper	6' Min. Height B & B	Full Throughout Specimen
3		Koeleria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
6		Tilia cordata 'Greenspire'	Little Leaf Linden	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
9		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
2		Zelcova serrata 'Wireless'	Wireless Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	3 Gallon	15"-18" Height
3		Chrysothamnus nauseosus	Rubber Rabbitbrush	3 Gallon	15"-18" Height
5		Hesperaloe parviflora	Red Yucca	3 Gallon	15"-18" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	3 Gallon	18"-24" Height
15		Prunus besseyi 'Faunee Buttes'	Faunee Buttes Sandcherry	3 Gallon	15"-18" Spread
27		Rhus aromatica 'Low Grow'	Low Grow Sumac	3 Gallon	15"-18" Spread
7		Rhus typhina 'Baltiger'	Tiger Eye's Sumac	3 Gallon	18"-24" Height
5		Rosa 'Knock Out Red'	Knock Out Red Rose	3 Gallon	15"-18" Height
10		Yucca filam. 'Golden Sword'	Golden Sword Yucca	3 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	1 Gallon	15"-18" Height
21		Calamagrostis a. 'Foerster'	Foerster Feather Grass	1 Gallon	15"-18" Height
9		Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gallon	15"-18" Height
8		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	15"-18" Height
7		Pennisetum alop. 'Hamein'	Hamein Fountain Grass	1 Gallon	12"-15" Height

Planting Notes

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

General Notes

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

Sub-Grade Requirements

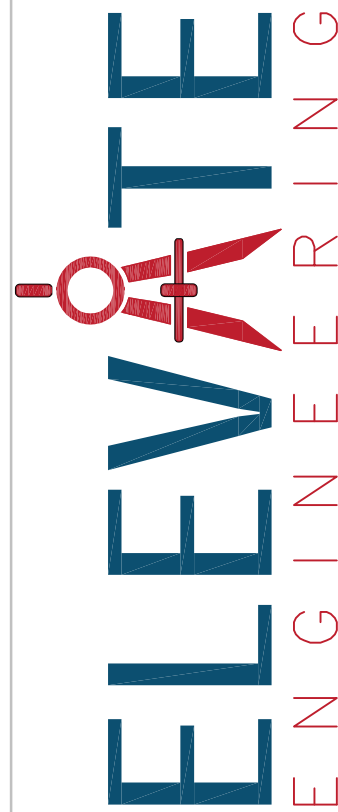
- SHRUB AREAS : Six (6) inches below finish grade. This will allow for the installation of a three inch depth of topsoil, along with a three inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS : Four (4) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, and Match That Used On Adjacent Property, Blockish (Not Rounded).

NO.	REVISIONS	BY	DATE

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



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

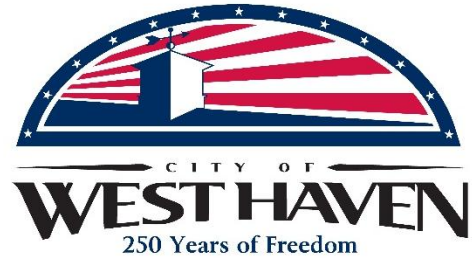


SHEET:
L-1
DATE: 08-05-2026

Planning Commission Staff Review Memo

September 9, 2026

Stephen Nelson, Community Development Director



ADU STANDARDS UPDATE

Proposal:	Discussion ADU Standards
Ordinance Section:	§ 157.455-157.480
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven staff, based on a recommendation from the Planning Commission and an update to state code, are proposing a few changes to the ADU Ordinance. State law recently changed, requiring that cities allow both internal and detached ADUs, and providing standards that West Haven would need to comply with. You can read the state code at the links below.

[10-21-303 Internal Accessory Dwelling Units](#)

[10-21-304 Detached Accessory Dwelling Units](#)

West Haven code is largely compliant but needs one or two updates to be fully compliant with state law, including:

- Update to the City's parking requirements for ADUs. This change is from bedrooms to square footage.
- Provide a process for conversions of existing buildings to detached ADUs

The Planning Commission has also requested that the City remove the CUP process for obtaining an ADU permit for detached ADUs larger than 1,200 sq. ft. or with reduced setbacks. Staff has removed that section from the draft ordinance.

II. NEW UPDATES

The following are updates from the last meeting. The new items are highlighted in the attached draft.

- **§ 157.463 SIZE.** Change the maximum size from 1,200 sq. ft. to 1,400 sq. ft.
- **§ 157.467 PARKING.** Provided a description of what tandem parking is.
- **§ 157.469 BUILDING CODE.** Added a section siting that buildings shall comply with West Haven Nonconforming Building and Use Code
- **§ 157.474 FAILURE TO COMPLETE AND OBTAIN A LAND USE PERMIT.** Added a section that requires any new construction for ADUs to obtain a building permit.
- **§ 157.477 MANUFACTURED HOUSE, MOBILE HOME, AND MOTOR HOMES.** Added a sentence allowing per-sectionalized and prefabricated units for detached ADUs if they are placed on the a permanent foundation, meet building code, and comply with the standards within that chapter.
- **Building Permit Enforcement.** I have proposed draft language, currently under review by the City Attorney and Building Official, regarding consequences for construction without a building permit. This section would be placed in the same section of City code that has adopted the building code.

III. **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.

ACCESSORY DWELLING UNIT (ADU)

§ 157.455 DEFINITION.

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

ACCESSORY DWELLING UNIT (ADU). A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is:

- (1) Within or attached to a single-family residential building; or
- (2) Within a detached accessory structure associated with a single-family dwelling.

(Prior Code, § 33.02) (Ord. 11-2020, passed 5-6-2020)

§ 157.456 PURPOSE AND INTENT.

(A) The purpose and intent of this subchapter is to recognize the residential character of the city and to provide for supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners.

(B) These provisions are intended to provide for affordable housing and additional housing options with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory dwelling units.

(Prior Code, § 33.04) (Ord. 11-2020, passed 5-6-2020)

§ 157.457 OWNER OCCUPIED.

(A) No accessory dwelling unit shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term **OWNER OCCUPIED** shall be defined as full-time residency within the home by the bona fide property owner(s) for more than 275 days in every calendar year.

(B) Owner occupancy for a dwelling with an accessory dwelling unit shall not be required when:

- (1) The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;
- (2) The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

(3) The owner intends to make the dwelling his or her primary place of residence upon returning from the temporary job assignment, sabbatical, or voluntary service.

(Prior Code, § 33.06) (Ord. 11-2020, passed 5-6-2020)

§ 157.458 DWELLING UNIT OCCUPANCY.

The occupants of an accessory dwelling unit shall be limited by one of the following family categories:

(A) One person living alone;

(B) Two or more persons all related by blood, by marriage, by adoption, by legal guardianship, or foster children;

(C) Up to four unrelated persons living as a single housekeeping unit;

(D) Any of the above categories plus a temporary guest. A **TEMPORARY GUEST** is defined as a person who stays with a family for a period of less than 14 days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose; and

(E) For purposes of the definition of family, the term **RELATED** shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term **RELATED** does not include other, more distant relationships.

(Prior Code, § 33.08) (Ord. 11-2020, passed 5-6-2020)

§ 157.459 ZONES.

An accessory dwelling unit which meets subchapter requirements may be allowed in a single-family dwelling unit or in a detached accessory structure within any zone upon a single-family lot. No accessory dwelling unit may be allowed in any multiple-family dwelling or multiple-family lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.

(Prior Code, § 33.10) (Ord. 11-2020, passed 5-6-2020)

§ 157.460 NUMBER OF ACCESSORY DWELLING UNITS.

A maximum of one accessory dwelling unit shall be allowed in each owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

(Prior Code, § 33.12) (Ord. 11-2020, passed 5-6-2020)

§ 157.461 LOCATION AND TYPE.

(A) Accessory dwelling units may be allowed within or attached to the main residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, or guest house).

(B) Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

(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.

(D) Adjacent to the primary dwelling, an accessory dwelling unit within the side yard of the primary dwelling is required to meet the same front, side, and rear yard setback as the primary dwelling.

(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.

(Prior Code, § 33.14) (Ord. 11-2020, passed 5-6-2020)

§ 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).

(Prior Code, § 33.16) (Ord. 11-2020, passed 5-6-2020)

§ 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 gross living area (GLA) size of an accessory dwelling unit shall be at least 300 square feet and shall not exceed 1,4200 square feet, and be limited to no more than three bedrooms. The GLA shall not apply to attached garage area dedicated for parking.

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(Prior Code, § 33.18) (Ord. 11-2020, passed 5-6-2020)

§ 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)

§ 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.

(Prior Code, § 33.22) (Ord. 11-2020, passed 5-6-2020)

§ 157.466 ADDRESS.

The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as “Unit B.” Addresses must be located in a visible location on the street frontage side of the home.

(Prior Code, § 33.24) (Ord. 11-2020, passed 5-6-2020)

§ 157.467 PARKING.

~~(A) – (A) – Additional parking shall be required as follows~~

- ~~1. One additional parking stall shall be provided for ADU's under 650 square feet.~~
- ~~2. Two additional parking stalls shall be provided for ADU's over 650 square feet.~~
- ~~— 3. Accessory dwelling parking space shall not be in tandem with required parking for the primary dwelling. Tandem parking is a parking arrangement where two or more vehicles park end-to-end (front-to-back) in a single-lane space, lining up one behind the other rather than side-by-side. 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~~

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~~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)-~~

~~—4.~~ No parking spaces may be located within the front or side yard setbacks adjacent to a street, except ~~for~~ within an approved driveway.

~~-(C)-~~ 5. The minimum width of parking areas and driveways shall be paved with concrete or asphalt.

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(Prior Code, § 33.26) (Ord. 11-2020, passed 5-6-2020)

§ 157.468 SEPARATE LIVING AREAS.

An accessory dwelling unit must provide living areas for eating, sleeping, and sanitation facilities separate from the principal dwelling unit.

(Prior Code, § 33.28) (Ord. 11-2020, passed 5-6-2020)

§ 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)~~ ~~-(B)-~~ A certificate of occupancy must be obtained for an ADU before it can be occupied.

(C) Conversion of existing accessory structures.

1. An existing detached accessory building that was legally established by this Title may be converted or expanded for the purpose of a detached ADU provided the detached accessory building can demonstrate it was legally established and can accommodate the minimum qualifying requirements and regulations of this Chapter and building code.
2. Prior to any work, the property owner shall file for an ADU permit to ensure compliance with West Haven ADU standards. Once the ADU permit is approved, the applicant shall file for a building permit and comply with all building codes to ensure the structure is safe for future occupancy.

3. Buildings shall comply with the West Haven Nonconforming Building and Uses Code §157.815-§157.826

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(Prior Code, § 33.30) (Ord. 11-2020, passed 5-6-2020; Ord. 23-2024, passed 7-3-2024)

§ 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.

(Prior Code, § 33.32) (Ord. 11-2020, passed 5-6-2020; Ord. 23-2024, passed 7-3-2024)

§ 157.471 INTERIOR ACCESS.

An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been determined during an inspection by the Fire Department.

(Prior Code, § 33.34) (Ord. 11-2020, passed 5-6-2020)

§ 157.472 NOT INTENDED FOR SALE.

The accessory dwelling unit shall not be intended for sale or detached by deed, and shall only be rented.

(Prior Code, § 33.36) (Ord. 11-2020, passed 5-6-2020)

§ 157.473 ACCESSORY DWELLING UNIT PERMIT.

(A) Any person owning an existing accessory dwelling unit that has not previously been permitted by the city, or any person constructing, or causing the construction of, a residence that has an accessory dwelling unit, or any person remodeling, or causing the remodeling of, a residence for an accessory dwelling unit, shall obtain a land use permit for the accessory dwelling unit from the city. This shall be in addition to any required building permit for the work to be performed.

(B) In order to meet the requirements of the land use permit, the applicant shall:

(1) Submit a completed application form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed

buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters;

(2) Include detailed floor plans with labels on rooms indicating uses or proposed uses;

(3) Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges;

(4) Make all corrections identified as necessary to comply with building code requirements, as identified by the Chief Building Official, or his or her designee, and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters;

(5) Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance;

(6) The city has no obligation or responsibility to research and enforce an applicant's property's existing private covenants, conditions, or restrictions prohibiting an ADU;

(7) 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, their property; and

(8) By submitting an application to the city for an ADU, the applicant is certifying that they have 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 an ADU.

(Prior Code, § 33.38) (Ord. 11-2020, passed 5-6-2020)

~~§ 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.~~

~~(Prior Code, § 33.40) (Ord. 11-2020, passed 5-6-2020)~~

§ 157.47~~45~~ FAILURE TO COMPLETE AND OBTAIN A LAND USE PERMIT.

(A) If the property owner does not obtain a land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor approved.

(B) Failure to obtain a land use permit for an existing accessory dwelling unit within one year of the passing of this section may result in a citation for a code violation as governed by the process for enforcement in the city.

(D) Construction or improvements of any structure to create an accessory dwelling units shall comply with West Haven and building code. Failure to obtain a required building permit may result in fines, penalties, and recording of certificates of non-compliance as defined in this title.

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(Prior Code, § 33.42) (Ord. 11-2020, passed 5-6-2020)

§ 157.47~~56~~ HOME OCCUPATION BUSINESSES.

Commented [SN1]: Does this conflict with anything in our new code?

(A) Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic.

(B) No home occupation business shall be established within an accessory dwelling unit without the express written permission of the property owner.

(Prior Code, § 33.44) (Ord. 11-2020, passed 5-6-2020)

§ 157.47~~67~~ RESERVED.

§ 157.47~~78~~ MANUFACTURED HOUSE, MOBILE HOME, AND MOTOR HOMESMES.

~~A M~~anufactured house~~mes~~, ~~mobile homes~~, ~~motor homes~~, ~~also known as mobile homes and~~ recreational vehicles, or trailers, are not allowed as an ADU. **Pre-sectionalized, modular, or prefabricated detached ADUs placed on permanent foundations are permitted if they comply with all IBC and IRC building codes, and standards in this chapter.**

(Prior Code, § 33.48) (Ord. 11-2020, passed 5-6-2020)

§ 157.47~~89~~ USE REGULATIONS.

No building, structure, or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged, or maintained in a Single-Family Residential District or Multiple Residential District, except as provided in this table.

Zone	A-1, A-2, R-1	Open Space	R-2	R-2.5	R-4	Mixed Use
Zone	A-1, A-2, R-1	Open Space	R-2	R-2.5	R-4	Mixed Use
Coverage Regulations						
The maximum coverage percent for any lot in the districts regulated by this subchapter	35%	35%	35%	35%	35%	35%
The maximum coverage percent for any rear yard by accessory buildings	25%	25%	25%	25%	25%	25%
Residential						
Four-family dwelling	-	-	-	-	-	-
Group of dwellings (including two home, and the like) when approved as a planned unit development	-	-	-	-	-	-
Multiple-family dwelling	-	-	-	-	-	-
Single-family dwelling	P	P	P	P	P	P

Three-family dwelling	-	-	-	-	-	-
Two-family dwelling	-	-	-	-	-	-

(Prior Code, § 33.50) (Ord. 11-2020, passed 5-6-2020)

§ 157.480 AREA OF ACCESSORY BUILDINGS.

No accessory building or group of accessory buildings in any Residential District shall cover more than 25% of the rear yard.

(Prior Code, § 33.52) (Ord. 11-2020, passed 5-6-2020)

§ 151.20 PENALTIES AND FINES FOR NON-COMPLIANCE

A) Authority and Violations. It shall be unlawful for any person, firm, or corporation to commence, construct, alter, repair, move, or demolish any structure without first obtaining a required building permit from the City as required by the building code. The Building Official, or their authorized designee, is empowered to issue written stop-work orders, notices of violation, and assess civil administrative penalties for any work commenced without a permit.

(B) Penalties. Any property owner, contractor, or agent who performs work without a required building permit, or who fails to comply with a notice of violation within the timeframe specified therein, shall be guilty of a Class B misdemeanor. Each day that a violation continues after due notice has been served shall constitute a separate offense.

(C) Recordation of Notice of Noncompliance. If an owner fails to obtain the required permit or remediate the violation within thirty (30) days following written notice, the City Manager or Building Official may cause a Notice of Noncompliance to be recorded with the County Recorder against the property. The City shall record a release of the notice upon full compliance and payment of all applicable fees and penalties.

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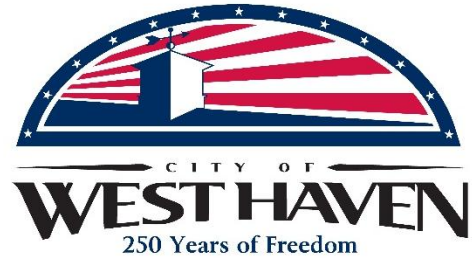
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Planning Commission Staff Review Memo

September 9, 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 Image 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. Since the last review of the proposal, staff asked Landmark Design for their review and redlines, which have been incorporated into the document.

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.

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

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

	RM-5	RM-8	RM-12	RM-24
Density Per-Gross Acre	5 Units	8 Units	12 Units	24 Units
Minimum 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'	65'
Minimum Front Setback	15'	15'	15'	15'
Minimum Setback for Garage	20'	20'	20'	20'
Minimum Side Setback	5'	5'	5'	5'
Minimum Side Street Setbacks	15'	15'	15'	15'
Minimum Building Separation	10'	10'	10'	15'
Minimum Side Rear Setback	15'	15'	15'	15'
Minimum Setback from Development Boundary	20'	20'	20'	20'
Minimum Building Setback from A-1, A-2, and R-1 Zone Boundaries	30'	30'	30'	30'
Minimum setback for buildings taller than 35' from A-1, A-2, R-1 and R-2, Zones	-	-	-	50'

Non-Residential Front Setbacks	15'	15'	15'	15'
Non-Residential Rear Setbacks	10'	10'	10'	10'
Non-Residential Side Setbacks	10'	10'	10'	10'
Non-Residential Side Street Setbacks	15'	15'	15'	15'

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 additional standards for multi-family developments and incorporate them into the zone.

Proposed Standard

Design Standards. Open Space and Amenities would now be required. Generally, it would require that at least 20% of the project be open or with amenities. 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

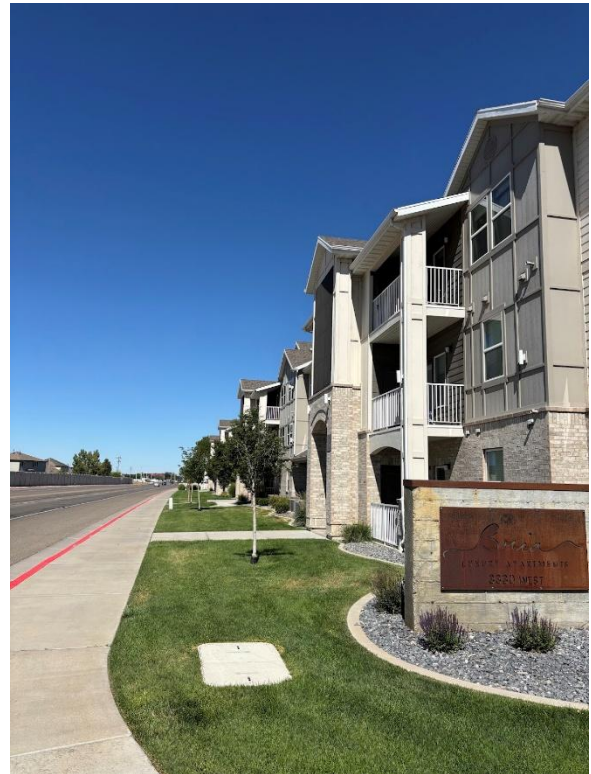
a. Open and common space must contain amenities as set forth below:

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

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.

At the request of the City Council, staff is doing research about the creating new access standards for any development of 30 units or more.

Commercial. Unlike our mixed-use zone, which requires it, staff proposes to allow commercial uses 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



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



Image 6-Public and Private Roadways



Image 7- Street View Public and Private Roadways



Roads. The role of private roads and drives. Private roads are very common in multi-family developments. However, many cities and planners recommend reducing private streets and increasing public streets in these areas. One of the reasons for private roads is that they enable cheaper infrastructure, allow the HOA or development to better control access, and allow the cross-section to be adapted to the development's needs. However, these private roads put a higher burden on future residents and their fees and may serve as barriers to better integration of developments with the rest of the community. The draft currently allows for a hybrid, with some limitations on private roads. Staff has proposed that multi-family developments need to meet the block standards, and private roads can be used to access the interior of these blocks. In Image 6, you can see a townhome and single-family development. The main roads are public roadways, while the middle internal access road (350 W) is private. You can also see a trail that cuts through midblock in the development.

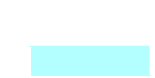
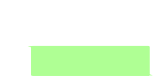
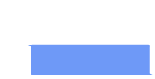
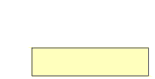
Timing

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

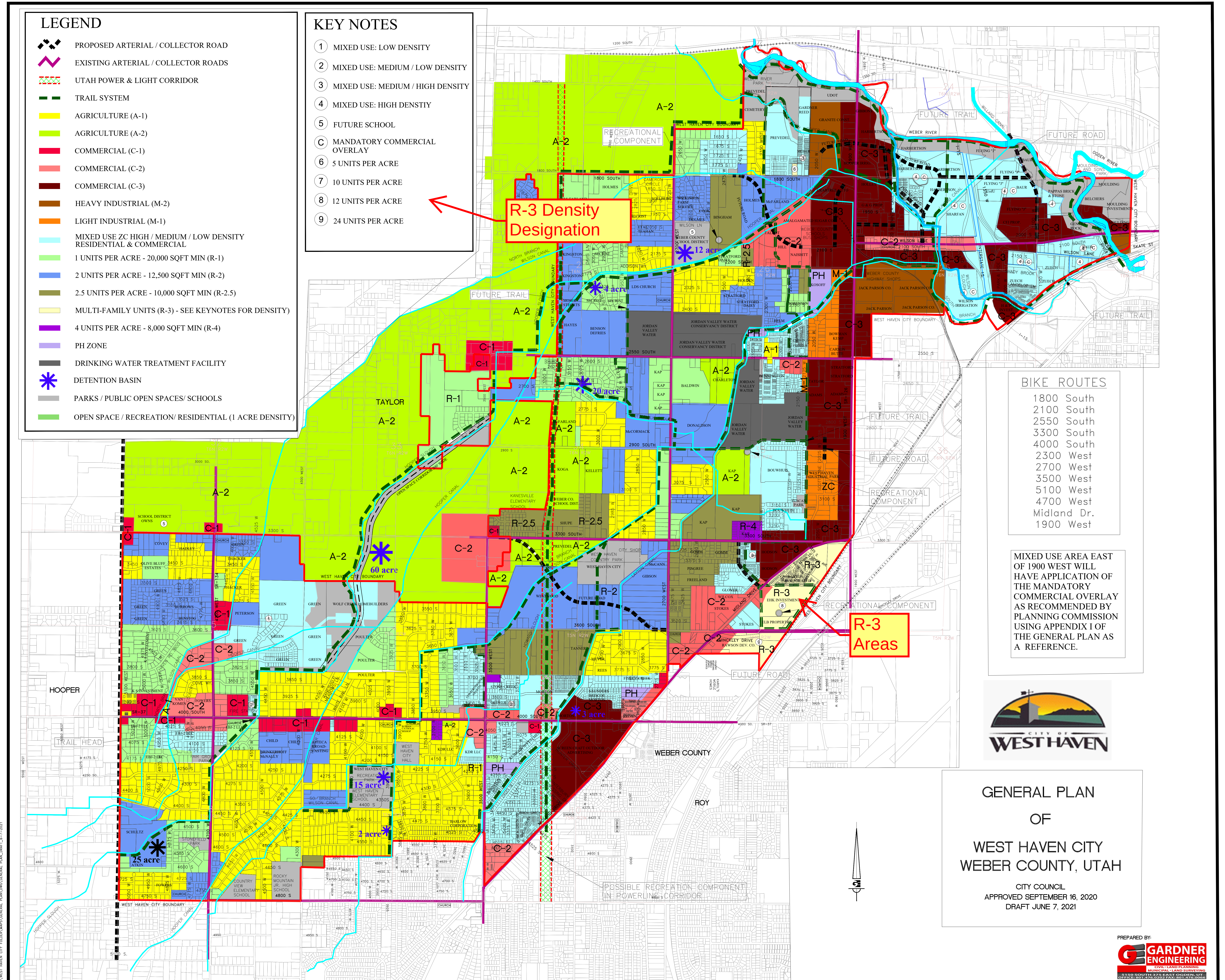
Staff is seeking feedback and direction on the proposal. No action can be taken on this item until a public hearing is held and the draft is presented.

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 DENSITY
- 5 FUTURE SCHOOL
- 6 MANDATORY COMMERCIAL OVERLAY
- 7 5 UNITS PER ACRE
- 8 10 UNITS PER ACRE
- 9 12 UNITS PER ACRE
- 10 24 UNITS PER ACRE



§ 157.004 DEFINITIONS.

LIVE-WORK UNIT. A single property that combines a residential living space and a commercial or professional workspace into one integrated area. The individual who operates the business must maintain the residential portion of the unit as their primary residence, and the unit shall not be subdivided or leased separately.

DWELLING. Any building, or portion thereof, which is designed for use for residential purposes, except hotels, apartment hotels, boarding houses, lodging houses, tourist courts, and apartment courts.

~~**DWELLING, FOUR-FAMILY.** A building arranged or designed to be occupied by four families, the structure having only four dwelling units.~~

DWELLING, GROUP. A residential development consisting of two (2) or more independent main buildings located on a single lot or parcel under unified ownership, which are arranged around a common court, yard, or shared open space. For land-use and setback purposes, the entire development is regulated as a single unit, with building separation dictated by structure height.

Two or more dwellings arranged around a court.

DWELLING, MULTIPLE-FAMILY (OR MULTI-FAMILY). A single building, or a portion thereof, containing three (3) or more independent dwelling units designed for or occupied by families living independently of each other. This includes apartments, residential condominiums, stacked flats, and tenement houses. It does not include hotels or boarding houses

~~**DWELLING, MULTIPLE-FAMILY.** A building or portion thereof used and/or arranged or designed to be occupied by more than four families, including apartment houses and apartment hotels, but not including tourist courts.~~

DWELLING, SINGLE-FAMILY. A building arranged or designed to be occupied exclusively by one family, which is entirely surrounded by yard or open space on the same lot and shares no common party walls with another dwelling. A building arranged or designed to be occupied exclusively by one family, the structure having only one dwelling unit.

~~**DWELLING, THREE-FAMILY.** A building arranged or designed to be occupied by three families, the structure having only three dwelling units.~~

~~**DWELLING, TWO-FAMILY (DUPLEX).** A single building arranged, designed for, and occupied exclusively by two families living independently of each other, containing exactly two dwelling units located on a single platted lot or parcel under unified ownership. The units may be arranged side-by-side sharing a common wall, or vertically stacked sharing a common floor/ceiling. A~~

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Dwelling. Single-family with an accessory dwelling unit is not considered a Two-family dwelling for this definition.

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DWELLING, TWO-FAMILY (TWIN HOME): *A residential structure containing exactly two (2) attached dwelling units designed for independent single-family occupancy, where each individual unit sits on its own individual platted lot and is separated from the adjoining unit by a vertical, fire-rated common party wall extending from the foundation to the roof.*

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DWELLING, TWO-FAMILY: *A building arranged or designed to be occupied by two families, the structure having only two dwelling units.*

DWELLING, TOWNHOME: *A dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.*

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DWELLING, UNIT. *A single unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A dwelling unit shall contain no more than one kitchen or set of fixed cooking facilities, and must have direct access to the outdoors or to a common hallway. One or more rooms in a dwelling, apartment hotel, or apartment motel designed for or occupied by one family for living or sleeping purposes, and having one, but not more than one, kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.*

OPEN SPACE, COMMON LANDSCAPED. *An area of land within a development site that is unencumbered by primary buildings, structures, private lots, or vehicular pavement, and is permanently set aside, landscaped, and maintained for recreational use, visual relief, or environmental preservation.*

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RM-5; RM-8; RM-12; RM-243 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 commercial or other non-residential uses more intensive, higher-density uses. 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
Agriculture	P	P	P	P
Accessory buildings and uses customarily incidental to any permitted use	P	P	P	P
Assisted living	C	C	C	C
C-1 Permitted Uses* (see paragraph E below)	P	P	P	P
Churches, synagogues, or similar permanent buildings used for regular religious worship	P	P	P	P
Dwelling, Group	P	P	P	P
Dwelling, Multiple Family	P	P	P	P
Dwelling, Two-Family Duplex	P	P	P	P
Dwellings, Single Family	P	P	P	P
Dwellings, Townhome	P	P	P	P
Dwellings, Two-Family (Twin homes)	P	P	P	P
Educational institution	P	P	P	P
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

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Home occupations with visiting clientele	C	C	C	C
Home occupations, with no visiting clientele	P	P	P	P
Home occupations, with no visiting clients	P	P	P	P
Household pets	P	P	P	P
Libraries or museums, public or nonprofit;	P	P	P	P
Live-work units (see paragraph D below)	P	P	P	P
Mixed Use Buildings	P	P	P	P
Nursing homes	C	C	C	C
Parking lot accessories to uses permitted in this zone	P	P	P	P
Private parks, playgrounds, or recreation areas, but not including privately-owned commercial amusement businesses	P	P	P	P
Public buildings, public parks, recreation grounds, and associated buildings	P	P	P	P
Public utility substations	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
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

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

(D) Commercial Uses: Commercial Uses permitted within the C-1 Zone are allowed within RM zones, but may only occupy 25% of gross development area.

(E) Live-work Units:

1. Live-work units shall not occupy more than 25% of the number of units and each shall count as a single unit toward the total number of units allowed.
2. Parking. Live-work units shall provide one additional parking space for each unit to accommodate customer, employee, or visitor parking.
3. Live-work units shall comply with commercial design standards.

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4. The individual who operates the business must maintain the residential portion of the unit as their primary residence, and the unit shall not be subdivided or leased separately.

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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.~~

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

~~§ 157.002 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)~~

§ 157.08~~23~~ SITE DEVELOPMENT STANDARDS.

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

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

	RM-5	RM-8	RM-12	RM-24
Density Per-Gross Acre	5 Units	8 Units	12 Units	24 Units
Minimum 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'	65'
Minimum Front Setback	15'	15'	15'	15'
Minimum Setback for Garage	20'	20'	20'	20'
Minimum Side Setback	5'	5'	5'	5'

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Minimum Side Street Setbacks	15'	15'	15'	15'
Minimum Building Separation	10'	10'	10'	15'
Minimum Side Rear Setback	15'	15'	15'	15'
Minimum Setback from Development Boundary	20'	20'	20'	20'
Minimum Building Setback from A-1, A-2, and R-1 Zone Boundaries	30'	30'	30'	30'
Minimum setback for buildings taller than 35' from A-1, A-2, R-1 and R-2, Zones	=	=	=	50'
Non-Residential Front Setbacks	15'	15'	15'	15'
Non-Residential Rear Setbacks	10'	10'	10'	10'
Non-Residential Side Setbacks	10'	10'	10'	10'
Non-Residential Side Street Setbacks	15'	15'	15'	15'

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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	5 ft.	5 ft.	May not be located closer than	

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			plane of the rear of the main building			10 ft. to an existing dwelling on an adjacent lot	
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
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-	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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						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	
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	45 ft.

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						existing mixed-use lot with a single-family home:	
Single-family and twin home	5,000 sq. ft. (single-family); 8,000 sq. ft. (twin home)	60 sq. ft. to 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) Site Plans. All developments shall submit site plans in accordance with the Site Design process as contained within this title.

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(B) Open Space. Open spaces and amenities shall be at least twenty percent (20%) of the total gross area of the development.

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1. Landscape buffering shall be a minimum of ten (10) feet wide along all development boundaries and shall contain a total of one (1) tree and three (3) shrubs for every fifty (50) linear feet of the buffering area.

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2. Except for natural features such as hillsides, natural landscapes, washes, and other natural open spaces, all areas that are unencumbered by buildings, structures, or paved improvements shall be landscaped and treated in a manner to control dust and weeds. This may include additional landscape treatments, rock mulch, or the planting of native vegetation.

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3. For townhome developments where at least seventy-five percent (75%) of the units feature private, contiguous rear yards extending more than fifteen (15) feet from the rear of the primary structure, the minimum percentage of total land space required for common open landscaped space may be reduced to fifteen percent (15%).

Commented [SN5]: Landmark does not recommend including this.

4. For two-family dwelling (twin homes or duplexes) developments where both units feature private, contiguous rear yards extending more than fifteen (15) feet from the

rear of the primary structure, the minimum percentage of total land space required for common open landscaped space may be reduced to ten percent (10%).

5. The Planning Commission, at its discretion, may lower the total open landscaped space or amenity requirements by up to five percent (5%) for a development under fifty (50) units if the development is located within a one-quarter (1/4) mile pedestrian walking distance of an established City park.

(C) Amenities

1. 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

2. Developments exceeding three hundred (300) units shall add one (1) additional amenity for every fifty (50) units over the 300-unit baseline.

- 1-3. All amenities shall be built to commercial construction standards.

Permitted amenities include, but are not limited to:

- swimming pools of at least 1,500 square feet,
- health or fitness facilities,
- playgrounds,
- community gardens,
- trail systems (meeting the minimum 10-foot width requirements of § 157.085),
- dog parks,
- sport courts, such as for pickleball, basketball, tennis, etc., and
- clubhouses of at least 1000 square feet.

4. If multiple amenities are required, the types of amenities shall vary to provide diverse recreational options. Duplication of amenity types shall be avoided unless expressly approved by the Planning Commission due to project scale.

5. Open space and amenities shall be centrally located within the development or otherwise safely and easily accessed by all residents. All amenities and open spaces shall be connected to units via walking trails or sidewalks. Each residential unit within a development shall be located within a one-quarter (1/4) mile pedestrian walk of at least one required amenity. Where applicable, multiple amenities shall be distributed geographically throughout the property to ensure equitable access.

6. Amenities and common open spaces shall either be maintained permanently by a common homeowners' association (HOA) or ownership group, or deeded to the City if the City Council formally agrees to accept dedication and maintenance ownership.

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7. Amenity plans shall be submitted concurrently with preliminary site plans and shall be reviewed by the Planning Commission. The Commission shall approve or deny the amenity plan based on whether the number, nature, functional quality, and size of the proposed amenities satisfy the requirements and intent of this chapter.

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8. Developments may be phased. Public and owners' association-owned amenities shall be fully developed, operational, and inspected in conjunction with each phase of the subdivision. The percentage of total required amenities completed and operational must meet or exceed the percentage of total residential units receiving building permits within that phase (e.g., if Phase 1 includes 25% of the project's total units, at least 25% of the total required structural amenities must be completed and functional prior to the issuance of the phase's final certificates of occupancy).

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9. All amenities designed and designated to be transferred to City ownership and maintenance must meet the West Haven City Design Standards. The City Engineer and Public Works Department must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review process.

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(C) Walls, Fences, and buffering.

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1. Development boundary walls and fences shall not exceed 48 inches in height except in the following circumstances

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a. Border walls along a single-family development

b. Border walls along an industrial development

c. Border walls along the rear of a commercial development with a loading dock or other utilitarian area needing screening

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2. All walls, fencing, and buffering landscape shall comply with AASHTO sight triangle standards at all intersections and driveways to ensure vehicular visibility.

(D) Unit Orientation

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1. Residential units located immediately adjacent to a bordering public right-of-way shall be designed with the primary architectural front entrance facing the public street.

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§ 157.084 Pedestrian Circulation

(A) **Pedestrian Network.** A continuous network of convenient, safe, and raised or distinctively textured pedestrian paths shall connect all residential buildings, parking areas, amenities, and common spaces within the project. The network shall also extend to connect the project to adjacent properties, public sidewalks, and transit facilities where feasible.

(B) **Circulation Safety.** The location and number of vehicular access points to a site, the interior driving circulation pattern, and the physical separation between pedestrians and vehicles shall be designed to maximize safety and convenience, minimizing conflicts between cars and pedestrians.

(C) **Trail and Walkway Widths.** Master planned trails shall be a minimum of twelve (12) feet wide. Primary trail systems that connect different developments or public assets shall be a minimum of ten (10) feet wide. Internal sidewalks and walkways shall be a minimum of five (5) feet wide. Primitive, unpaved trails are permitted only within designated natural, undisturbed open spaces. All trails and pedestrian paths shall comply with City pedestrian connectivity standards.

1. For a trail system to count as a required amenity under § 157.084, it shall be paved (concrete or asphalt), a minimum of **ten (10) feet** wide, and traverse the development substantially from one exterior boundary to the opposite boundary. Amenity trail systems shall connect directly to master planned trails, parks, schools, commercial areas, adjacent developments, or other natural trail systems where applicable. Trail connectivity must be physically coordinated with stub-connections at adjacent property lines.

2. **Circulation Plan Requirements.** A detailed pedestrian circulation plan shall be submitted with the preliminary site plan application. The plan shall illustrate:

- a. Location and surfacing material of all walkways;
- b. Exact width of all walkways and trails;
- c. Physical connection points to adjacent properties and rights-of-way;
- d. Location of active transportation master plan trails within one-quarter (1/4) mile of the property, and the internal pathway connections leading to those trails;
- e. Direct pathways connecting residential structures directly to common amenities; and
- f. Street crossings and crosswalks, which shall be clearly marked with high-visibility continental striping or raised/textured pavement.

3. **Block Length Mid-Block Access.**

- a. Blocks longer than six hundred sixty (660) feet shall provide a dedicated public pedestrian access easement at a minimum of six hundred sixty-foot (660') intervals. This easement shall feature a minimum 5-foot-wide paved sidewalk linking the block to the nearest adjacent public or private street, cul-de-sac, park, school, or City trail, unless expressly prohibited by conflicts with previously developed, locked subdivisions.

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b. Developer shall comply with West Haven block standards with public roadways.

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4. **Bicycle Storage.** Covered and secure bicycle storage shall be provided in all multi-family developments (excluding detached single-family and duplex structures) at a rate of one (1) bicycle space per every two (2) residential units. This requirement may be satisfied through private storage areas (such as attached garages or private interior storage rooms) or via common public facilities (such as enclosed bike lockers or covered, weather-protected bicycle parking pavilions). Common bicycle storage shall be located within close, convenient proximity to main building entrances.

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§ 157.085 Roadway and Connectivity

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(A) Driveways and garages.

- a. When a private residential driveway is provided, it shall maintain a minimum clearance length of twenty (20) feet measured from the back of the sidewalk (or back of curb if no sidewalk is present) to the garage door. It shall be designed so that parked vehicles do not overhang, obstruct, or impede vehicular traffic flow or the public's ability to safely utilize the sidewalk.
- b. Individual residential garages and private driveways shall not be permitted to have direct driveway backing access onto an exterior collector or arterial right-of-way bordering the development's outer boundary.

(B) Fire Access. All developments shall comply fully with the current vehicle access, turning radius, and staging standards enforced by West Haven City and the Weber Fire District.

(A)

(C) Roads and Rights-of-way:

- a. Developer shall dedicate and construct all master plan roadways within and adjacent to the development.
- b. Private roadways are permitted within RM zones, subject to West Haven private roadway construction standards and the pedestrian accessibility requirements of this chapter.
- c. Blocks. Block widths shall be a maximum of 1000 feet within an RM zone, and a minimum width of 300 ft.
- d. Private roadways, alleys, and driving aisles shall only be utilized to provide direct local access to a limited cluster of units within a block, and shall not be designed or utilized as major through-travel corridors or master-planned connectors within the city.

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e. A dedicated public roadway system shall be required where necessary to preserve macro-level traffic connectivity between separate parcels, neighborhoods, and developments.

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f. Guest Parking. Required guest parking spaces shall be independent, uniquely marked stalls. Guest parking credits shall not be satisfied by tandem parking spaces located within private driveways or inside private residential 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)

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§ 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.

(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.

(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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