



WEST HAVEN PLANNING COMMISSION AGENDA

October 14, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **OCTOBER 14, 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 Vice Chairman Reyna
 - B. PRAYER/MOMENT OF SILENCE Commission Member LaMar
3. **ACTION ON MINUTES**
 - A. Planning Commission Minutes Meeting Held September 23, 2026
4. **REPORTS** -Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING** - Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose
6. **PUBLIC HEARING** - Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose
7. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose
8. **PRESENTATION ON PUBLIC HEARING** - Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson
9. **PUBLIC HEARING** - Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson
10. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson
11. **DISCUSSION AND ACTION** - Subdivision Plat Amendment Approval–Cucereavii Subdivision First Amendment – 4077 W 4075 S Parcels 086740005, 086740006, 086740007, and 086740008-Applicant Vlad Gvozdicov
12. **DISCUSSION AND ACTION** - Preliminary Site Plan Approval-Mall-4125 S Midland Drive Parcel 087320004-Applicant Logan Johnson
13. **DISCUSSION AND ACTION** - Final Site Plan Approval-Church-3057 S 2700 W Parcel 150930046-Applicant Lafe Harris
14. **DISCUSSION AND ACTION** - Subdivision Plat Amendment Approval-Wingspan Subdivision-2405 W Hinckley Drive Parcel 087130013-Applicant John Ryan

15. **WORKSHOP** - Accessory Dwelling Unit Standards
16. **WORKSHOP** - R-3 Zoning Ordinance Standards Update
17. **ADJOURNMENT**

Jamie Bengtson

Jamie Bengtson, Deputy Recorder

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

CERTIFICATE OF POSTING

The undersigned, duly appointed deputy recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board on utah.gov/pmn/ and at westhavenut.gov; mailed and emailed to the West Haven City Planning Commission Chairman and each West Haven City Planning Commission Member who has email capacity and to the city attorney



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

September 23, 2026 6:00 PM

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

Present	
Jeff Reed	Chairman
Andrew Reyna (via zoom)	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 6:01 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Commission Member Jenson

B. PRAYER/MOMENT OF SILENCE

Commission Member Stimpson

3. ACTION ON MINUTES

A. Planning Commission Minutes

Meeting Held

September 9, 2026

Commission Member Stimpson made a motion to approve the September 9, 2026, minutes. **Commission Member Streker** seconded the motion.

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

4. REPORTS - Actions taken by City Council and other items

Stephen Nelson said that City Council approved the landscaping ordinance. He said one item was moved to another section and a few typos were fixed. He said on the work session for the October 7, 2026, City Council meeting they will be doing a presentation for the Parks Master Plan and invited the Planning Commission to attend.

5. PRESENTATION ON PUBLIC HEARING – Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge

Stephen Nelson said that this rezone is compatible with the general plan map. The R-2 zone has a density maximum of two units per acre and a 12,500 square foot lot minimum. He said on lots that are directly adjacent to the A-1, A-2, or R-1 zones they can have a minimum of 17,000 square feet. He said this is applicable in this development. This has been sent out to the Development Review Committee for review. They did not have any other utility or infrastructure concerns and the primary access point will likely be on 2850 W.

6. **PUBLIC HEARING**– Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge

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

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

Chairman Reed invited the public up for comment.

Sharon Mumford is concerned that the north side lots are small and asked the width of the road. She expressed concern about the new subdivision not looking similar to their subdivision, making it incohesive. She said her lot is lower than the lots on the south side of the subdivision and expressed concern about drainage. She expressed concern about having to add sidewalks to their subdivision.

Justin Nielsen said that the sewer connections on the north and south end are shallow and should be taken into account when developing.

Ed Sterbenz asked if the 10 foot easement at the back of his property would be used to install infrastructure.

Erin Shepard expressed concern about the lots underneath the powerlines and if they are buildable. She expressed concern about the size of the lots on the north side and asked how the detention would be maintained. She asked if it's possible to buy a lot and not build on it.

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

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

7. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge
- Stephen Nelson said the road would match the width of 2850 W and that the standard for a cul de sac is 54 feet. He said curb, gutter, and sidewalk are required while developing and that they will have to submit full improvement drawings during the development approval process. He said he would follow up with engineering on the sewer issues mentioned and do more research on the easement. He said detention basins are usually maintained by a Home Owners Association and you are not required to build on a lot you purchase. He said developers are required to keep storm water on their property that is addressed in the development process.*

Scott McFarland said there is a 30 foot access easement through the two existing homes that they will use for sewer. He said they are working with Rocky Mountain Power to confirm the easement and setback requirements for the power lines to make sure that lots 6 and 7 are buildable. He said they plan on matching the standard 60 foot roadway.

Commission Member Stimpson asked residents to report to the City during the construction process if drainage isn't being addressed.

Commission Member Stimpson made a motion to recommend amending the zoning map from A-1 to R-2 on 2057 S 2700 W parcel 150760118, 154230002, and 150760158. **Commission Member Streker** seconded the motion.

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

8. DISCUSSION AND ACTION – Consideration of a Conditional Use Permit and Site Plan-3490 W 3300 S Unit 12 Parcel 157260012-Indoor Driving Range-Applicant Ian Clark

Stephen Nelson said units 11-15 are currently under construction but are close to getting a certificate of occupancy. Prior to any business opening these units will need to receive a certificate of occupancy and approval. He said an indoor driving range requires a conditional use. If you are proposing to occupy an existing commercial facility with a conditional use you must provide a site plan. He said this is a private golf simulator facility that would allow clients electronic access 24 hours a day. He said they provided a parking plan in the layout included in the packet. He said generally speaking the parking plan would be considered legal nonconforming for current uses today but the site was approved by the City and recorded on the plat. The applicant said there will be only 1-4 customers at one time, will operate at odd hours, and no employees will be on site. He said there is a sign plan that was submitted as part of the application but staff recommends that they apply for a sign permit as a condition of approval.

Ian Clarke said this is a fully automated system where customers purchase reservations online. He said they work with a company that creates access codes for the online bookings. The code is used to gain access to the simulator space and they are shut down when their session has ended. He said they use regular golf balls that hit an impact screen and the walls of the simulator bay are lined with an impact resistant foam and carpet tile.

Chairman Reed expressed concern about the amount of noise this may create. He said he has heard complaints about parking.

Justin Neilsen said when the project was approved they were over the amount of required parking. He said they are proposing some additional parking at the care center.

Commission Member Streker made a motion to approve the conditional use permit application and site plan for a driving range, indoor, located at 3490 W 3300 S Unit 12 with the following conditions; approval of the parking plan based on West Haven Code § 157.631 and the findings within the staff report, the applicant apply for a sign and building permit prior to the construction or placement of the proposed sign West Haven Code § 157.756 and § 157.732, and the building receives occupancy and site approval prior to receiving a business license West Haven Code § 157.015-§ 157.0202 and § 157.730-§ 157.737. **Chairman Reed** seconded the motion.

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

9. DISCUSSION AND ACTION – Consideration of a Conditional Use Permit Extension-4840 W 4250 S Parcel 083110007-Home Occupation-Applicant Oscar Uribe

Damian Rodriguez said this conditional use permit extension is to extend an additional 6 months to complete all proposed site work. He said the initial approval was in September of 2025. He said he performed a site visit and all other conditions of approval have been complied with.

Commission Member Smith made a motion to approve the requested deadline extension for the conditional use permit for the property at 4840 W 4250 S for an additional six months, finding that the applicant has made

significant effort to comply with the conditions of approval and that the requested extension is reasonable, warranted, and complies with the zoning ordinance. **Commission Member Streker** seconded the motion.

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

10. **DISCUSSION AND ACTION** – Consideration of a Proposed Use, Conditional Use, and Site Plan-980 W 21st Street Parcel 140120011-Portable Building Display/Storage and Transportation Logistics Facility- Applicant Blaine Childs

Damian Rodriguez said this is about 3.75 acres that are zoned Mixed Use. He said the Mixed Use ordinance defers to the permitted uses allowed in C-2 and this particular use is not in the commercial use table. When there is a proposed use not listed in the commercial use table the code provides one of three actions. The first is that staff can determine the closest relatable use that is in the commercial use table, the second is that it's deferred to the Planning Commission for approval, or it is denied outright. He said staff couldn't find a relatable use and didn't think this should be denied outright. He said that under the review of the site plan and conditional use they related it to a used car lot even though there are large differences. He said any use request that is significantly more intense than previous uses or if the existing infrastructure doesn't support the proposed use, then they are required to go through the full site plan and design review. He said the code allows Planning Commission to waive some site requirements if they feel that they did not affect public health and safety for an existing site. He said in the review engineer staff expressed concern about the circulation of the site, parking was not delineated but did have an approved surface and there isn't any ADA parking. He said the applicant did update the plan to show ADA parking and staff asked that all comments or future comments on the staff review are fulfilled before final approval. He said Weber Fire has provided comments that there isn't adequate flow per the IFC for this property and a fire hydrant is recommended. Staff recommended capping or filling the concrete boxes in the front of the building that were used as a clean out with the previous business owner.

Blaine Childs said they are trying to display and create a logistics hub for portable buildings.

Chairman Reed and Commission member Streker said they felt this was a good location for this kind of business.

Commission Member Stimpson said there are a lot of conditions that need to be met and she thinks it may be best to table this item for now until the conditions can be met.

Vice Chair Reyna entered at 7:01 PM.

Commission Member Stimpson made a motion to table. **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:	

11. **WORKSHOP** – Accessory Dwelling Unit Standards

Stephen Nelson said he added moderate-income housing to section 157.456. He said he added that any accessory dwelling unit must comply with zoning setbacks and height limits. He said he updated 157.467 parking to require one spot for accessory dwelling units smaller than 650 square feet and two additional spaces for accessory dwelling units over 650 square feet. He said he added "shall not be severable from the primary dwelling and shall not be sold independently or detached by deed" to section 157.472. He said he added subsections A2 and A3 to section 151.20.

Chairman Reed said section 157.475 subsection D needs units to be unit in the first sentence.

Commission Member LaMar expressed concern about section 157.462 and who would be deciding in each case because it may not be treated the same for each case. He suggested structuring this section a bit more so that it is the same across the board.

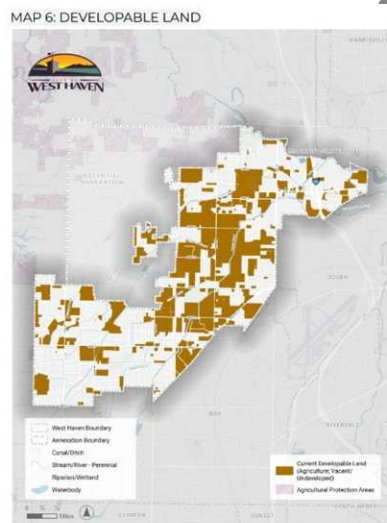
Commission member Stimpson expressed concern about being extremely specific because that can lock you in unnecessarily in cases where you can't match the architectural components.

Commission Member LaMar suggested just having the color match.

Vice Chair Reyna suggested making new construction compatible architectural features but an existing structure would just need to color match.

12. WORKSHOP – General Plan and Future Land Use Map

Stephen Nelson gave a presentation with some additional slides that were not included in the packet on the General Plan and Future Land Use Map



Commission Member LaMar asked if this map was driven by the assessment of public infrastructure already in place.

Stephen Nelson said they evaluated infrastructure, current zoning, feedback, the economic plan, and what are general plan map is currently to draft this map. He said the purpose of the general plan is advisory and it's a visionary document which provides options for the City to achieve its goals. He said this could provide more discretion to give a legislative body the ability to achieve that.

Chairman Reed asked why the 1800 S as it drops down to 21st Street area was changing.

Stephen Nelson he received feedback from City Council and Planning Commission and his own notes.

Received Recommended Changes

- Redefine MHDR to 3-6 Units, single-family, patio homes, or duplexes
- Review Commercial Areas on 4000 S; add more and change to Community Commercial
- Change existing single-acre lot neighborhoods to LDR to match current use.
- Provide more details for 2550 S
- Adjust MHDR along 2200 S to follow the canal
- Explore ways to have single family development have a variety of lot sizes

Commission Member LaMar said that we currently have flexibility with the General Plan so he doesn't see the need to change the map for more flexibility.

Stephen Nelson said that part of the flexibility is to allow the City to change without updating the map to compensate for changing zones.



ZONE CHANGE REQUEST EXAMPLE

Commission Member LaMar expressed concern that this draft was not presented at the open house for the General Plan.

Stephen Nelson said the open house was used to receive input from residents to incorporate into the General Plan before a public hearing is held.



Zone Change Request

- Current Zone A-1 (20,000 sq. ft. lots)
- Proposed Zone R-2 (2 Units an Acre with 12,500 sq. ft. lot).



LMDR - Low/Moderate Density Residential *Preferred Land Uses*

Primary Uses: 1-3 Units an Acre
Single-family residential homes

Secondary Uses:
Parks & Open Space
Civic and institutional uses

Possible Zones:
A-1, R-2, R-2.5

Possible Consideration

- Does the R-2 match the General Plan?
- Does the Current Zoning Match the General Plan?
- Is there any other language within the General Plan that would support or oppose the proposal?



Current Zoning and Uses

- The Surrounding Use are single family neighborhoods and R-2 and A-1. There is a Jr. High across the street.
 - Is the request in line with the surrounding use and zones?



Other Consideration

- Is there proper roadway connections in the area to support the proposed zone change?
- Are there any known concerns about utilities?
- What did we hear during the public hearing?
- Is it near any supporting uses (schools, parks, trails, etc.).

What does the Planning Commission recommend?



ZONE CHANGE REQUEST EXAMPLE 2



Zone Change Request

- Current Zone A-1 (20,000 sq. ft. lots)
- Proposed Zone is C-1 along the frontage about 200 ft deep and R-3 (at 8 units an acre) along the back with Townhomes.



General Plan

NC - Neighborhood Commercial Preferred Land Uses

Primary Uses:

- Neighborhood-serving retail
- Personal services
- Food services
- Small-scale professional and service businesses

Secondary Uses:

- Civic and community uses
- Small-scale office uses
- Other uses permitted in the C-1 zone

Possible Zones:

C-1



General Plan

MHDR - Moderate/Higher Density Residential Preferred Land Uses

Primary Uses: 4-10 Units

- Small-lot single-family homes
- Duplex or twin-home residences
- Limited townhome residences

Secondary Uses:

- Parks & Open Space
- Neighborhood-serving commercial uses where compatible

Possible Zones:

R-3, R-4, PH



General Plan

Special Development Area of 2550 S: Goals

"Neighborhood-scale commercial uses, integrated with compatible residential development, are intended to create a convenient local hub without significantly changing the character of surrounding neighborhoods."

-City has express to keep single family (not in the current draft, but noted to add).

Economic Plan

- Grocery Store
- Neighborhood Commercial Residential
- Town Center

Is the request compatible with the General Plan?



Surrounding Zonings and Uses

Mostly agriculture/undeveloped property zoned A-1 with a few R-2 and A-1 neighborhoods. Some A-2 across the street.

Is the use compatible with the surrounding property

Services

Located off of 2550 S, one of the larger roadways in the City. A single access to the north that would provide for second access

No known utility concerns.

Are there concerns about services?

Public Comments

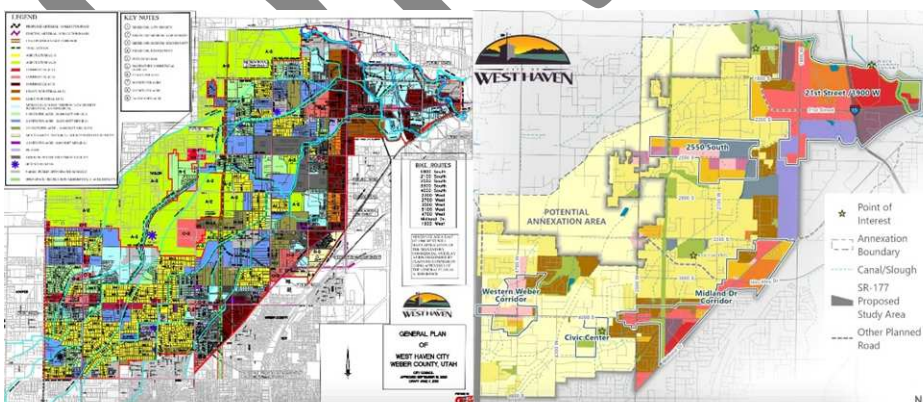
What public comments were received?



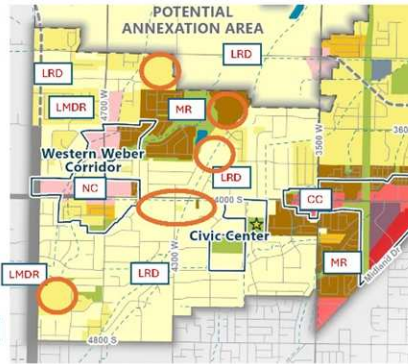
What would the Planning Commission Recommend?

1. Could recommend approval with no changes or conditions.
2. Could recommend approval subject to changing the R-3 to R-4 (single-family four units an acres) PH Zone (about five units an acres) or even consider an R-2.5. Finding that single family homes are more inline with the General Plan.
3. Could recommend denial of the application finding that it was not compatible with the surrounding zoning and the General Plan and advise the applicant to resubmit a new application.

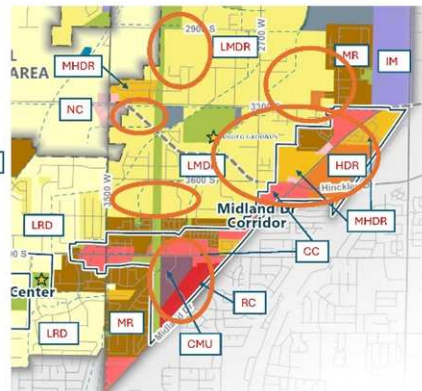
Based on the General Plan, staff would likely recommend option 2 or 3.



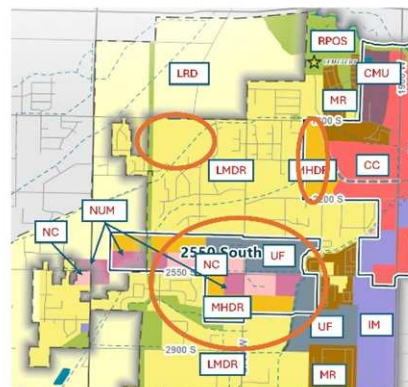
General Plan Map Side-By-Side Comparison



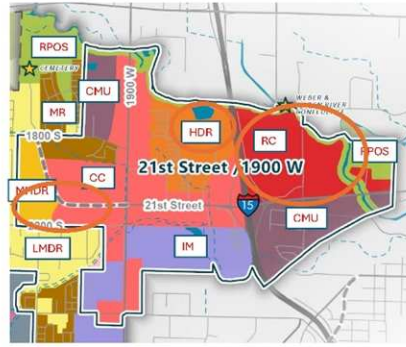
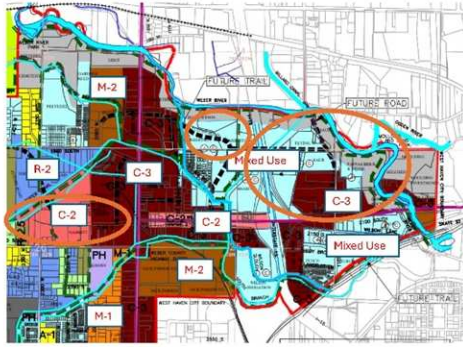
HRD-Higher Density Residential-R-3 (RMs)
NC-Neighborhood Commercial-C-1
CC-Community Commercial-C-2
RC-Regional Commercial- C-3
RPOS-Recreation/Parks/Open Space



HRD-Higher Density Residential-R-3 (RMs)
NC-Neighborhood Commercial-C-1
CC-Community Commercial-C-2
RC-Regional Commercial-C-3
RPOS-Recreation/Parks/Open Space
IM-Industrial and Manufacturing



NMU-Neighborhood Mixed Use
HRD-Higher Density Residential-R-3 (RMs)
NC-Neighborhood Commercial-C-1
CC-Community Commercial-C-2
RC-Regional Commercial- C-3
RPOS-Recreation/Parks/Open Space



LDR-Low Density Res (A-2 and R-1)
 LMDR-Low/Moderate Density Residential (A-1, R-2, and R-2.5)
 MHR-Moderate Higher Density- R-4, PH, and R3 (RM Zones)
 MR-Mixed Residential-Mixed Use Zone
 CMU-Community Mixed Use-Mixed Use Zone
 UF-Utility Facility
 NMU-Neighborhood Mixed Use
 HRD-Higher Density Residential-R-3 (RMs)
 NC-Neighborhood Commercial-C-1
 CC-Community Commercial-C-2
 RC-Regional Commercial- C-3
 RPOS-Recreation/Parks/Open Space

Commission Member Stimpson expressed concern to move away from the previous General Plan map because she feels it creates a checks and balance.

Vice Chair Reyna said he likes that this shows a clear vision for what the City wants in each area and likes that there is some flexibility to brainstorm what is best.

Commission Member Jenson suggested combining the old map and new map.

13. ADJOURNMENT

Commission Member Streker a motion to adjourn at 9:01 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

October 14, 2026

Stephen Nelson, Community Development Director

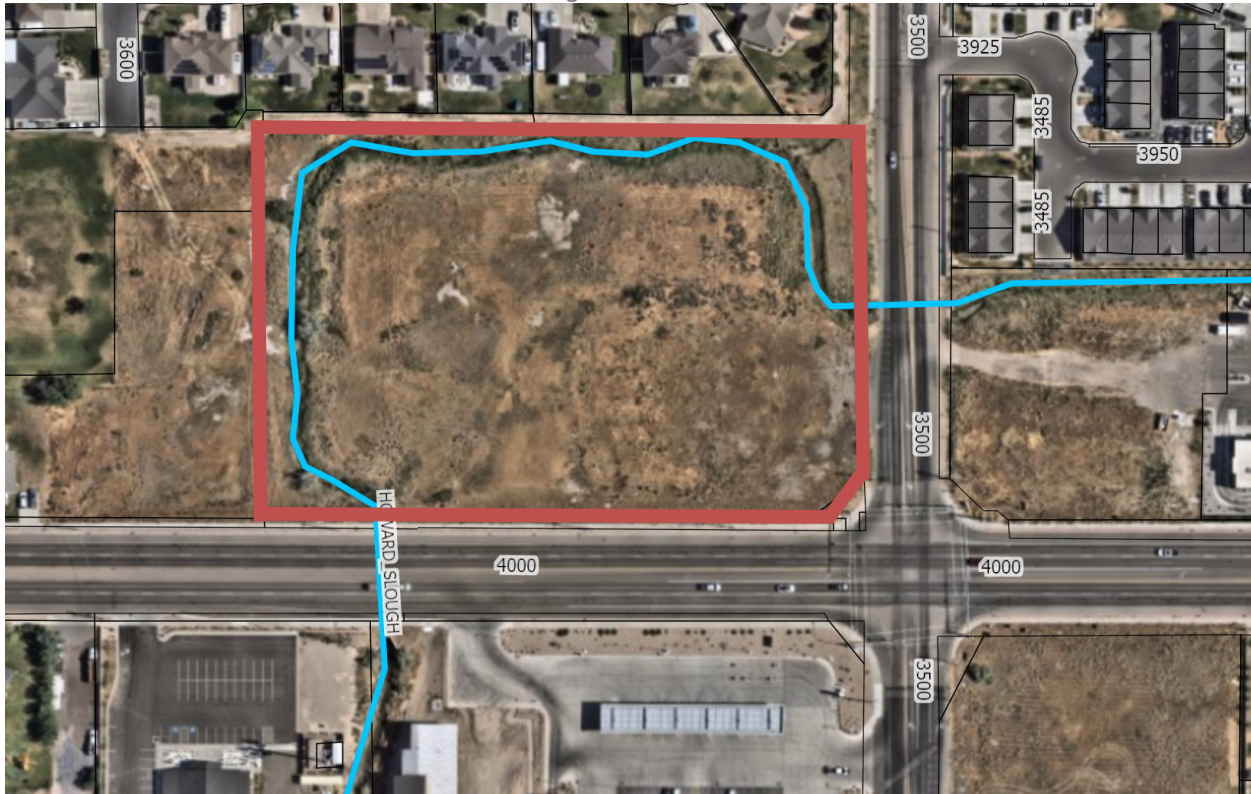


PETITION TO AMEND THE ZONING MAP

Request: Approval of an amendment to the zoning map
Property Location: Parcel 080360040 at approximately 3507 W 4000 S West Haven
Property Zone: A-2
Property Size: 4.81 Acres
Applicant: Eric Rose, Applicant and King Yu Owner

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

Image 1: Site Aerial



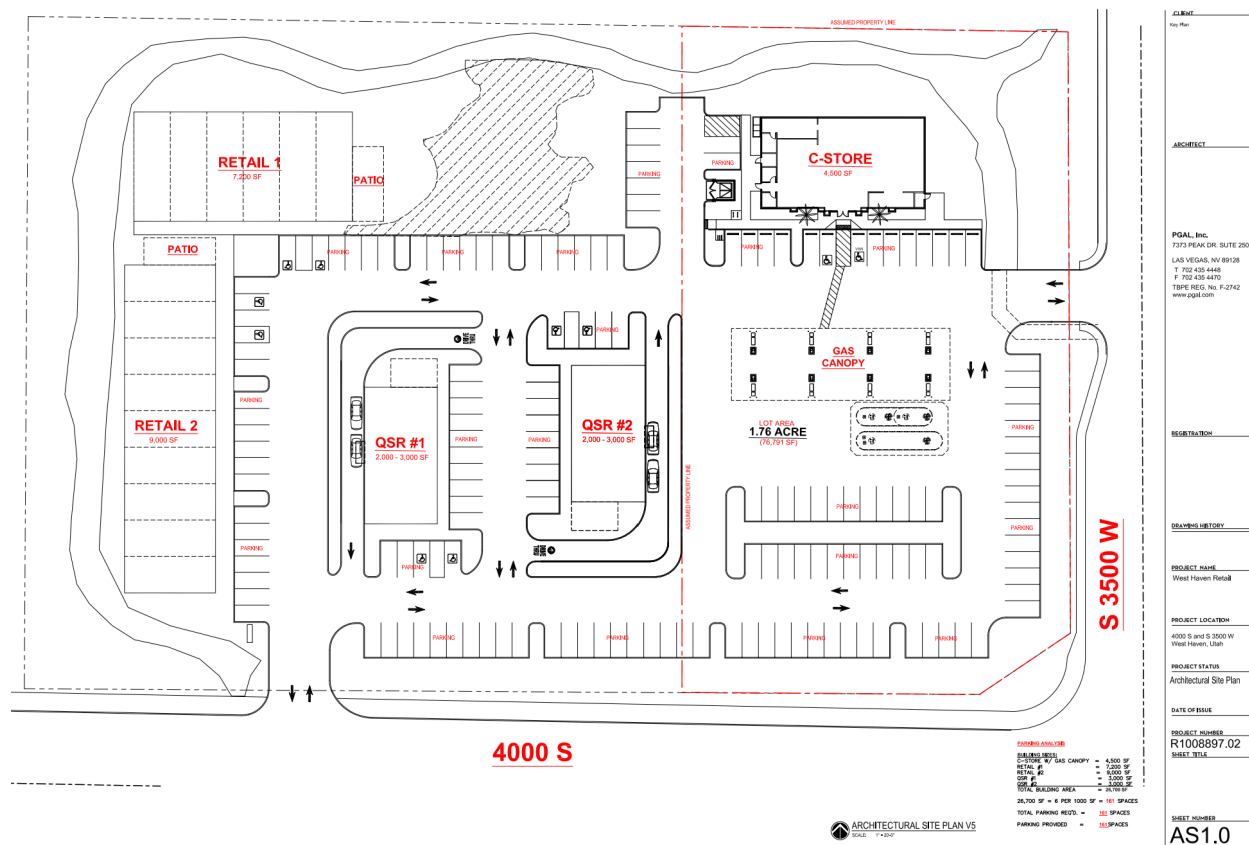
I. BACKGROUND

The applicant is seeking approval for a rezone application to allow for commercial development on the property. The current zoning is A-2, and the applicant requests a change to C-2. The stated purpose in the application is as follows:

We are proposing to build a retail project on the site. Our current plan is to put a gas station and convenience store, two fast food restaurants, and some inline retail.

The applicant has also provided the required concept plan as shown in Image 2 and is attached to this packet.

Image 2: Development Concept Plan

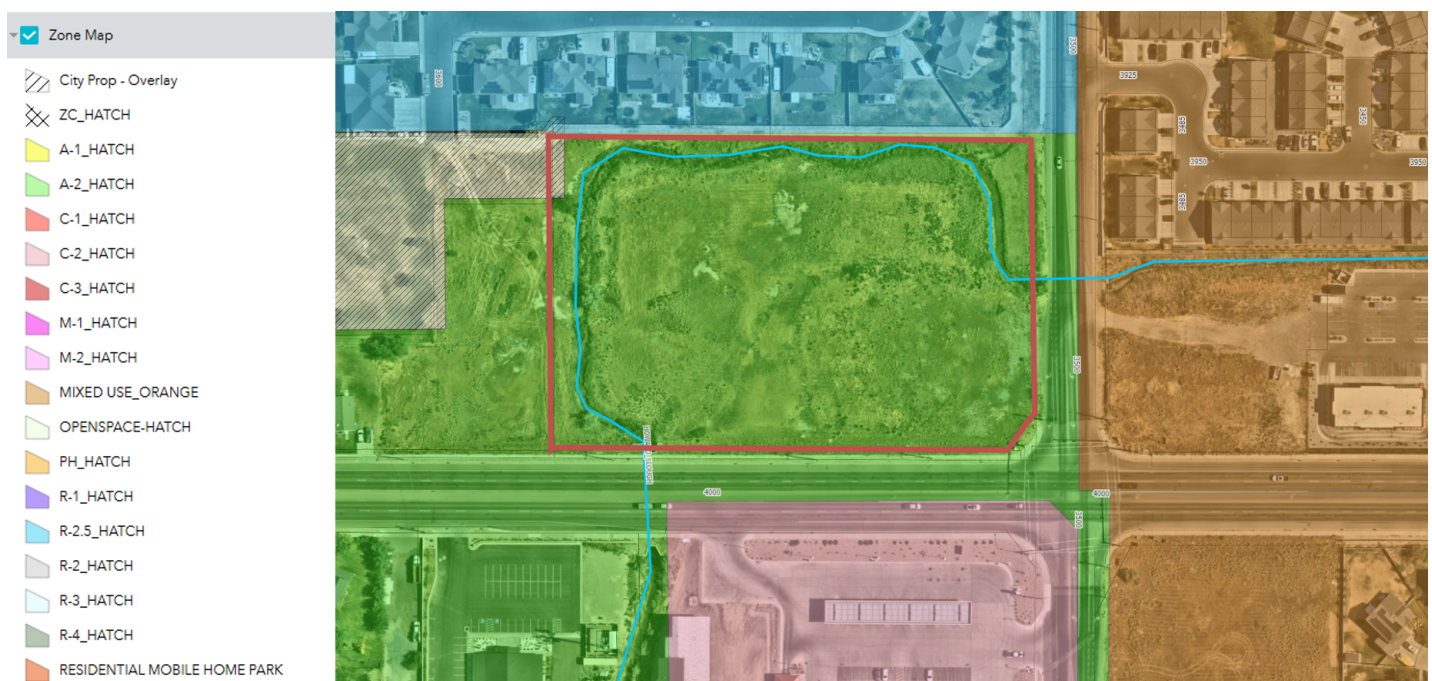


The existing zoning conditions of the subject property are as depicted in Image 3 below and expressed in Table 1 below. See Image 4 for the envisioned future zoning of the subject property and the contiguous properties.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	R-2.5	Single Family Development
East	Mixed Use	Townhomes, Commercial, and future commercial development
South (across Hinckley)	Mixed Use, C-2, and A-2	Vacant Property, Commercial Development, and a Church
West	A-2 and Open Space	City Park, Single Family Home

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



II. **STAFF REVIEW**

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

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics. Staff do not provide findings for each consideration below, but only for those considerations that were found to be immediately relevant to the subject petition.

§157.707 Petition Procedure

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

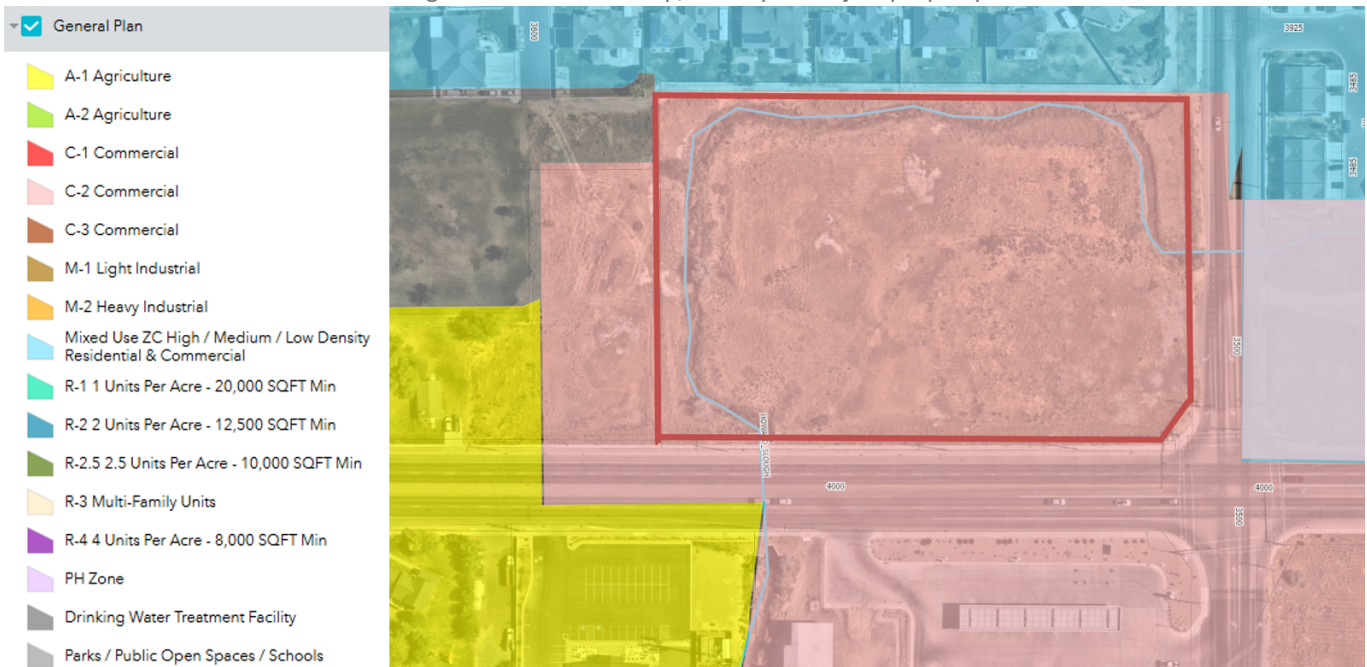
(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept development plan and to specify the general land uses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

Finding: The applicant provided a development concept that specifies the general land use and general building arrangements. The concept plan generally complies with uses, though staff has a few notes on the site layout and seeks changes if the zone change is approved and the applicant files a preliminary site plan.

The attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities. Based on an initial review, staff anticipates that the site plan would need changes if the zone change is approved and the applicant chooses to proceed with a site plan application. The following are some considerations and general comments of the concept plan as proposed:

- Access on 4000 S would be based on Conditional Access Permit to be granted by UDOT. This is integral to the overall site design/operation. The City needs to understand UDOT's likelihood of permitting same.
- Access(es) on the east side of 3500 W and 4000 S need to be shown to assess alignment/connectivity.
- Property lines are shown as "assumed." Why is there uncertainty?
- Parking - 60% of GFA is for Retail #1 and #2 requiring 97 parking spaces. Only 30-35 spaces are proximate to those uses, the bulk of the implied "overflow" parking for the retail uses is at the far south-east corner of the site. Overall parking should be distributed to better serve the associated demand.
- Two (2) van-accessible parking spaces. One (1) van-accessible space required for every six (6) total ADA staffs
- The separate drive-throughs provide difficult access/circulation movements. Further traffic analysis required? Were other configurations considered? Location of menu boards must be shown to quantify stacking capacity.
- There needs to be a minimum twenty (20') foot slough access easement along the slough.
- No dimensions shown - fully dimensioned plan required for review
- No provision for above-grade stormwater detention. City needs a geotechnical report to assess ways to manage stormwater.

Image 4: General Plan Map, Vicinity of subject property



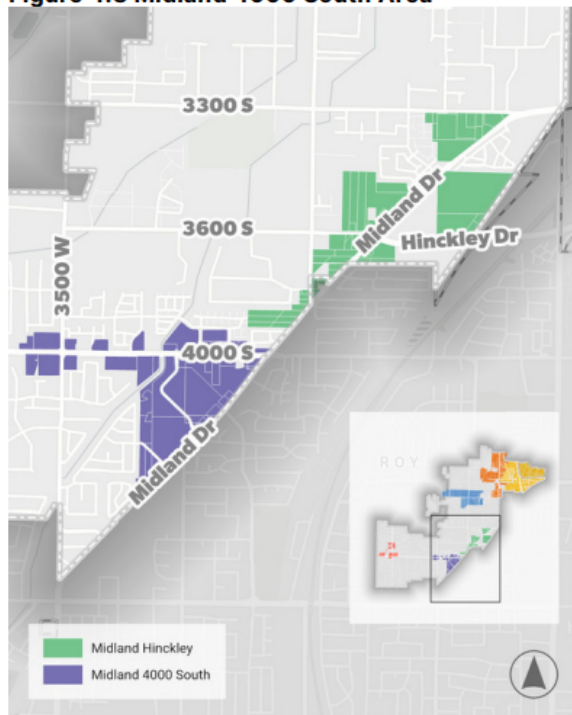
(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development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

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

Finding: The petition and its associated concept plan is compatible with the General Plan and the surrounding land uses. The General Plan identifies the future land use of the subject property as C-2, as shown in Image 4, which matches the proposal. The General Plan and the area's current development pattern support commercial uses at the four corners of the intersection, with supporting residential housing that has been developed.

Image 5: Economic Development Strategic Plan

Figure 4.8 Midland 4000 South Area



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

Finding: Staff finds that the petition and its associated development concept promote public welfare and are appropriate and compatible with surrounding land uses. [West Haven Economic Development Strategic Plan](#) (2026, pp. 39-40) also highlights this area as part of the Midland 4000 S Economic Development Area, in purple in Image 5. The plan describes the area as follows:

The Midland 4000 South area was selected due to its role as an established and emerging commercial corridor anchored by the future Walmart and existing retail establishments. The area benefits from its location along Midland Drive and 4000 South, two important thoroughfares that carry high daily vehicle traffic counts and serve as key connectors between residential areas and neighboring cities. Planned development in the area, including a Walmart Supercenter, positions the Midland 4000 South area as a growing commercial node with regional draw. This planned investment builds on the area's existing commercial presence and reinforces its role as a destination for both neighborhood-serving and regional retail activity. (p. 39)

Recommended uses for this area include Regional Commercial and Neighborhood Offices.

Regarding the proposed land use, staff does not anticipate any adverse impacts that would not be addressed by the City's codified development standards during the site plan review.

§157.715 City Zoning Alternative Actions

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

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

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

Findings: The City “may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part”. Although the proposed uses comply with the requested zone, the General Plan Map, and the Economic Development Strategic Plan, staff has reservations about the concept plan as presented. Staff recommends that any approval of the zone change should not lock the applicant into the proposed site layout but should allow the applicant to update the site layout as part of a preliminary site plan application if the zone change request is approved.

The applicant will also need to secure a conditional access permit from UDOT for the proposed access on 4000 S.

- The site plan will be brought into conformance with all applicable development standards, and each member of the City’s Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and access point.

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

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

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

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

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

- (1) Where it is determined to be in the best interests of the general public;*
- (2) As a result of amendments to the county master plan, in order to achieve consistency; or*
- (3) Where changed conditions, public attitudes, or lifestyles so indicate a need.*

III. RECOMMENDED ACTION

Staff recommends that the Planning Commission discuss the application, consider the request in relation to the City General Plan and Economic Development Strategic Plan, any public comment, and other appropriate factors.

IV. POSSIBLE MOTION

Recommend approval with conditions: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the parcel 80360040 from A-2 to C-2, approximately 4.81 acres, located at 3507 W 4000 S, finding the request complies with the General Plan and is compatible with surrounding land uses when the following conditions of approval are applied:*

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and access point.

[List Any Other Conditions]

Recommend approval: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the parcel 80360040 from A-2 to C-2, approximately 4.81 acres, located at 3507 W 4000 S, finding the request complies with the General Plan and is compatible with surrounding land uses.*

[List any other recommendations or findings]

Recommend denial: *Motion to recommend to the City Council the denial of the petition to amend the Zoning Map to change the zoning designation of the parcel 80360040 from A-2 to C-2, approximately 4.81 acres, located at 3507 W 4000 S.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table of the petition to amend the Zoning Map to change the zoning designation of the parcel 80360040 from A-2 to C-2, approximately 4.81 acres, located at 3507 W 4000 S.*

[List reasons for tabling the item]

West Haven Licensing and Permitting
3507 W 4000 S, West Haven,
UT 84401

09/21/2026 - 09/20/2027
Zoning Map Amendment
General

Application Status
Under Review

Printed: 10/07/2026

Permit/License #
0076151

Reference Number
a2a06a90-b217-11f1-97bc-2f7dc8e48127

Status
Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	09/16/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Commercial Zone Amendment Fee 2	\$390.50
Subtotal	\$390.50
Processing Fee	\$2.00
Total	\$392.50
Amount Paid	\$392.50
Total Due	\$0.00

Payments

09/21/2026	Online	\$390.50
Total Paid		\$392.50

Application Form Data

(Empty fields are not included)

First Name
Eric

Last Name
Rose

Phone
[REDACTED]

Email

Address

7730 Union Park Ave #500

City

Midvale

State

UT

Zip Code

84047

Is the applicant different from the property owner?

Yes

First Name

King

Last Name

Yu

Owner Phone

Owner Email

Address

4000 S 3500 W

City

West Haven

State

UT

Zip Code

84401

Upload Owner Authorization Form

 **Owner Agent Authorization Form (2026.09.16).pdf**

Property Address

3507 W 4000 S, West Haven, UT 84401

Parcel Number(s)

080360040

Total No. of Acres

4.81

Current Zoning (select all that apply)

A-2

Proposed Zoning (select all that apply)

C-2

Describe Project and Requested Use

We are proposing to build a retail project on the site. Our current plan is to put a gas station and convenience store, two fast food restaurants, and some inline retail.

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

 **Site Plan V5_2026.09.04.pdf**

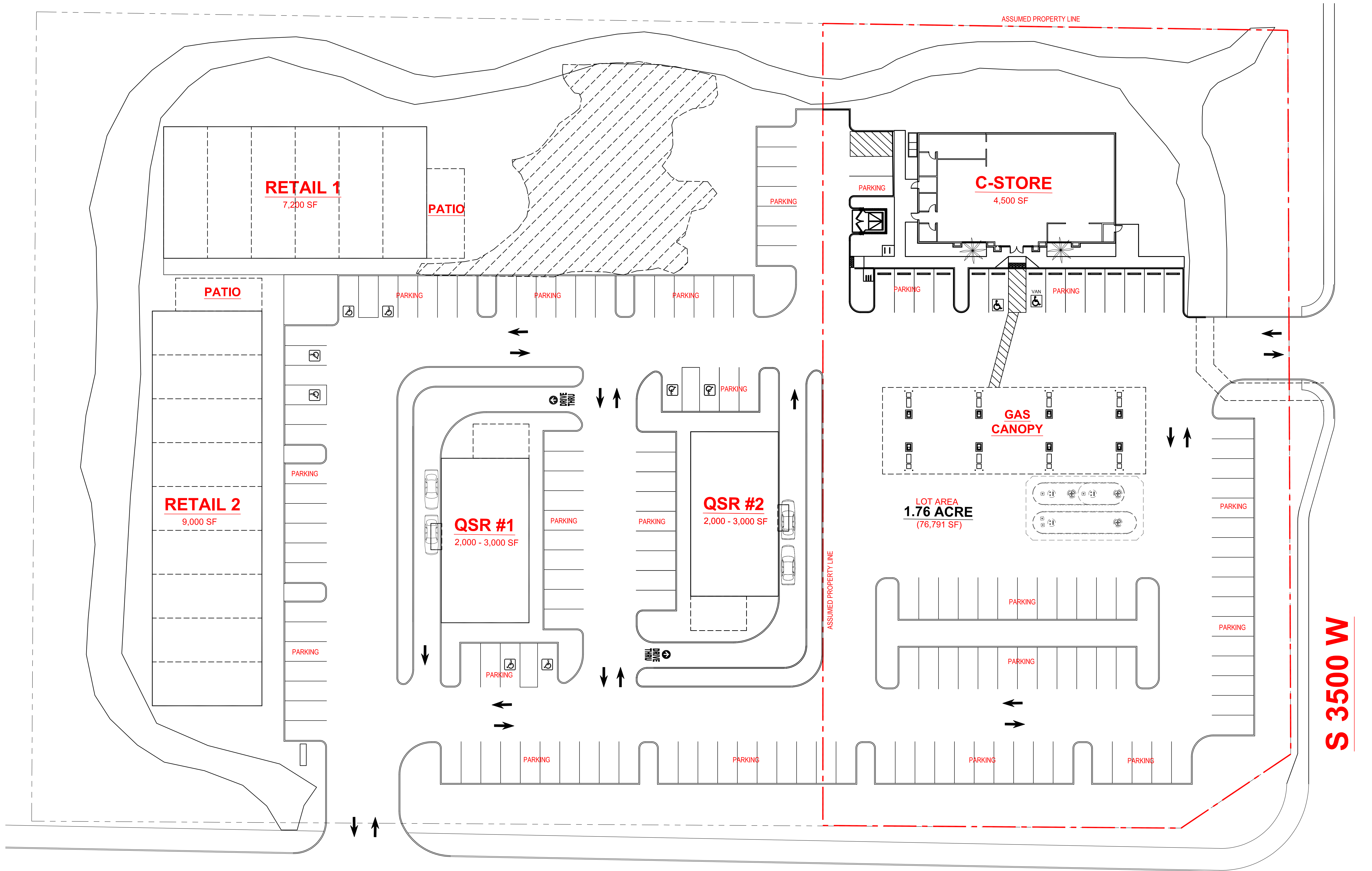
Signature

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

Please be aware of scammers requesting payments outside of the system. All payments for this application will either be made within your applicant portal, or in the West Haven Offices. Please check in with staff if you receive any other requests for money transfers.

Electronically Signed

Eric S. Rose - 09/16/2026 3:43 pm



PARKING ANALYSIS	
BUILDING SIZES:	
C-STORE W/ GAS CANOPY	= 4,500 SF
RETAIL #1	= 7,200 SF
RETAIL #2	= 9,000 SF
QSR #1	= 3,000 SF
QSR #2	= 3,000 SF
TOTAL BUILDING AREA	= 26,700 SF
26,700 SF = 6 PER 1000 SF = 161 SPACES	
TOTAL PARKING REQ'D.	= 161 SPACES
PARKING PROVIDED	= 161 SPACES

Planning Commission Staff Review Memo

October 14, 2026

Stephen Nelson, Community Development Director

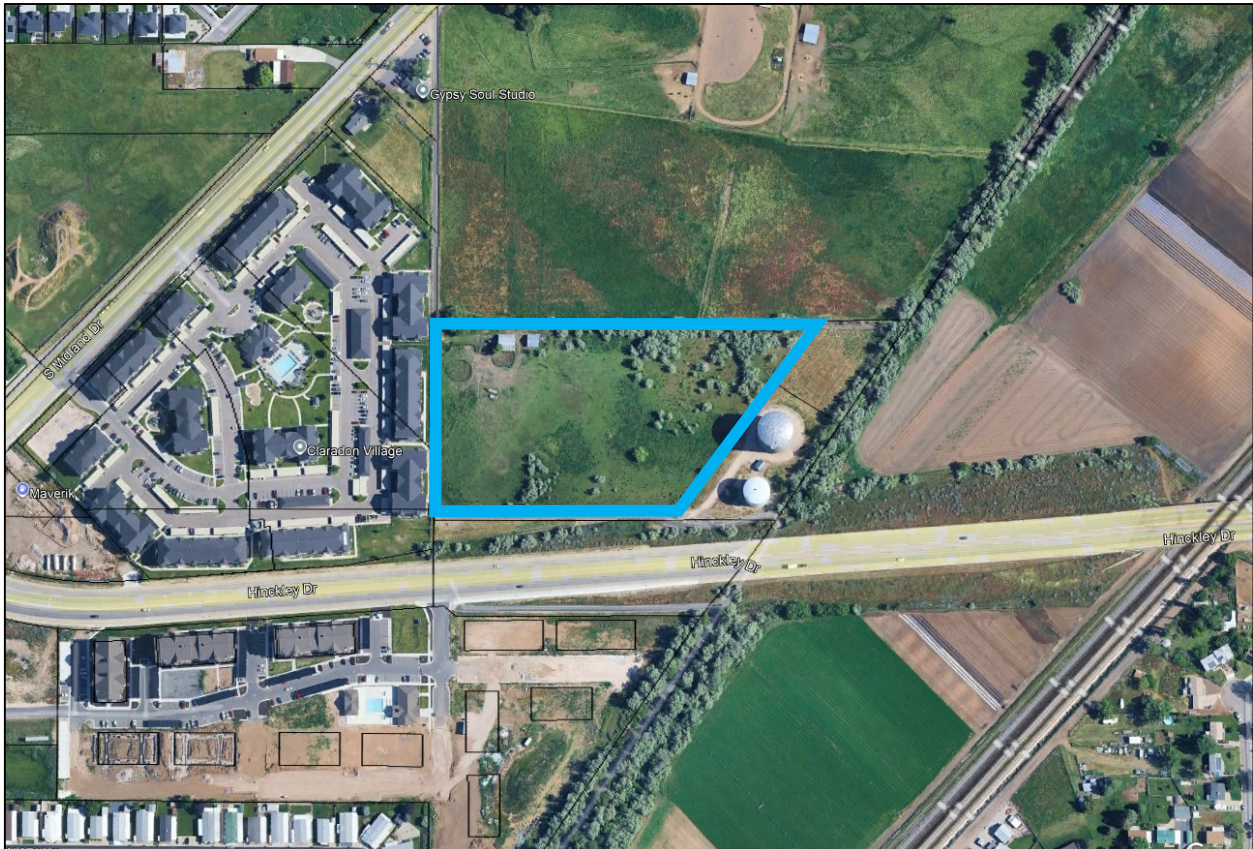


PETITION TO AMEND THE ZONING MAP

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

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

Image 1: Site Aerial



I. BACKGROUND

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

A zone change request for this property was filed earlier this year, which was considered by the Planning Commission. The zoning change request is for the same zone, but with a slight modification to the concept plan. The Planning Commission discussed the previous petition at a special meeting held on April 28, 2026. At that meeting, the Commission recommended approval of the petition by a split vote of 4/2. The following conditions of approval were recommended by the Commission:

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

The City Council held several meetings with the applicant and discussed concerns regarding the petition. The petition was later denied by the City Council on August 5, 2026, with the following motion

Councilmember Call made a motion to deny ordinance 10-2026 on the grounds that we are currently reviewing the general plan map and would like to see that in the future as well as the issues with health, safety, and welfare concerns. Three in favor, two opposed.

One of the City Council's largest health and safety concerns was access to the property. This was discussed at length during work sessions with the applicant and when the item was under consideration. Generally, the applicant showed that, with a single access point, they could potentially comply with fire code; however, several on the Council felt an additional access point should be provided.

The applicant provided an updated site plan with an additional emergency access to Hinkley Drive; however, staff has not seen anything from UDOT indicating support or of likely approval for the second access point. The concept plan is very similar to the previous one, with the townhome development concept depicted in Image 2 below. The development concept consists of 16 buildings totaling 72 residential units.

Image 2: Updated Development Concept Plan



Table 1: Zoning Designations of Contiguous Property

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

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



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

II. **STAFF REVIEW**

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

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics. Staff does not provide findings for each consideration below, but only for those considerations that were found to be immediately relevant to the subject petition.

§157.707 Petition Procedure

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

(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept

development plan and to specify the general land uses and the general site and building arrangements which will occupy the property and the general time frame and phasing of development if rezoning is granted.

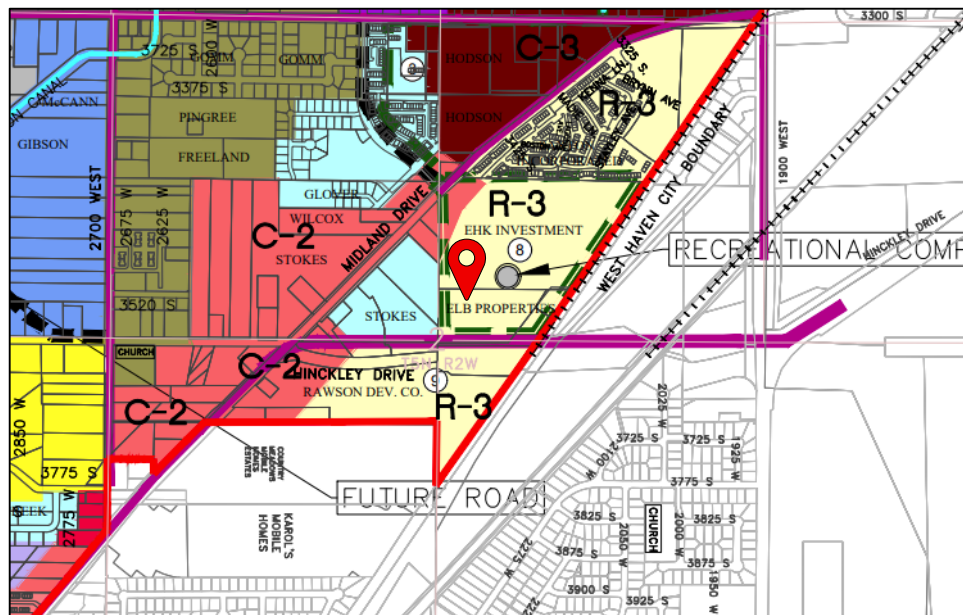
Finding: A development concept has been provided that specifies the general land-use and general building arrangements. The said concept generally conforms to the use and density regulations of the sought zone. There are likely changes that would be required if the zone change is approved and the applicant files a site plan application based on the provided concept.

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

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

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

Image 4: General Plan Map, Vicinity of subject property



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

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

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

However, the City is currently evaluating the General Plan map for this area. These considerations include amending its designation and density recommendation. One reason the City denied the previous zone change petition for this property was that the General Plan was under consideration, which remains the case.

In addition, because of the General Plan change, staff has also proposed changing the R-3 zoning by splitting it into four distinct zoning districts, and eliminating the R-3 label altogether. Staff is also proposing a new suite of zoning standards for our multi-family zones as part of this ordinance update. The Planning Commission has held several workshops on these changes, and the ordinances are expected to be ready for public hearing and consideration in the coming months. Because of these changes, it may be appropriate to deny the petition until the zoning standards are updated

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

Finding: Staff finds that the petition and its associated development concept provide an additional housing option in the area, with direct bicycle and pedestrian access to the Roy Front Runner Station via the trail. However, based on the City's previous discussion of the zoning for this property, there are real concerns about emergency and redundant access to this property. The site has a single primary access. The applicant is proposing an emergency access, as shown on the site plan. However, the City has not received anything from UDOT that it would consider this access point. In previous discussions, UDOT has not denied the ability for this second access but has expressed concerns. These considerations are based on the general proposed land use of the concept without regard to the technical aspects (most of which are not yet specified) of the concept plan.

Regarding the proposed land use, staff does not anticipate any adverse impacts that would not be addressed by the City's codified development standards during the site plan review. For instance, per the City's development standards, the road dimensions would need to be modified, guest parking will need to be accounted for, the proposed site access locations will need to be verified, the application may be required to provide a public street and access to the north property, and other technical aspects of the development may significantly change the

site design. Staff will conduct a thorough review of the development proposal and its serviceability in conjunction with the site plan review if the zone change is approved and the applicant submits a site plan approval, and any infrastructure improvements required for adequate service would be the applicant's responsibility.

Staff also recommends that any development of the property include installing a sidewalk from the development to Midland to ensure safe pedestrian access to the intersection and commercial facilities in the area. The applicant is also planning to relocate the trail to wrap around the outside of the property, which would move the trail crossing away from the intersection. However, the development directly to the west currently stubs into the trail along their boundary; a pedestrian connection would need to be maintained.

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

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and that both proposed access points are provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.
- That as part of any site development of the property, the property owner constructs a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT Standards.
- A pedestrian connection would need to be maintained from the development to the west to the trail.

§157.715 City Zoning Alternative Actions

The zoning code also gives the City Council discretion within the parameters defined below. Note again that staff does not provide commentary on each factor of consideration in the code below.

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

(1) (a) Where a concept development plan is required as provided for in this subchapter, the City Council may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part, with or without changes or conditions, and adopt an ordinance rezoning the property, or the city

may, by motion, grant conditional zoning approval, with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city;

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

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

Findings: The City can attach conditions to a zone change request approval. Staff, in this report, has listed several suggested conditions that may be appropriate to consider.

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

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

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

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

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

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

III. RECOMMENDED ACTION

Staff recommends that the Planning Commission discuss whether the proposal is in the best interests of the general public by considering the current general plan and the current update process, the proposed updates to the R-3 zones, access, any public comments received, and the merits of the concept plan.

Staff does not believe the applicant has adequately addressed the City Council's previous concerns, and the Council's primary concerns remain unresolved, including secondary access and a final update to the General Plan. Since the original rezone request for this property earlier this year, staff and the Planning Commission have started updated the R-3 zoning, which, if approved as currently presented, would materially impact the current request. Although staff believes the proposed use in the petition is more compatible with the current zoning, staff recommends denying the application until the property owner adequately addresses the secondary access, the new General Plan is approved, and the R-3 Zone update is

finalized. If the City is inclined to approve the zone change, staff would recommend attaching the conditions of approval listed with the suggested motion.

IV. POSSIBLE MOTION

Deny: *Motion to deny the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding that it is not in the public interest considering the limited access to the property, that the City is currently engaged in a process of updating its General Plan, and considering that the City has started working on material updates to the R-3 zoning standards.*

[List Other Findings or Consideration]

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

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and that both proposed access points are provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.
- That as part of any site development of the property, the property owner constructs a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT Standards.
- A pedestrian connection would need to be maintained from the development to the west to the trail.

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

[List Conditions]

Approve outright: *Motion to approve the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3,*

finding that the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare.

Table: Motion to table the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3.

West Haven Licensing and Permitting

Printed: 10/07/2026

2410 Hinckley Drive

Permit/License #

09/28/2026 - 09/27/2027

6586854

Zoning Map Amendment

Reference Number

General

Application Status

Status

Under Review

Active

Application Review Status

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

Date Submitted
09/18/2026

Fees

Payments

Commercial Zone Amendment Fee 3	\$220.50	09/28/2026	Online	\$220.50
Subtotal	\$220.50	Total Paid		\$228.22
Processing Fee	\$7.72			
Total	\$228.22			
Amount Paid	\$228.22			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name

Taylor

Last Name

Anderson

Phone

Email

Address

610 North 800 West

City

Centerville

State

UT

Zip Code

84014

Is the applicant different from the property owner?

Yes

First Name

Josh

Last Name

Cragun

Owner Phone

[REDACTED]**[REDACTED]****[REDACTED]**

Address

4883 W Old Hwy Rd Suite #A

City

Mtn Green

State

UT

Zip Code

84050

Upload Owner Authorization Form

 **E.L.B. Properties, LC Affidavit.jpeg** **Nancy_Peterson_0917105415.pdf** **20260917_112511.jpg**

Property Address

2410 Hinckley Drive

Parcel Number(s)

080060075

Total No. of Acres

7.05

Current Zoning (select all that apply)

M-1

Proposed Zoning (select all that apply)

R-3

Describe Project and Requested Use

Cole West requests that the City Council consider this proposed rezone from M-1 to R3 to allow a townhome development. This proposal is consistent with the General Plan and supported by existing infrastructure. We have received positive feedback from UDOT officials that a secondary emergency access is viable. Although not approved yet, positive conversations have been had.

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

 **Conceptual Site Plan 9.pdf**

Signature

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

Please be aware of scammers requesting payments outside of the system. All payments for this application will either be made within your applicant portal, or in the West Haven Offices. Please check in with staff if you receive any other requests for money transfers.

Electronically Signed

Taylor Anderson - 09/18/2026 11:07 am



EDM
Partners

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

NORTH

SCALE: 1" = 40'

0 20 40 80 120

DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	7.17 ACRES
LOTS	72
DENSITY	10.0 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.
INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

West Haven
Hinkley
Conceptual Site Plan

PROJECT:

DRAWN BY: NMM

REVIEWED BY: PMD

REVISIONS:

No. DATE REMARKS

DATE: August 24, 2026

SHEET NUMBER:
C-1

C:\Users\jnick\EDM Partners Dropbox\Projects\CW Urban Misc\WestHaven\Conceptual Site Plan 9.dwg

Planning Commission Staff Review Memo

October 14, 2026

Damian Rodriguez, Planner



SUBDIVISION AMENDMENT REVIEW

Request: Approval of the Cucereavii Subdivision, Amendment 1
Property Location: 4077 South 3305 West
Property Zone: Mixed Use
Property Size: 1.2 acres
Applicant: Vlad Gvozdicov

Governing Document(s): WHZC §156.050 and §156.041
Decision Type: Administrative
Staff Recommendation: Approve

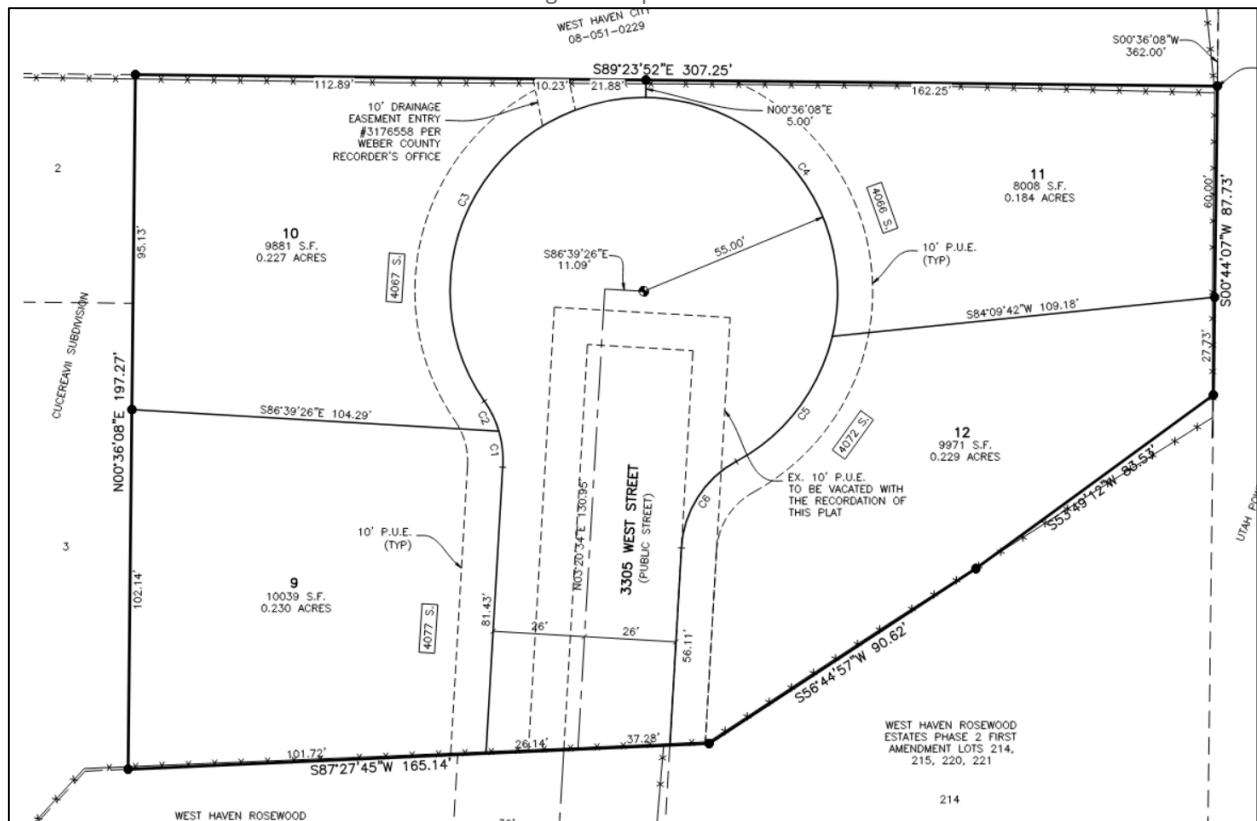
Image 1: Site Aerial



I. BACKGROUND

The applicant requests the Planning Commission to approve the proposed amendment of the Cucereavii Subdivision. The proposal is to amend four lots of the Subdivision, Lots 9, 10, 11, and 12 (Originally Lots 5, 6, 7, and 8 on the dedication plat), to provide adequate public right-of-way and a cul-de-sac in preparation for the orderly development of the lots.

Image 2: Proposed Plat



II. STAFF REVIEW

Staff's review of the proposal, as it pertains to the requirements of the West Haven Subdivision and Zoning Codes, is as follows:

§156.050 SUBDIVISION PLAT AMENDMENT

Per the referenced section of code, an amended plat shall comply with all of the standards of the zoning and subdivision ordinances:

Code Section	Requirement Summary	Staff Comment	Compliance Status
(A)(1)	<i>A subdivision name, approved by the County Recorder, and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall be shown on the top of the plat;</i>	The proposed subdivision name is provided and has been approved by all reviewing parties. Likewise, the township, range, and quarter section are shown.	Compliant
(A)(2)	<i>Where a subdivision complies with the cluster subdivision provisions of the zoning ordinance, the final plat shall indicate underneath the subdivision name the words, "cluster subdivision;"</i>	The proposal is not classified as a cluster subdivision, so this subtitle is not applicable.	Compliant
(A)(3)	<i>A north point and scale of the drawing and the date;</i>	A north point, scale, and date are all provided.	Compliant
(A)(4)	<i>Accurately drawn boundaries, showing the proper bearings, basis of bearings, and dimensions of all boundary lines of the subdivision. These lines should be slightly heavier than street and lot lines. The state plane grid bearings (where available) shall be noted on the linen, and the basis of bearing sufficient for retracement shall also be noted on the final plat;</i>	The boundaries, lines, and described details have been shown on the plat and civil engineering drawings and are accurate to the best of staff's ability to discern.	Compliant
(A)(5)	<i>The names, widths, lengths, bearings, and curve data on centerlines of proposed streets, alleys, and easements; also the boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All</i>	A curve table is provided. The proposed street names and numbering have been reviewed and approved by the City Engineer.	Compliant

	<i>lots are to be numbered consecutively under a definite system approved by the City Engineer. All proposed streets shall be named or numbered consecutively under a definite system approved by the City Engineer and conform as far as practicable to the adopted street naming and numbering system of the city;</i>		
(A)(6)	<i>A house number indicating the street address for each lot in the subdivision shall be assigned by the City Engineer marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage;</i>	A house number/street address is provided for all four lots of the proposal.	Compliant
(A)(7)	<i>Parcels of land to be dedicated as public parks or to be permanently reserved for private common open space shall be included in the lot numbering system and shall also be titled "Public Park" or "Private Common Open Space," whichever is applicable;</i>	Not applicable.	Compliant
(A)(8)	<i>The standard forms approved by the Planning Commission for all subdivision plats lettered for the following, and as shown in § 156.004:</i> <i>(a) Description of land to be included in subdivision;</i> <i>(b) Registered land surveyor's certificate of survey;</i> <i>(c) Owner's dedication certificate;</i> <i>(d) Notary public's acknowledgment;</i> <i>(e) City Planning Commission's certificate of approval;</i>	All required standard forms are provided on the proposed final subdivision plat.	Compliant

	(f) City Engineer's certificate of approval; (g) City Attorney's certificate of approval; (h) City Council's certificate of acceptance; (i) City Clerk's certificate of attest; and (j) City Surveyor's certificate of approval.		
(A)(9)	<i>A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information;</i>	Adequate space is provided for the Weber County Recorder's certification and entry information.	Compliant
(A)(10)	<i>The subdivision boundary corners shall be set on the site prior to recording of the final plat. The subdivision boundary corners and centerlines street monuments shall be noted on the final plat;</i>	The amended boundary markers will be placed as described upon final plat approval and prior to recordation of the mylar.	TBD
(A)(11)	<i>The use of lots within the subdivision boundary shall comply with the underlying zoning standards and uses.</i>	The intended land use is single-family homes, a use that is permitted by right in the zone.	Compliant
(B)	<i>For subdivisions that include lots which will be partially or completely in the base floodplain (see §§ 157.390 through 157.395) of any river, stream, watercourse, lake, or other body of standing water, a boundary and elevations of the floodplain shall be required on the final plat. The lowest elevation of any inhabitable floor in any structure for each lot shall also be shown on the final plat.</i>	The lowest elevation is shown in the associated civil engineering drawings, and is shown accurately as far as staff can verify.	Compliant
(C)	<i>The subdivider shall furnish to the City Engineer a complete set of drawings signed and stamped by a licensed civil engineer of engineering designs for all streets, existing and proposed, and all utilities to be constructed within</i>	A complete set of civil engineering drawings has been furnished as required. All proposed utility and road construction will be completed in accordance with West Haven City	Compliant

	<i>the subdivision together with the final plat. All such utility and road construction shall be in accordance with the adopted public works standards of the city.</i>	Engineering and Public Works standards.	
(D)	<i>The applicant shall provide will serve or availability letters from the culinary water authority and the sanitary sewer authority regarding the proposed subdivision.</i>	Will-serve letters have been provided in support of the project.	Compliant
(E)	<i>Public roadways and rights-of-way shall be dedicated to the city with the following language. The city may alter this language in cases of conflicting master development agreements or in unique circumstances that may require special language to address those needs:</i>	Adequate language has been provided in the Owner's Dedication and Certification section of the plat.	Compliant

Finding: The proposed plat and improvement drawings comply with the standards of the subdivision ordinance.

§157.236 SITE DEVELOPMENT STANDARDS (A-1 Agricultural Zone)

STANDARD	Zone: A-1	Proposal	Compliant?
<i>Minimum lot area</i>	12,000 ft ²		Compliant
<i>Min lot width</i>			Compliant
<i>Min yard setbacks</i>			
<i>Front</i>	20' to home 25' to garage	TBD	Compliant
<i>Rear</i>	Average of 22'	TBD	Compliant
<i>Side</i>	8'	TBD	Compliant
<i>Side, adj. to street</i>	20'	TBD	Compliant

Finding: The proposal complies with the zoning standards adopted with the original Cucereavii Subdivision of 2021, and a plat note has been added to specify those standards.

III. **RECOMMENDED ACTIONS**

Based on the findings in Section II of this report, city staff recommend that the Planning Commission **approve** the proposed amended plat for the Cucereavii Subdivision, with its associated improvement drawings, finding that the proposal complies with the standards of the zoning and subdivision ordinances.

IV. **POSSIBLE MOTIONS**

Approve: Motion to approve the proposed first amended plat for the Cucereavii Subdivision, finding that the proposed amendment complies with all applicable standards of the zoning and subdivision ordinances.

Approve with conditions:

Motion to approve the proposed first amended plat for the Cucereavii Subdivision, finding that the proposed amendment complies with the standards of the zoning and subdivision ordinances when the following conditions are applied:
(List conditions of approval)

Table:

Motion to table action on the proposed subdivision amendment for the Cucereavii Subdivision, finding that the proposed subdivision does not comply with all applicable standards of the subdivision and zoning ordinances, and that the proposal must be amended before approval can be considered.

West Haven Licensing and Permitting

Cucereavii Subdivision 1st Amendment

12/22/2025 - 06/21/2027

Subdivision

General

Application Status

Under Review

Printed: 10/08/2026

Permit/License #

3853873

Reference Number

9a7be6a0-df59-11f0-96c6-57050920735c

Status

Active

Application Review Status

Pre-Review

Complete

Date Submitted

12/22/2025

156.024(D): Provide will serve or availability letters from water providers and the sanitary sewer provider.

Please provide the property owner/agent affidavit form, signed and notarized.

156.040(C): Provide a title report that is dated no more than 30 days prior to the date of application.

Planning & Zoning

Reviewing

Engineering

Not Reviewed

Building

Complete

1. There shall be a complete geotechnical investigation completed for the proposed lots. The number of borings or test pits shall be determined by the geotechnical engineer. Soil conditions, bearing capacity, lateral earth pressures, and groundwater shall be included in the investigation. A complete report shall be provided to the city.

Fire

Complete

Public Works

Complete

Planning Commission

Not Reviewed

West Haven Special
Service District

Not Reviewed

Final-Review

Not Reviewed

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Application Type

Final Plat and Improvment Drawings

First Name

Vlad

Last Name

Gvozdicov

Contact Email

[REDACTED]

Contact Phone

[REDACTED]

Mailing Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Owner Name

Vlad Gvozdicov

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Address

[REDACTED]

City

State

Zip Code

Subdivision Name

Cucereavii Subdivision 1st Amendment

Project Address

4077 W. 4075 S. West Haven, UT. 84401

Parcel Number(s)

08-674-0005, 08-674-0006, 08-674-0007, 08-674-0008

Property Zone (select all that apply)

Mixed Use

Total Number of Lots or Units

4

Surveyor/Engineer Name

Reeve & Associates

Contact Email

Contact Phone

(801) 621-3100

Address

5160 S. 1500 W.

City

Riverdale

State

UT

Zip Code

84405

Upload All Additional Files and Documentation Required by City Planner

 **2025.11.18 Amend Plat.pdf**

 **2025.12.01 - Cucereavii Imp.pdf**

Signature

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

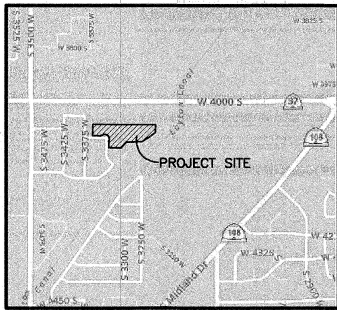
Electronically Signed

Chris Cave - 12/22/2025 10:13 am

CUCEREAVII SUBDIVISION

AMENDING LOTS 214, 215, 220, 221, WEST HAVEN ROSEWOOD ESTATES PHASE 2, WEST HAVEN ROSEWOOD ESTATES PHASE 2 FIRST AMENDMENT AND TOGETHER WITH OTHER LANDS

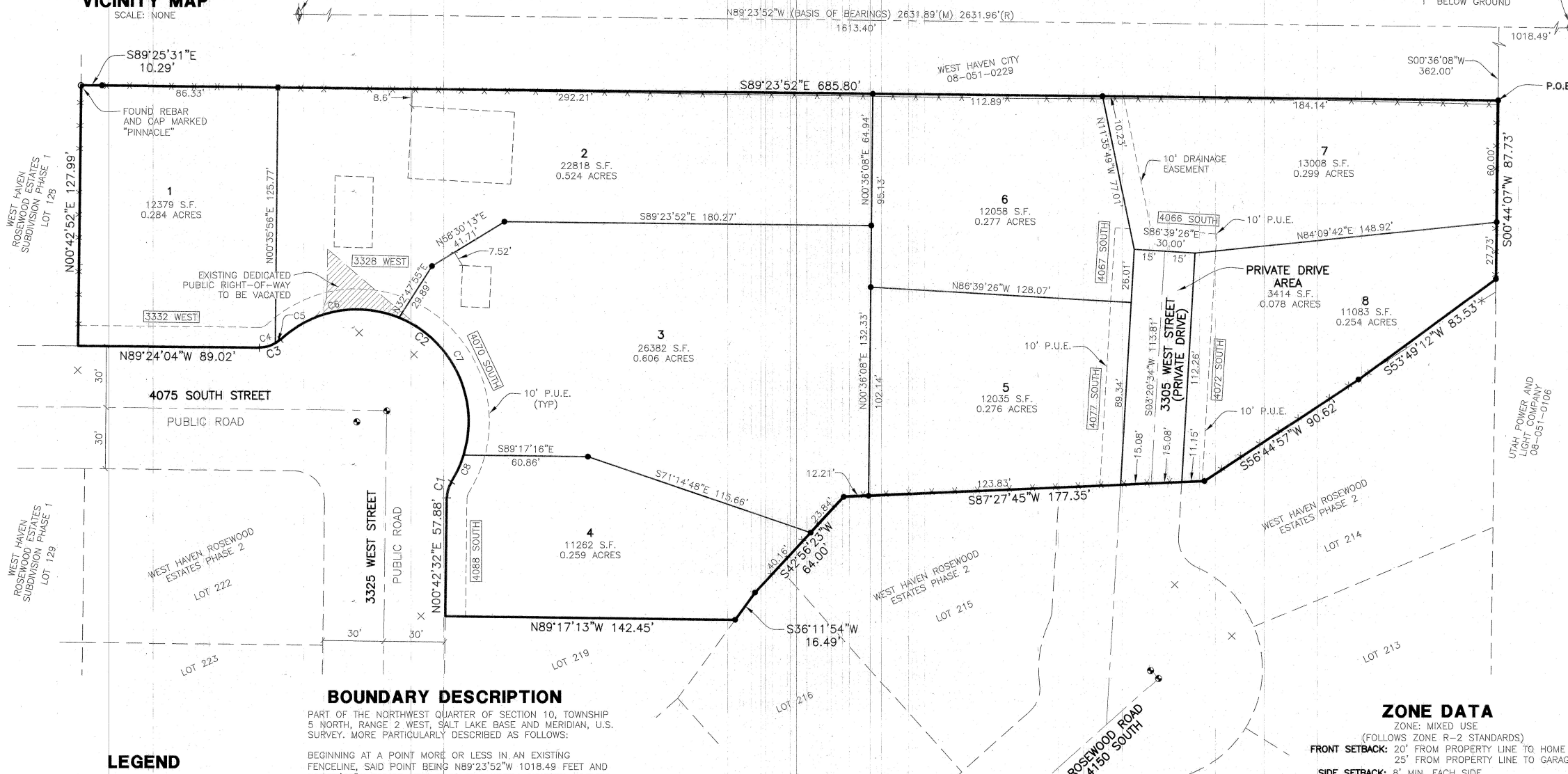
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
JULY, 2021



VICINITY MAP
SCALE: NONE

NORTHWEST CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN RING AND LID, 10" BELOW GROUND

NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN RING AND LID, 1" BELOW GROUND



BOUNDARY DESCRIPTION

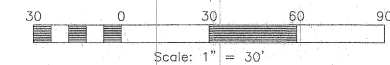
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MORE OR LESS IN AN EXISTING FENCELINE, SAID POINT BEING N89°23'52"W 1018.49 FEET AND S00°36'08"W 362.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE S00°44'07"W ALONG SAID FENCELINE 87.73 FEET TO THE NORTHERLY LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 2; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: (1) S53°49'12"W 83.53 FEET; (2) S56°44'57"W 90.62 FEET; (3) S87°27'45"W 177.35 FEET; (4) S42°56'23"W 64.00 FEET; (5) S36°11'54"W 16.49 FEET; (6) N89°17'13"W 142.45 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4075 SOUTH STREET THE FOLLOWING FIVE (5) COURSES: (1) N00°42'32"E 57.88 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.07 FEET, AN ARC LENGTH OF 8.32 FEET, A DELTA ANGLE OF 31°36'25", A CHORD BEARING OF N16°35'25"E, AND A CHORD LENGTH OF 8.21 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 158.95 FEET, A DELTA ANGLE OF 165°35'36", A CHORD BEARING OF N50°19'52"W, AND A CHORD LENGTH OF 109.13 FEET; (4) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 11.45 FEET, A DELTA ANGLE OF 43°44'37", A CHORD BEARING OF S68°44'16"W, AND A CHORD LENGTH OF 11.17 FEET; (5) N89°24'04"W 89.02 FEET TO THE EASTERLY LINE OF WEST HAVEN ROSEWOOD ESTATES SUBDIVISION PHASE 1; THENCE N00°42'52"E ALONG SAID EASTERLY LINE, 127.99 FEET; THENCE S89°25'31"E 10.29 FEET; THENCE S89°23'52"E 685.80 FEET TO AN EXISTING FENCELINE AND TO THE POINT OF BEGINNING.

CONTAINING 124,440 SQUARE FEET OR 2.857 ACRES MORE OR LESS.

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND CENTERLINE MONUMENT
- = FOUND LEAD PLUG IN CURB
- = FOUND AS NOTED
- = BOUNDARY LINE
- - - = FENCELINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- - - = PUBLIC UTILITY EASEMENT
- - - = EXISTING STRUCTURE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°23'52"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO ONE LOT AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS 14 DAY OF July, 2021

Sharon Polos
WEST HAVEN CITY ENGINEER

WEST HAVEN PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS 14 DAY OF July, 2021

David D.
WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS 14 DAY OF July, 2021

Sharon Polos
ATTEST
Emily Quinn
CITY RECORDER

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS 13 DAY OF July, 2021

Emily F. Husic
WEST HAVEN CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CUCEREAVII SUBDIVISION IN WEST HAVEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7th DAY OF July, 2021

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE DRIVE AS SHOWN ON THE PLAT AND NAME SAID TRACT CUCEREAVII SUBDIVISION, AND DO HEREBY DEDICATE TO WEST HAVEN CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE A 10' DRAINAGE EASEMENT TO WEST HAVEN CITY TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE THE PRIVATE DRIVE SHOWN HEREON FOR INGRESS AND EGRESS, TO THE OWNERS OF LOTS 5, 6, 7, AND 8, THEIR HEIRS AND ASSIGNS, TO BE MAINTAINED BY THE SAME. WEST HAVEN CITY HEREBY VACATES ANY PORTION OF THE PUBLIC RIGHT-OF-WAY LOCATED WITHIN LOTS 2 AND 3.

SIGNED THIS 7th DAY OF July, 2021

Valerie Vasquez
CUCEREAVII
Eric Vasquez
WEST HAVEN CITY MAYOR
Svetlana Cucereavii
SVETLANA CUCEREAVII
Valerie Vasquez
VALERIE VASQUEZ

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THE 7th DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **PAVEL F. CUCEREAVII** (AND) **SVETLANA CUCEREAVII** SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
01-29-2022 COMMISSION EXPIRES
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THE 7th DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **ERIC VASQUEZ** (AND) **VALERIE VASQUEZ** SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
01-29-2022 COMMISSION EXPIRES
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THE 7th DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **Sharon Polos** (AND) **MAYOR OF WEST HAVEN CITY** SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
10-17-2024 COMMISSION EXPIRES
NOTARY PUBLIC

ZONE DATA

ZONE: MIXED USE
(FOLLOWS ZONE R-2 STANDARDS)
FRONT SETBACK: 20' FROM PROPERTY LINE TO HOME
25' FROM PROPERTY LINE TO GARAGE
SIDE SETBACK: 8' MIN. EACH SIDE
20' MIN. FRONTING ON A STREET
REAR SETBACK: REAR LOT LINE MUST AVERAGE 22'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	15.07'	8.32'	8.21'	4.27'	N16°35'25"E	31°36'25"
C2	55.00'	158.95'	109.13'	435.16'	N50°19'52"W	165°35'36"
C3	15.00'	11.45'	11.17'	6.02'	S68°44'16"W	43°44'37"
C4	15.00'	8.28'	8.17'	4.25'	N74°47'44"E	31°37'40"
C5	15.00'	3.17'	3.17'	1.59'	N52°55'26"E	12°06'57"
C6	55.00'	62.61'	59.28'	35.19'	N79°29'05"E	65°13'31"
C7	55.00'	81.82'	74.48'	50.61'	S25°16'59"E	85°14'22"
C8	55.00'	14.52'	14.48'	7.30'	S24°54'04"W	15°07'44"

DEVELOPER:

VLAD GVOZDICOV
12628 NE HASSALO ST.
PORTLAND, OR 97230



Project Info.
Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 2-26-21
Name: CUCEREAVII SUBDIVISION
Number: 7346-01
Revision: 6-25-21 E.R.
Scale: 1"=30'

Webster County Recorder
Entry No. 31765-3 Fee Paid
\$106.25 Filed For Record
And Recorded 17-Aug-2021
At 11:15 AM in Book 91
Of The Official Records, Page 23
Recorded For:
WEST HAVEN CITY
LANN H. KILTS
Webster County Recorder
Britu
Deputy.

CUCEREAVII SUBDIVISION 1ST AMENDMENT

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
AUGUST, 2026



VICINITY MAP

SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MORE OR LESS IN AN EXISTING FENCELINE, SAID POINT BEING N89°23'52"W 1018.49 FEET ALONG THE SECTION LINE AND S00°36'08"W 362.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°44'07" WEST 87.73 FEET TO THE NORTHERLY LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 2 FIRST AMENDMENT LOTS 214, 215, 220, 221; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 53°49'12" WEST 83.53 FEET; (2) SOUTH 56°44'57" WEST 90.62 FEET; (3) SOUTH 87°27'45" WEST 165.14 FEET; THENCE NORTH 00°36'08" EAST 197.27 FEET TO AN EXISTING FENCELINE; THENCE SOUTH 89°23'52" EAST 307.25 FEET ALONG SAID FENCELINE TO THE POINT OF BEGINNING.

CONTAINING 51,599 SQUARE FEET OR 1.185 ACRES.

CURVE TABLE

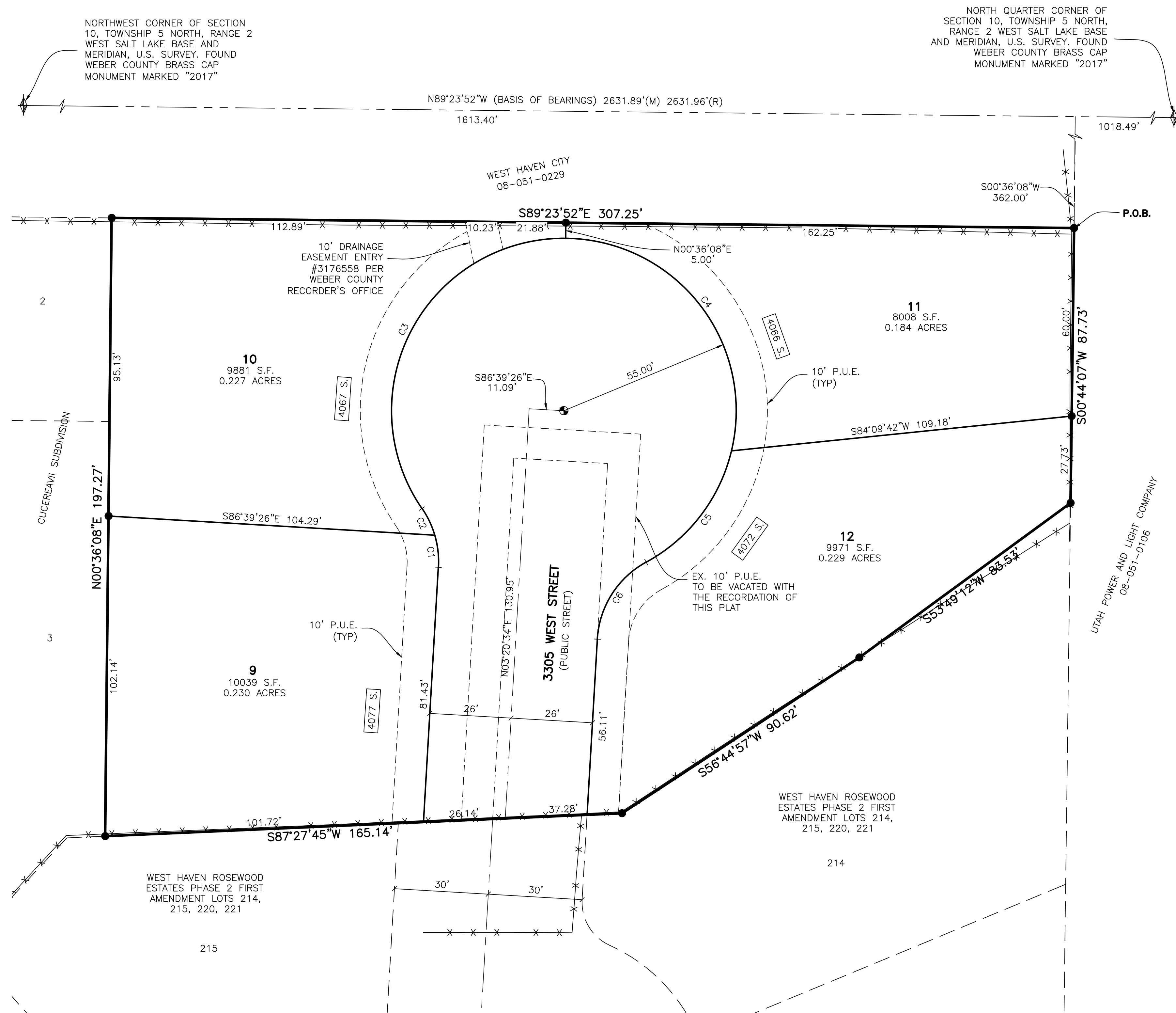
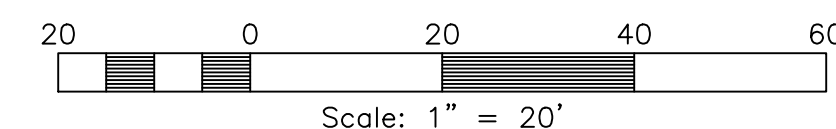
CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	30.00'	10.36'	10.32'	N06°33'54"W	19°48'55"
C2	30.00'	9.46'	9.42'	N28°30'23"W	18°04'04"
C3	55.00'	120.13'	97.63'	S28°01'52"W	125°08'33"
C4	55.00'	98.74'	86.01'	N37°57'54"W	102°51'57"
C5	55.00'	46.06'	44.72'	N37°27'26"E	47°58'43"
C6	30.00'	30.42'	29.14'	S32°23'41"W	58°06'14"

NOTES:

1. FRONT SETBACK: 20' FROM THE PROPERTY LINE TO HOME, 25' FROM PROPERTY LINE TO THE GARAGE.
SIDE SETBACK: 8' MINIMUM EACH SIDE, 20' MINIMUM FRONTING A STREET.
2. REAR SETBACK: REAR LOT LINE MUST AVERAGE 22'
STORM WATER RUNOFF FROM THIS SITE BEING STORED IN THE EXISTING DETENTION POND WAS APPROVED WITH ROSEWOOD ESTATES SUBDIVISION.

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT LINE
- = EXISTING FENCE LINE
- = P.U.E. = PUBLIC UTILITY EASEMENT



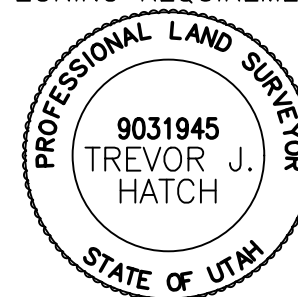
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CUCEREAVII SUBDIVISION 1ST AMENDMENT** IN **WEST HAVEN, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CUCEREAVII SUBDIVISION 1ST AMENDMENT**, AND DO HEREBY DEDICATE TO WEST HAVEN CITY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

PAVEL CUCEREAVII

SVETIANA CUCEREAVII

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE FOUND BRASS CAP MONUMENTS AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°23'52"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO ONE LOT AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **E. ROCHE**
Begin Date: **11-18-25**
Name: **CUCEREAVII SUBDIVISION 1ST AMENDMENT**
Number: **7346-01**
Revision: **5-14-26 E.R.**
Scale: **1"=20'**
Checked: _____



Reeve & Associates, Inc.
1180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2555 WWW.REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

WEST HAVEN SPECIAL SERVICE DISTRICT

APPROVED BY THE WEST HAVEN SPECIAL SERVICE DISTRICT.

THIS _____ DAY OF _____, 20____.

WEST HAVEN SPECIAL DISTRICT

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS _____ DAY OF _____, 20____.

MAYOR

CITY RECORDER

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid
Recorded, _____ At
_____ In Book _____ Of The
Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

Developer Contact:
VLAD GVOZDICOV
12628 NE HASSALO STREET
PORTLAND, OR. 97230

Planning Commission Staff Review Memo

October 14, 2026

Damian Rodriguez, Planner



PRELIMINARY SITE PLAN REVIEW

Request: Preliminary site plan approval for multi-tenant commercial building
Property Location: Lot 4 of Market Place II West Haven Wal-Mart Subdivision as amended. Approximately 4125 S Midland Drive.
Property Zone: C-3, Regional Commercial
Property Size: 1.4 acres
Applicant: Logan Johnson

Governing Document(s): WHZC §157.291 §157.733 and §157.734
Decision Type: Administrative
Staff Recommendation: Approval

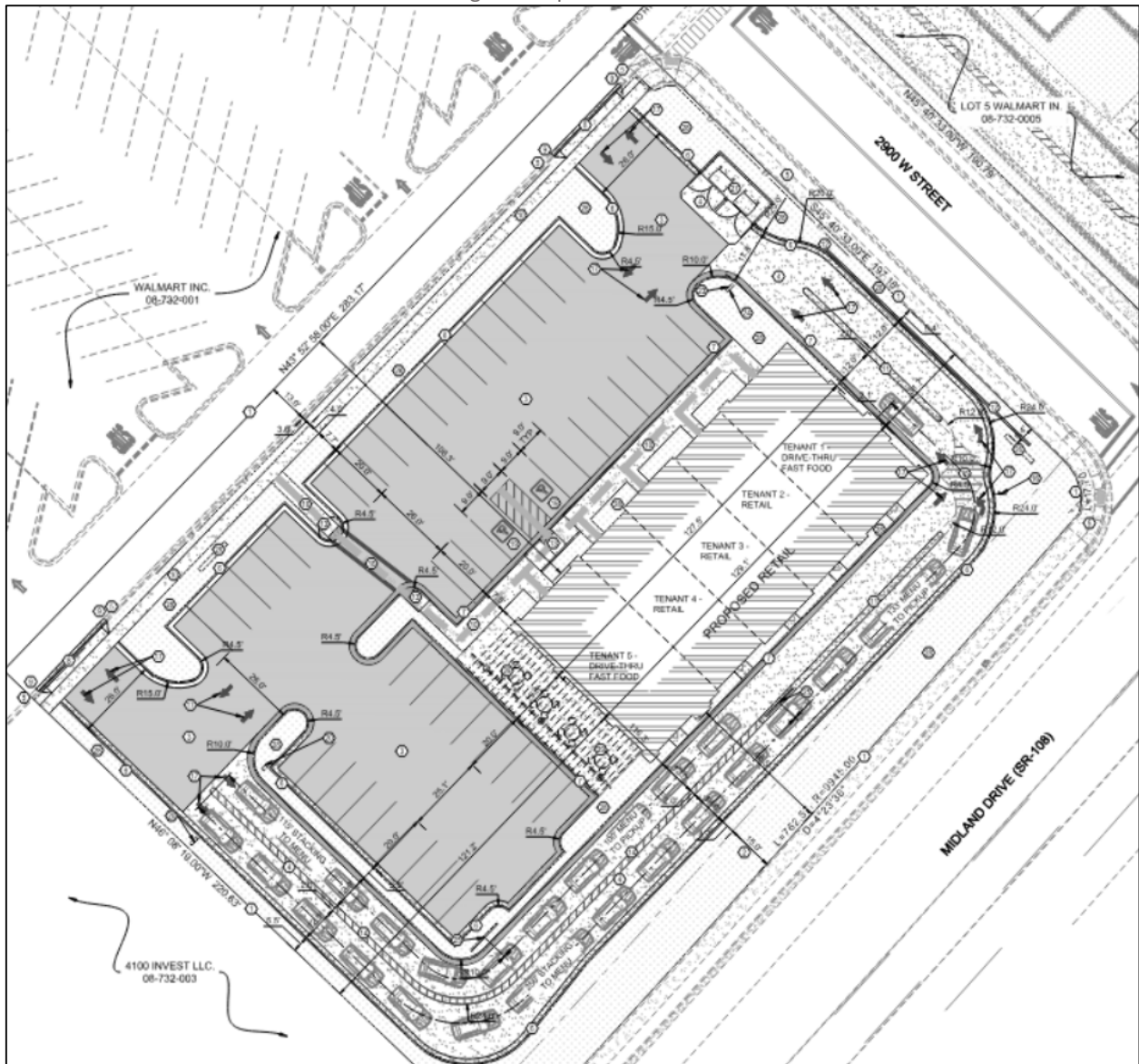
Image 1: Site Vicinity, Aerial Image



I. BACKGROUND

The applicant requests the Planning Commission grant preliminary approval of a proposed site plan for the development of a multi-tenant commercial building (the proposal), at 4125 South Midland Drive (the subject property). The proposed building consists of five (5) commercial tenant spaces with two drive-through service windows.

Image 2: Proposed Site Plan



II. STAFF REVIEW

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

Use

The land use would be classified as general commercial sales and services, which is **permitted outright** in the zone.

§157.291 Site Development Standards

STANDARD		C-3 ZONE	PROPOSAL	COMPLIANCE
Building height				
	Maximum	None	25'	Compliant
	Minimum	1 story	1 Story	Compliant
Max lot coverage		60%	12%	Compliant
Minimum lot area		None	61,131 ft ²	Compliant
Min lot width		None	280'	Compliant
Min yard setbacks				
	Front	15'	46.5'	Compliant
	Rear	None, except 10' where building rears on a Residential Zone	107'	Compliant
	Side	None, except 10' to Residential Zone boundary	31.7'	Compliant
	Side, adj. to street	15'	31.7'	Compliant

Finding: The proposal complies with the site development standards of the C-3 Regional Commercial zone, to include building height, lot coverage, and minimum building setback standards.

§157.733 STANDARDS OF REVIEW

Commercial development proposals shall be subject to the provisions of the *Design Review* code of §§157.730 through 157.737. The Planning Commission shall consider the factors listed below (Subsections A through G). If the proposal is found to be deficient under City standards, the plans shall be amended through the imposition of conditions of approval.

(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: A vehicle path analysis is required by code when a drive-through service aisle is proposed for commercial use. The applicant was made aware of this requirement through the attached corrections report. That analysis has not yet been received and will determine if the proposed drive-through lanes and their turn radii are feasible.

The City Engineer has also questioned the proposal's traffic impact and whether the realized impact will match the impact projected for this lot in the original traffic study associated with the subdivision.

Staff recommend the following conditions of approval:

- A vehicle path analysis is provided for staff review.
- A site-specific traffic study is conducted to verify whether the traffic impact of the proposal is consistent with the assumed site impact of the original traffic study.

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

Finding: Adequate parking is provided, given the proposed land use and the size of the building.

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

Finding: The proposed wall signs are compliant with the city sign ordinance. However, the site plan depicts a proposed monument sign in the southeast corner of the site. Under normal circumstances, a monument sign would be permitted for the proposed use in this zone, but the site is part of a planned commercial center. Any freestanding signage will need to comply with the signage plan approved for the host commercial center. The said signage master plan has not yet been adopted.

Regarding site signage, staff recommend the following conditions of approval:

- All freestanding signs will comply with the sign package of the planned commercial center in which the site is located.

(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 mostly compliant with the standards of the zoning ordinance, including minimum tree and shrub requirements and plant coverage requirements. However, the proposed landscape plan shows no plantings in the adjacent park strip. Staff addressed all landscaping concerns in the attached corrections report and does not believe any conditions of approval are needed for the proposed landscaping plan.

(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: As demonstrated in the table on pages two and three of this report, the proposal complies with the development standards of the C-3 Zone.

(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 proposal has been reviewed for code compliance by Engineering staff, and initial corrections have been returned to the applicant. The proposal and its civil engineering drawings must be found to be completely compliant with the city's engineering standards prior to final site plan approval. Additionally, all required utility will-serve letters have been provided for the project and site.

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

Finding: The property is not currently subject to a master development agreement or any other conditions or agreements specific to the site.

§ 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: The proposed building complies with the design and material standards of the zoning ordinance including the minimum primary material façade coverage, and minimum coverage of upgraded architectural features.

III. **RECOMMENDED ACTION**

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

- A vehicle path analysis is provided for staff review.
- A site-specific traffic study is conducted to verify whether the traffic impact of the proposal is consistent with the assumed site impact of the original traffic study.
- All freestanding signs will comply with the sign package of the planned commercial center in which the site is located.

IV. **POSSIBLE MOTION**

Approve with staff-recommended conditions: Motion to approve the proposed preliminary site plan for a multi-tenant commercial building at 4125 S Midland Drive, finding that the general design of the proposal is compliant with the applicable regulations of the ordinance and the proposal is ready for final site plan review when the following conditions are applied:

- A vehicle path analysis is provided for staff review.
- A traffic site-specific traffic study is conducted to verify whether the traffic impact of the proposal is consistent with the assumed site impact of the original traffic study.
- All freestanding signs will comply with the sign package of the planned commercial center in which the site is located.

Approve with modified conditions: Motion to approve the proposed preliminary site plan for a multi-tenant commercial building at 4125 S Midland Drive, finding that the general design of the proposal is compliant with the applicable regulations of the ordinance and the proposal is ready for final site plan review when the following conditions are applied:
(List conditions of approval)

Table: Motion to table the proposed preliminary site plan for a multi-tenant commercial building at 4125 S Midland Drive, finding that the design of the proposal is not compliant with the applicable regulations to the point of not being ready for final site plan review, and the applicant needs to amend the proposal before preliminary approval can be considered.

Johnson

Permit/License #

08/24/2026 - 08/23/2027

2440574

Site Plan and Design Review

Reference Number

General

c8bd4960-982b-11f1-9450-536d7945d45e

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
<i>The acceptance of the application doesn't indicate that the application is complete, but allows the City to move forward with the plans for further review.</i>		08/14/2026

Planning & Zoning	Reviewing
Engineering	Not Reviewed
Building	Not Reviewed
Fire	Not Reviewed
Public Works	Not Reviewed
Final-Review	Not Reviewed

Fees

Payments

Preliminary Site Plan Fee	\$300.00	08/24/2026	Online	\$300.00
Subtotal	\$300.00	Total Paid		\$310.50
Processing Fee	\$10.50			
Total	\$310.50			
Amount Paid	\$310.50			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Project Type

Preliminary Site Plan and Design Review

Applicant First Name

Logan

Applicant Last Name

Johnson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Owner First Name

Logan

Owner Last Name

Johnson

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Consultant/Engineer Name

Mike Staten

Project Address

4125 S Midland Drive

City

West haven

State

UT

Zip Code

8

Parcel Number

087320004

Property Zone (select all that apply)

C-2

Development Type

Commercial

Proposed Use

New multi tenant commercial building

Project Description

We are proposing a new multi-tenant commercial building. Thank you for considering our preliminary site plan application. We appreciate getting comments back and understand that our first public meeting is not a final approval in spite of the frustration that causes at least 1 commissioner.

Building Sq. Ft

8500

Lot Size (in acres)

1.404

Upload Completed Affidavit of Understanding and Acceptance of Fees and Costs

 **Affidavit.pdf**

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

 **Site Plan - Multi-tenant.pdf**

 **WEST HAVEN COMMERCIAL LANDSCAPE 2026.08.13.pdf**

 **West Haven Retail - Elevations & Dumpster Enclosure.pdf**

 **WH WM Lot 4 Retail - Civil Review Set 2026.07.29.pdf**

 **West Haven Multi-Tenant Retail Site Photometric.pdf**

Upload all other supporting documents (including utility service letters)

 Dutch Bros_Market Place II_Will Serve Letter - CULINARY WATER.pdf

 2026-07-28 Dutch Bros - SECONDARY WATER.pdf

 Will Serve Letter West Haven Dutch Bros 07_16_2026 - SEWER.pdf

 Approx 4195 S Midland Dr-Dutch Bros SEWER 2.pdf

Signature

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

Electronically Signed

Logan Johnson - 08/14/2026 4:02 pm

West Haven Improvement Drawing Review

Project	Multiple-Tenant Commercial Building at Market Place Sub, Lot 4
Review Cycle	2 (in-progress)
Date:	October 8, 2026



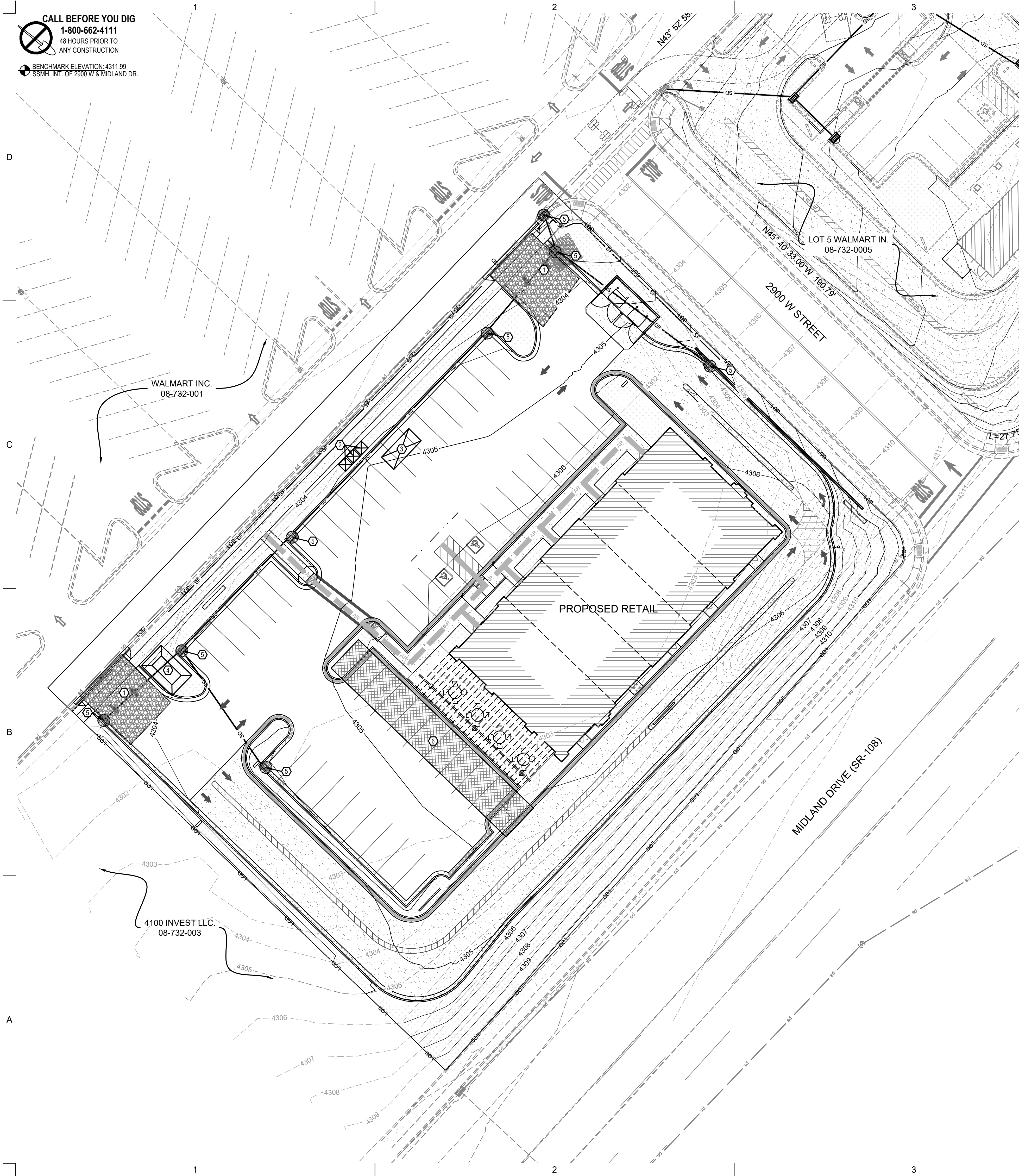
Code Reference	City Department	City Comment	Applicant Response
§157.632(B)(1)	Planning	Provide a vehicle path analysis, drafted by a licensed engineer, to show how vehicles of various types will maneuver the drive-through lanes.	
§157.988(A)	Planning	Update the Landscape Summary on sheet L101 to include an area calculation for the landscaped area required by code (15' of frontage, 5' side yard between parking and drive aisles, and 5% of parking lot). This required landscaping drives the total tree and shrub minimum requirements.	
§157.988(B)(3)	Planning	Plant street trees in the park strip adjacent to the site, or in tree wells where a park strip is not available.	
IBC	Building	Need to provide a complete Geotechnical Study Report on the building site. The number of borings/test pits shall be determined by the Geotechnical Engineer.	
IBC	Building	The light pole is based on the SITE PHOTOMETRIC PLAN sheet ES001, detail 2	

		ES001 needs to be stamped by an engineer licensed in the state of Utah.	
IBC	Building	Provide the slope of the accessible parking areas and accessible aisles. The slope cannot exceed 2% in any direction.	
IBC	Building	The slope of the accessible walk way crossing the parking out to the public way shall not exceed 2% cross slope or 5% slope in the direction of travel. Provide direction of travel slopes and cross slope for the accessible walkway that comply with the code.	
IBC	Building	The dumpster enclosure plans shall be stamped by an engineer licensed in the state of Utah and shall provide all structural details, footing, foundation, and CMU details.	
IFC	Fire	Please show the fire hydrant locations. I do not see any on the plans.	
§157.733(F)	Engineering	Provide documentation that the uses proposed on this site the trips generated in the aggregate are equal to or less than what traffic generation was assumed for this pad at the time the original traffic study was conducted.	
§157.733(F)	Engineering	The pick up order stacking on the second drive-through (on the north) inherently prohibits free and clear egress for traffic using the southern drive through. There is also a strange radius at the north end that should be smoothed.	

§157.733(F)	Engineering	See the attached redlined drawings for additional Engineering comments and corrections.	
§157.731(C)	Planning	A will-serve letter is required from the secondary water service provider that is specific to the site (parcel 087320004). The letter provided addresses Lot 5 of the subdivision and does not meet the needs of this requested development.	
§157.731(C)	Planning	A will-serve letter is required from the sanitary sewer service provider that is specific to the site. The letter provided addresses Lot 5 of the subdivision and does not meet the needs of this requested development.	
§157.7339D)(1)	Planning	A minimum of 5' of landscaping is required between parking areas and a side property line. Provide such a landscape buffer at the southwest property line.	
§157.631	Planning	Note: The proposed parking plan is adequate. A minimum of 55 stalls is required, and 58 are provided.	
§157.632(B)(1)	Planning	Reconfigure the pedestrian access or drive-through access lane so the drive-through lanes do not bisect the primary pedestrian access.	
§157.632(B)(7)	Planning	Relocate the inside menu board. A minimum of 80' is required between the menu board and the drive-through lane entrance. Additionally, a minimum of 40'	

		must be maintained between the menu board and the service window.	
§157.632(A)(6)	Planning	The Planning Commission may require a traffic study upon recommendation by city staff.	
§157.778(C)(1)	Planning	Note: The photometric plan provided suggests that more than 2 foot candles of light may cross the southwest property line. This approaches what may be considered "Light Trespass". If you make any changes to the site's exterior lighting, ensure lighting at this property line is not increased.	
§157.731(C)(1)	Planning	On the elevations page, provide a table showing the percentages of each material and upgraded architectural feature coverage by façade.	
§157.734(A)(2)	Planning	The front elevation, as well as any elevation that faces the public street, shall be constructed of a minimum of 60% Primary Materials as they are defined in <u>§157.734(C)(1)</u> of the Zoning Ordinance. Note that EIFS is not a listed primary material.	
§157.734(A)(2)	Planning	The front elevation, as well as any elevation that faces the public street, shall consist of a minimum of 15% Upgraded Architectural Features as they are defined in <u>§157.734(C)(3)</u> .	

*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.



CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO
ANY CONSTRUCTION

BENCHMARK ELEVATION: 4311.99
SSMH, INT. OF 2900 W & MIDLAND DR.

LEGEND

- EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - EXISTING CONCRETE WALL
 - PROPOSED CONCRETE WALL
 - PROPOSED ROCK WALL
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING CONCRETE FLATWORK
 - PROPOSED CONCRETE FLATWORK
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED REVERSE-PAN GUTTER
 - TRANSITION TO REVERSE-PAN GUTTER
 - EXISTING STORM DRAIN
 - SD
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN INLET
 - EXISTING STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN MANHOLE
- EXISTING CONTOUR - 5'
 - EXISTING CONTOUR - 1'
 - PROPOSED CONTOUR - 5'
 - PROPOSED CONTOUR - 1'
 - LIMITS OF DISTURBANCE
 - TEMPORARY SILT FENCE
 - TEMPORARY DRAINAGE SWALE
 - VEHICLE TRACKING PAD
 - STAGING AND SITE STORAGE
 - INLET PROTECTION

KEYNOTES

- STABILIZED CONSTRUCTION EXIT
- PORTABLE TOILET - STAKED DOWN
- CONSTRUCTION DUMPSTER
- CONCRETE WASH-OUT BASIN
- PROTECT INLET WITH FABRIC SOCK AND COVER
- STAGING AND SITE STORAGE

EROSION AND SEDIMENT CONTROL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE PLAN KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- OWNER/CONTRACTOR MAY, AT THEIR DISCRETION, ELIMINATE ONE OR THE OTHER STABILIZED CONSTRUCTION EXIT AND ENFORCE ONE-WAY TRAFFIC THROUGH SITE SUCH THAT ALL DELIVERIES AND OTHER TRAFFIC ONLY EXITS THE SITE OVER THE TRACKOUT PAD AND/OR BLOCK OFF SECOND LOCATION.



SCALE: 1"=20'

0 10 20 40



STATEN
ENGINEERING PLLC

- CIVIL - PLANNING - CONSTRUCTION MANAGEMENT -

1014 W 4175 S
RIVERDALE, UT 84405

Mike.Staten.PE@gmail.com
(801)589-2686

FOR:

WRIGHT DEVELOPMENT GROUP
1178 LEGACY CROSSING BLVD. #100
CENTERVILLE, UT 84014

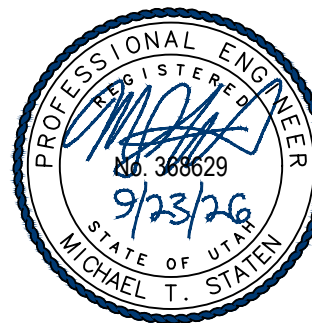
CONTACT:

LOGAN JOHNSON

PHONE: 801-773-7339

WEST HAVEN MULTI-TENANT RETAIL SITE PLAN

LOT 4, MARKET PLACE II WEST HAVEN WAL-MART SUBDIVISION 2ND AMENDED, WEST HAVEN, UTAH



PROJECT NO. 2026.08

DESIGNED BY: M. STATEN

ISSUED:

NO.	DATE	DESCRIPTION
1	7/27/2026	FOR REVIEW
2	9/23/2026	FOR APPROVAL

REVISIONS:

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

C-0.1

IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUD UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.

IRRIGATION SCHEDULE

SYM.	MODEL
	Pressure Compensating Inline Emitter Tubing - Rainbird XFD-09-18-xxx
	Drip Control Zone - Rainbird X CZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Backflow Preventer - 1"
	EPA WaterSense Controller - Rainbird ESP4ME3 w/ ESP-SM3 Module - 7 Stations
	Rain Sensor - Rainbird - WR2
	1" Sch 40 PVC Mainline
	Irrigation Sleeve - See Plan for Locations and Details for Sizing
	A-01 26.7 GPM 1 1/2" Valve Size

LANDSCAPE GENERAL NOTES

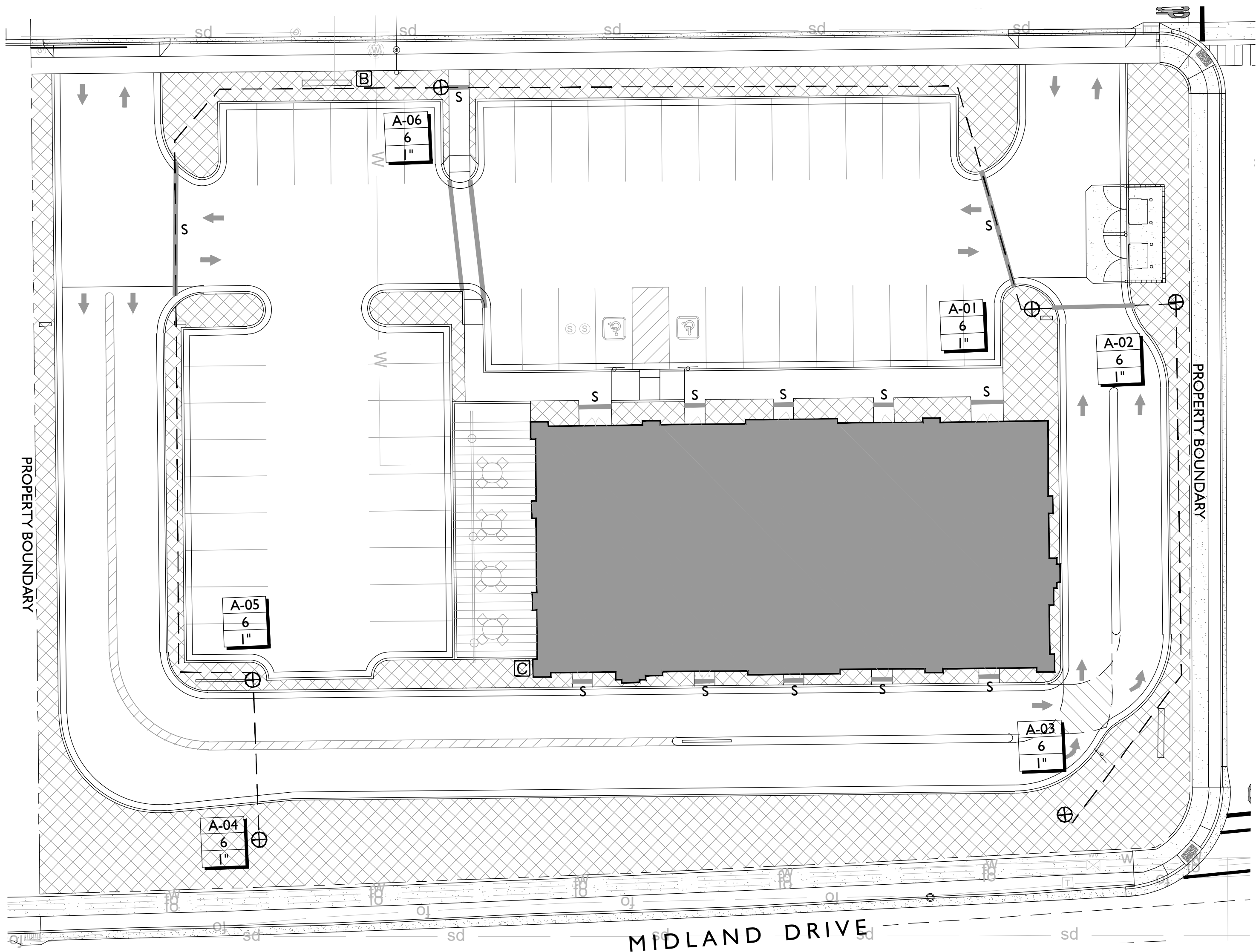
1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
9. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
10. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
11. All shrub, groundcover, and perennial planting pits to receive 1 part topsoil to 1 part native. Planting pits to be minimum twice the size of the container or rootball.
12. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorpion ration (sar) <6.
13. All planter beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

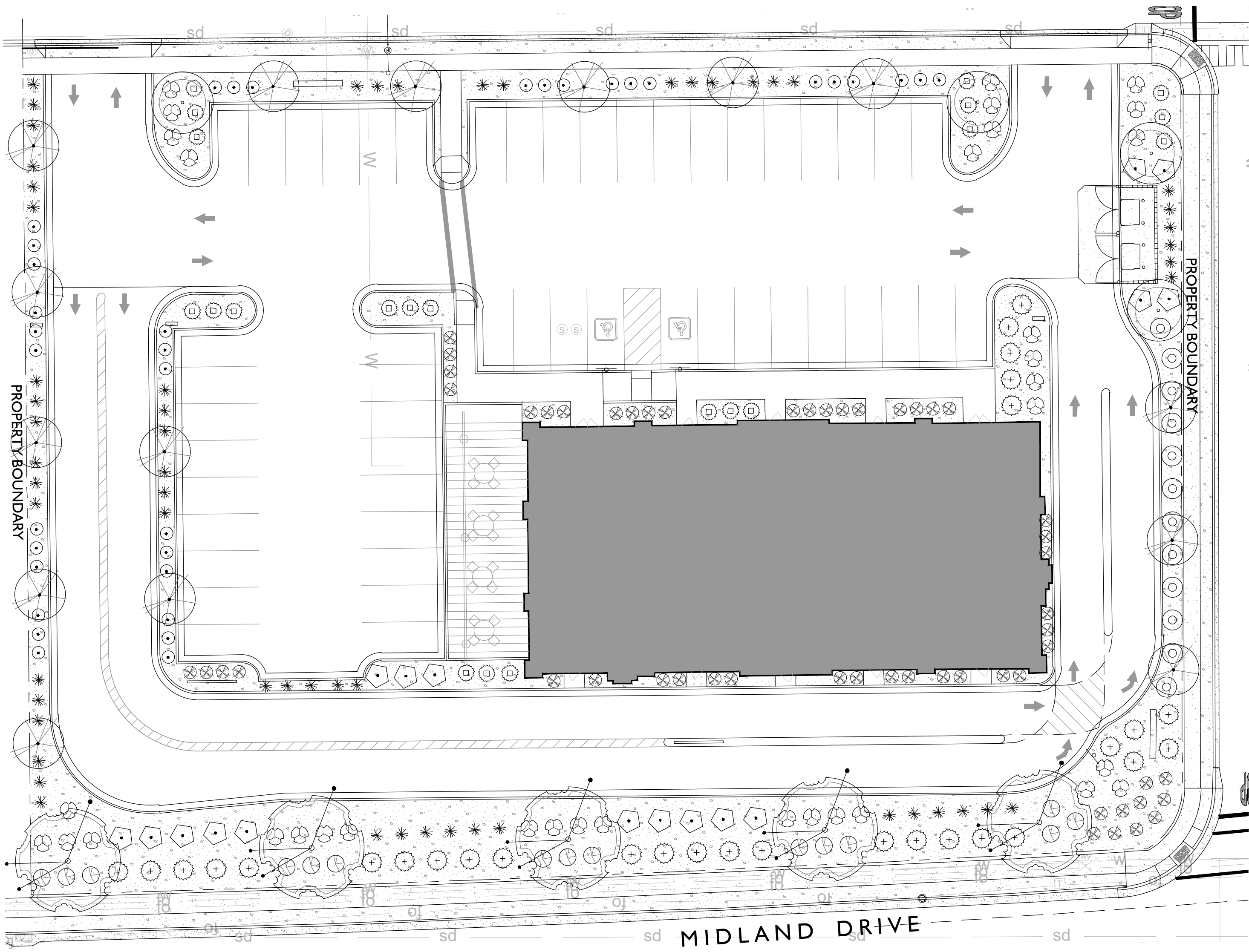
SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	5	ACER TRUN. x A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.
	3	AMEL. x GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	25 GAL.
	15	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	2" CAL.
	36	CARYOPTERIS CLANDONENSIS 'FIRST CHOICE'	BLUE MIST SPIREA	3 GAL.
	30	JUNIPERUS SABINA 'CALGARY CARPET'	SAVIN JUNIPER	3 GAL.
	21	PINUS MUGO MUGUS 'PUMILIO'	SHRUBBY SWISS MTN. PINE	3 GAL.
	12	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GAL.
	58	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	FEATHER GRASS	1 GAL.
	17	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL.
	54	PENNISSETUM ALOPECUROIDES 'HAAMELN'	FOUNTAIN GRASS	1 GAL.
	34	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES	1 GAL.
	15	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.
	14,397 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		4" MIN.

LANDSCAPE SUMMARY

LANDSCAPE AREA	12,310 S.F.
TREES - 1 / 400 S.F.	30 Trees Reqd. 23 Trees Provided
SHRUBS - 1 / 200 S.F.	60 Shrubs Reqd. 277 Shrubs Provided
LANDSCAPE COVERAGE - 50%	6,155 S.F. Reqd. 6,248 S.F. Provided



A
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



B
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



ISSUE DESCRIPTION	DATE
	9.23.2026

#	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

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ARCHITECTURAL FEATURE CALCULATIONS

TOTAL WALL AREA	2782 SF
CANOPIES	96 SF
STEEL CHANNEL ACCENTS	108 SF
CORNICES	157 SF
COLUMNS	182 SF
TOTAL AREA	543 SF (20%)

MATERIAL CALCULATIONS

PRIMARY MATERIALS:	
STONE	892 SF
STOREFRONT	910 SF
STEEL CHANNEL	108 SF
PRIMARY TOTAL	1910 SF (69%)
SECONDARY MATERIALS:	
EIFS	872 SF (31%)
TOTAL AREA	2782 SF

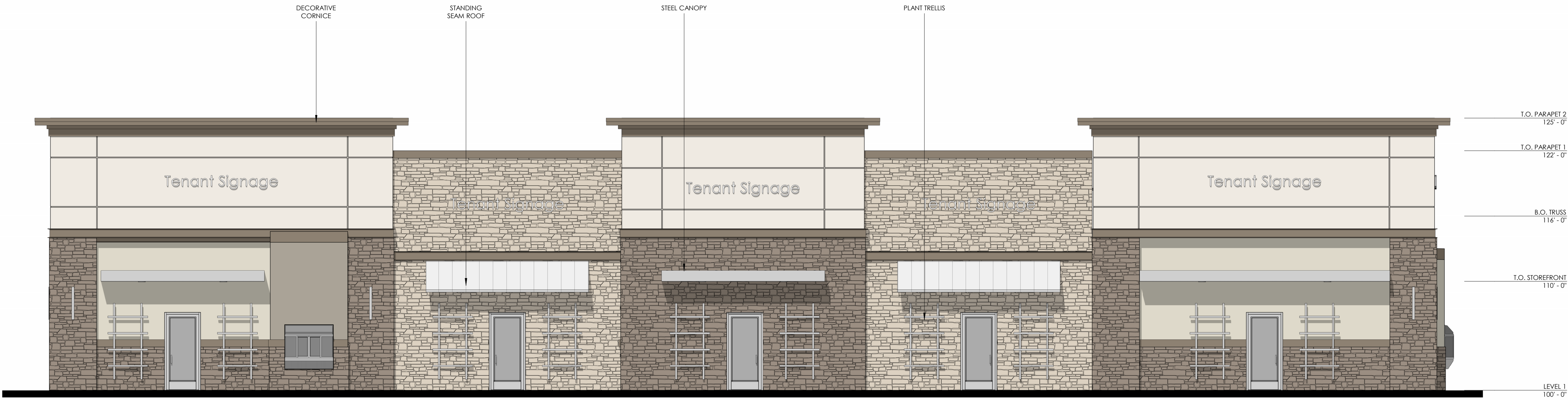
1 SOUTH-WEST ELEVATION
3/16" = 1'-0"



MATERIAL CALCULATIONS

PRIMARY MATERIALS:	
STONE	591 SF
STOREFRONT	222 SF
STEEL CHANNEL	38 SF
PRIMARY TOTAL	851 SF (61%)
SECONDARY MATERIALS:	
EIFS	538 SF (39%)
TOTAL AREA	1389 SF

2 SOUTH-EAST ELEVATION
3/16" = 1'-0"



ARCHITECTURAL FEATURE CALCULATIONS		MATERIAL CALCULATIONS		1 NORTH-EAST ELEVATION	
TOTAL WALL AREA		2748 SF		3/16" = 1'-0"	
CANOPIES	140 SF		PRIMARY MATERIALS:		
STEEL CHANNEL ACCENTS	108 SF		STONE	1525 SF	
CORNICES	157 SF		STEEL CHANNEL	108 SF	
TRELLIS	154 SF		PRIMARY TOTAL	1633 SF (60%)	
COLUMNS	243 SF		SECONDARY MATERIALS:		
TOTAL AREA	802 SF (30%)		EIFS	111.5 SF (40%)	
			TOTAL AREA	2748 SF	



MATERIAL CALCULATIONS		2 NORTH-WEST ELEVATION	
		3/16" = 1'-0"	
PRIMARY MATERIALS:			
STONE	484 SF		
STOREFRONT	306 SF		
STEEL CHANNEL	38 SF		
PRIMARY TOTAL	828 SF (61%)		
SECONDARY MATERIALS:			
EIFS	530 SF (39%)		
TOTAL AREA	1358 SF		

Planning Commission Staff Review Memo

October 14, 2026

Damian Rodriguez, Planner



FINAL SITE PLAN REVIEW

Request: Final site plan approval of the West Haven UT North Stake Center
Property Location: 3057 South 2700 West
Property Zone: A-1, Agricultural
Property Size: 5 acres
Applicant: Lafe Harris, BHD Architects

Governing Document(s): WHZC §157.236 §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 approve the proposed final site plan for a stake center (a regional building of religious worship for the Church of Jesus Christ of Latter-day Saints) for the property at 3057 South 2700 West. The applicant has completed the

1. All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.
2. An exterior lighting plan that is compliant with §157.775 through §157.785 is provided prior to final site plan approval.

[illegible]

II. **STAFF REVIEW**

Staff's review of the proposed final site plan and accompanying improvement plans as they pertain to the requirements of the West Haven Zoning Code are as follows:

§157.232 Use

The land use is classified as Religious Worship Building, a use permitted outright in the zone.

§157.731(C)(4) APPLICATION; REVIEW AND APPROVAL

The Development Review Committee's (staff) findings for each matter of consideration are provided below the subject consideration. These findings are provided to assist the Planning Commission in its analysis and decision-making.

City Engineer's Approval. Improvement drawings, stamped by a licensed civil engineer, have been received and approved by the City Engineer.

Finding: City Engineering staff have reviewed the improvement drawings, and the City Engineer has provided official approval, finding that all Engineering standards are met, including standards related to easements, drainage, access, and circulation.

Community Development Director's Approval. Improvement drawings, stamped by a licensed civil engineer, have been received and approved by the Community Development Director.

Finding: The Community Development Director approved the proposed improvement drawings, finding the proposal meets or exceeds the ordinance's development standards, including landscaping, site improvement, building design, and parking standards.

Compliance with the West Haven Municipal Code.

Finding: The proposal has been reviewed by all required staff and has been found to be compliant with all standards of the West Haven Municipal Code.

Utility Provider's Approval.

Finding: The culinary water, secondary water, and sanitary sewer service providers have confirmed that the proposal can be adequately serviced and is therefore approved.

Preliminary site plan approval conditions. All conditions emplaced by the Planning Commission at the time of preliminary site plan approval are satisfied in the proposed site plan and improvement drawings.

Finding: The Planning Commission granted preliminary site plan approval for the proposal at its May 13, 2026 meeting. The Commission granted this approval subject to the conditions enumerated below. Staff provide findings regarding the proposal's compliance with these conditions.

1. All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.

Finding: The proposal has gone through several iterations of review throughout the final site plan review process. Through the iterations of review, the applicant has addressed all staff corrections until none remain unsatisfied.

2. An exterior lighting plan that is compliant with §157.775 through §157.785 is provided prior to final site plan approval.

Finding: The required lighting plan has been received and found to comply with the ordinance standards for exterior site lighting.

Vehicle Access and Parking. The proposal complies with the city standards for vehicle access and parking, and a UDOT Conditional Access Permit has been obtained if required.

Finding: The proposed access and parking meet or exceed all applicable engineering and zoning standards. A UDOT Conditional Access Permit is not required for this project.

§157.291 Site Development Standards

STANDARD		A-1 ZONE	PROPOSAL	COMPLIANCE
Building height				
	Maximum	35'	32'	Yes
	Minimum	1 Story	1 Story	Yes
Minimum lot area		20,000 sf	5 acres	Yes
Min lot width		150'	>570'	Yes
Min yard setbacks				
	Front	30'	44' 7.5"	Yes
	Rear	30'	115' 6"	Yes
	Side	20'	180' 9"	Yes
	Side, adj. to street	20'	NA	Yes

Finding: The proposed building was found to be compliant during the preliminary review and is still compliant as its proposed size and placement have not been altered.

§ 157.734 Design Requirements

Site improvements and new buildings shall be designed and constructed to meet the criteria of the Design Review code, §§157.730 through 157.737.

Finding: The proposed building exceeds design standards for exterior materials and upgraded architectural features. Likewise, the site and its landscaping meet or exceed their respective standards.

The provided upgraded architectural features include:

- Alternating brick patterns;
- Archways;
- Pillars;
- Porticos; and
- Cornices.

III. RECOMMENDED ACTION

Based on the findings specified in Section II of this report, City Staff recommend that the Planning Commission **approve** the proposal.

IV. POSSIBLE MOTION

Approve (staff-recommended): Motion to grant final site plan approval for the West Haven, UT, North Stake Center at 3057 South 2700 West, finding that the proposed architectural and site development plans comply with the standards and regulations of the municipal ordinance.

Approve with conditions: Motion to grant final site plan approval for the West Haven, UT, North Stake Center at 3057 South 2700 West, subject to the enumerated conditions, finding that the proposed architectural and site development plans comply with the standards and regulations of the municipal ordinance when the following conditions are applied:

(List conditions of approval)

Table: Motion to table action on the proposed final site plan for the West Haven, UT, North Stake Center at 3057 South 2700 West, finding that the proposal does not comply with the standards and regulations of the municipal ordinance and the proposal needs to be amended before final site plan approval can be considered.

Harris

Permit/License #

06/19/2026 - 06/18/2027

3314688

Site Plan and Design Review

Reference Number

General

37f655a0-6b37-11f1-980a-8fd8b75b802c

Application Status

Status

Awaiting Final Approval

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Complete	06/18/2026
Engineering	Complete	
Building	Complete	
Fire	Complete	
Public Works	Complete	
Final-Review	Not Reviewed	

Fees

Final Review Fee 1	\$726.05
Subtotal	\$726.05
Processing Fee	\$25.41
Total	\$751.46
Amount Paid	\$751.46
Total Due	\$0.00

Payments

06/19/2026	Online	\$726.05
Total Paid		\$751.46

Application Form Data

(Empty fields are not included)

Project Type

Final Site Plan and Improvement Drawing Review

Applicant First Name

Lafe

Applicant Last Name

Harris

Email

[REDACTED]

Phone

[REDACTED]

Address

65 E Wadsworth Park Drive Suite 205

City

Draper

State

UT

Zip Code

84020

Owner First Name

Church of Jesus Christ

Owner Last Name

of Latter-day Saints

Email

[REDACTED]

Phone

[REDACTED]

Address

50 E North Temple COB12

City

Salt Lake City

State

UT

Zip Code

84150

Consultant/Engineer Name

Daniel Canning

Email

[REDACTED]

Phone



Address

8610 South Sandy Parkway, Suite 200

City

Sandy

State

UT

Zip Code

84070

Consultant or Engineer Firm Name

McNeil Engineering

Project Address

3057 South 2700 West

City

West Haven

State

UT

Zip Code

84401

Parcel Number

150930046

Property Zone (select all that apply)

A-1

Proposed Use

New Church Meetinghouse

Project Description

New church building with parking and associated site improvements.

Lot Size (in acres)

4.521

Upload all other supporting documents (including utility service letters)

 West Haven Owner Affidavit-signed.pdf

 BHD Response to Corrections Report - WH North Stake Preliminary_4.29.2026.pdf

 Water quality report.pdf

- 📄 West Haven Weber Basin Will Serve Letter.pdf
 - 📄 LT_SW_Maint_Agreement-West Haven LDS Meetinghouse NEW.pdf
 - 📄 2700 West Church Sub Recorded Plat scan and pdf.pdf
 - 📄 West Haven ALTA Survey 2025.12.11.pdf
 - 📄 West Haven RE GSH Geotechnical Report 2024.08.27.pdf
 - 📄 Fire Approval and Payment.pdf
 - 📄 West Haven Stake Center - TWWWID Approved Plan Set 6-1-2026 -culinary.pdf
 - 📄 West Haven LDS Meetinghouse LTSWMP FOR REVIEW.pdf
 - 📄 West Haven City Final Site Plan Submittal 2026.06.17.pdf
-

Signature

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

Electronically Signed

Lafe Harris - 06/18/2026 11:00 am

West Haven Improvement Drawing Review

Project	West Haven, UT, North Stake Center; Final site plan review
Review Cycle	4
Date:	October 8, 2026

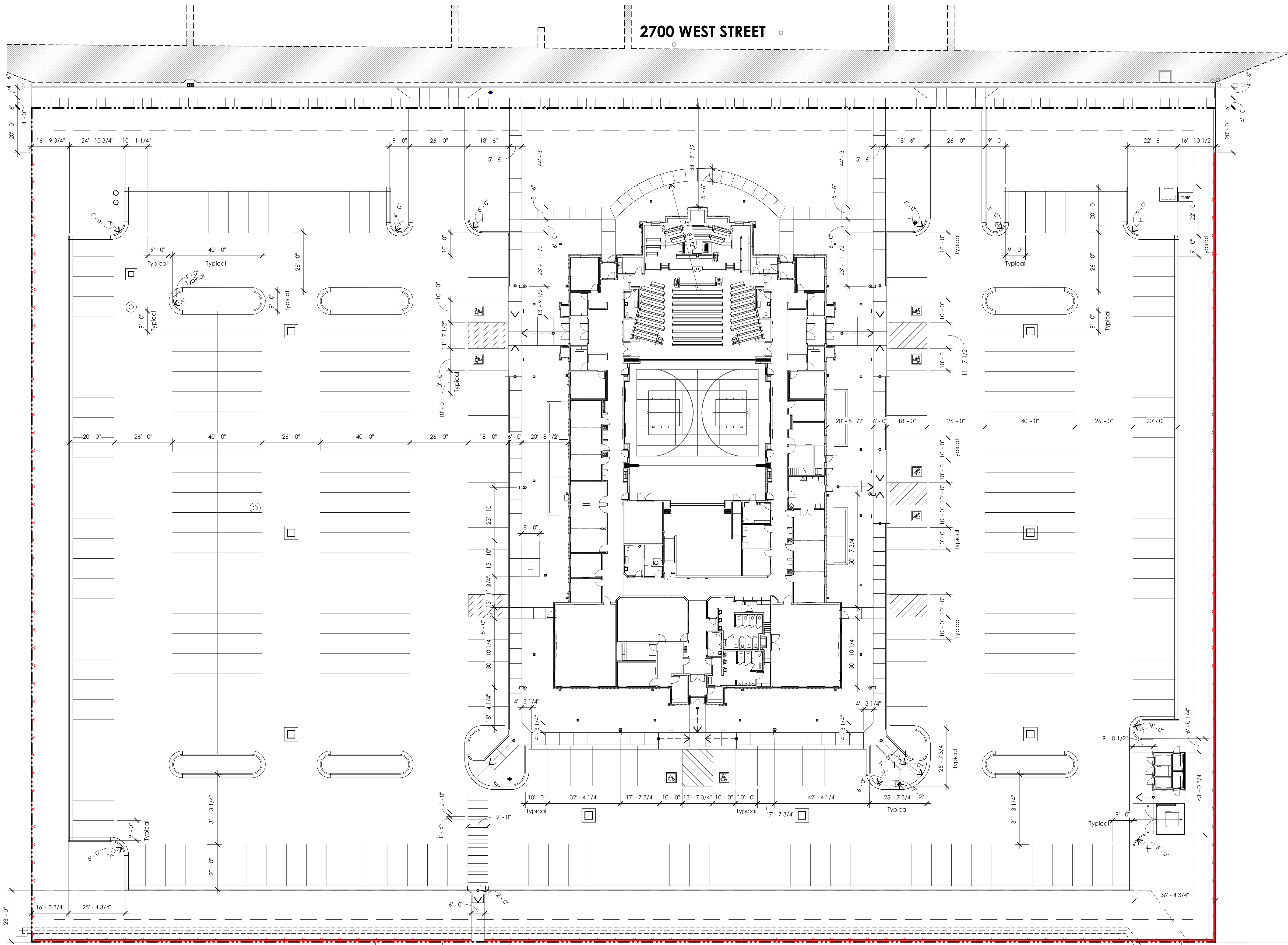


Code Reference	City Department	City Comment	Applicant Response
§157.731(C)(1)	Planning	Provide a Signage Plan for review. The application packet is incomplete, and preliminary approval cannot be granted without review of this document. Note that the review of this document may be subject to additional corrections.	
§157.731(C)(1)	Planning	Provide an Outdoor Lighting Plan for review. The application packet is incomplete, and preliminary approval cannot be granted without review of this document. Note that the review of this document may be subject to additional corrections.	
§157.631(C)(1)(e)	Planning	Provide a table showing the number of parking spaces required, the number provided, and the number of ADA parking stalls. The minimum parking	

		standard for the use is 1 space per every 100 square feet of gross floor area.	
§157.988(A)	Planning	The proposed tree amount is inadequate. 93 are provided, whereas 135 are required. Unless a written statement is provided by the secondary water service provider stating that the City's minimum planting requirement (<i>one tree for every 400 square feet of landscaped area and one shrub for every 200 square feet of landscaped area</i>) cannot be met, the standard for tree plantings remains enforceable.	
IBC	Building	There shall be a complete geotechnical study completed on the site. The number of borings/test pits shall be determined by the geotechnical engineer. A copy of the study shall be provided to the city.	
IBC	Building	Provide plan details for the signage for the accessible parking areas.	
IFC	Fire	Please call 801-782-3580 to pay the site plan review fee.	
§32.09(D)(1)(a)	Engineering/Public Works	See the attached set of redlined drawings.	

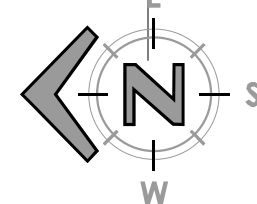
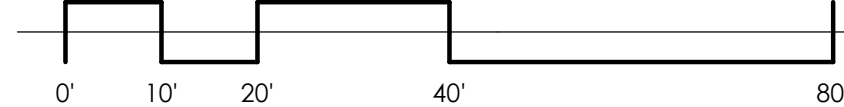
*Applicant is responsible for responding to each comment as required by West Haven and Utah State Code. Submittals that fail to respond will be returned to the applicant without closure of the review cycle.

Printed: 2/19/2026 4:33:33 PM



1 Site Dimension Plan

Scale: 1" = 20'-0"

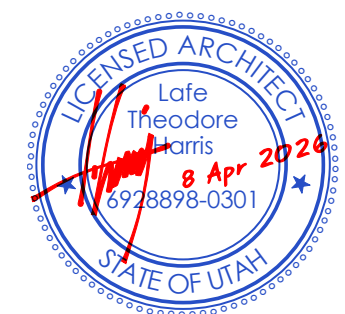


2700 WEST STREET

3100 SOUTH ST.



www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake

Approx. 3057 South 2700 West, West Haven, Utah
41.209649, -112.045576

Date: 9 Jan 2026
BHD #: 2304
County Parcel: 130930027
Plan Series: Heritage 24
Owner #: 502-1942

Drawing Issue and Revision Schedule

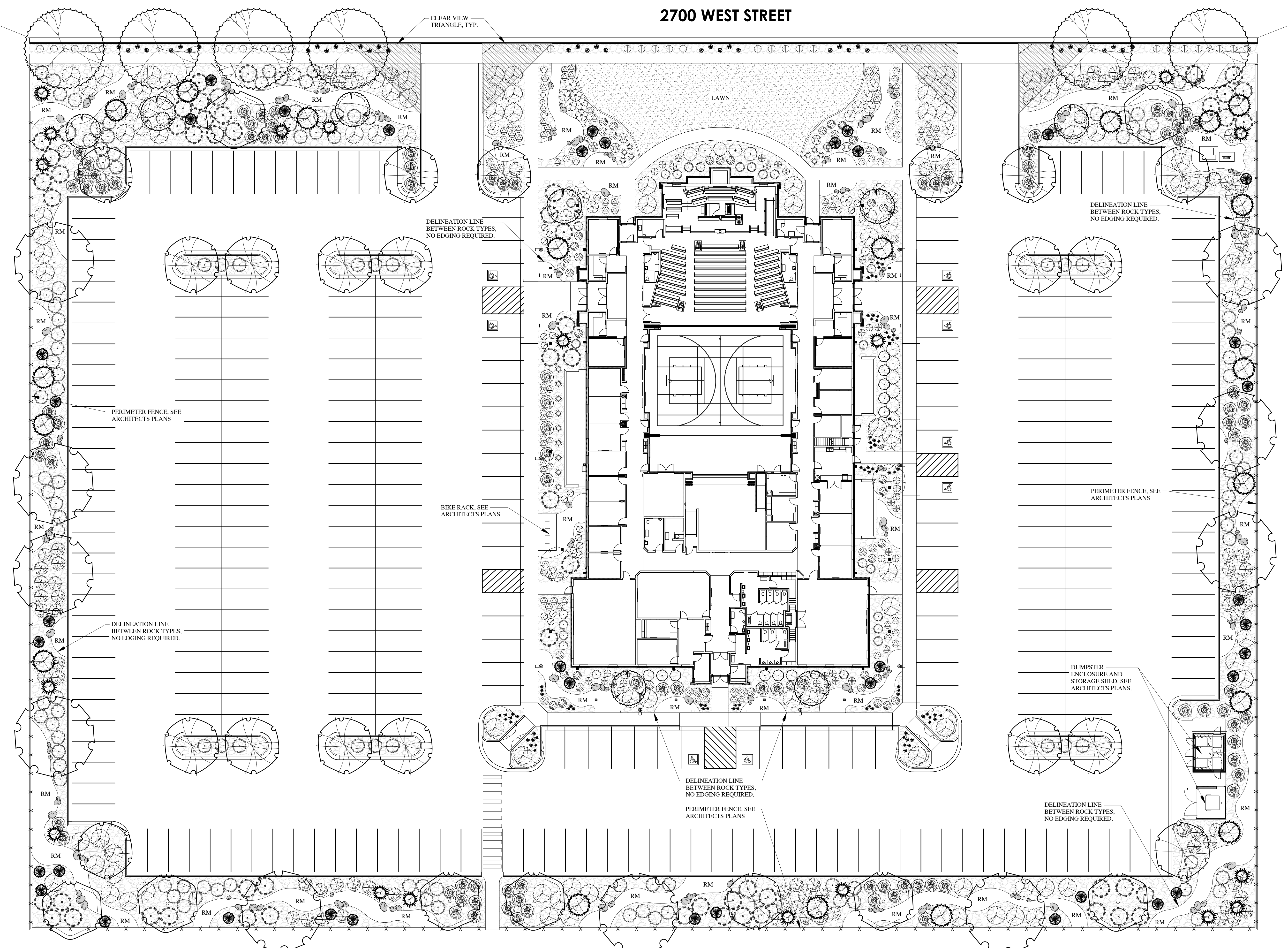
#	Date	Description
1	8 Apr 2026	City Site Plan Review

Site Dimension Plan

C112

2700 WEST STREET

3100 SOUTH ST.



11 bml ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LANDSCAPE ARCHITECT
#4884514
Cory B. Whiting
04-23-2026
LICENSED

In Site DESIGN GROUP
Landscape Architecture Land Planning
www.insitedesigngroup.com
801.756.5443

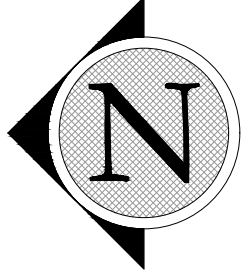
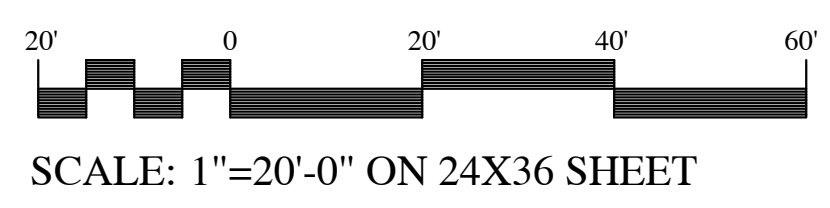
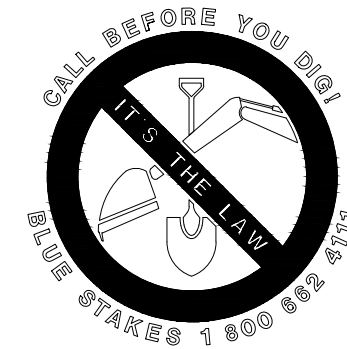
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

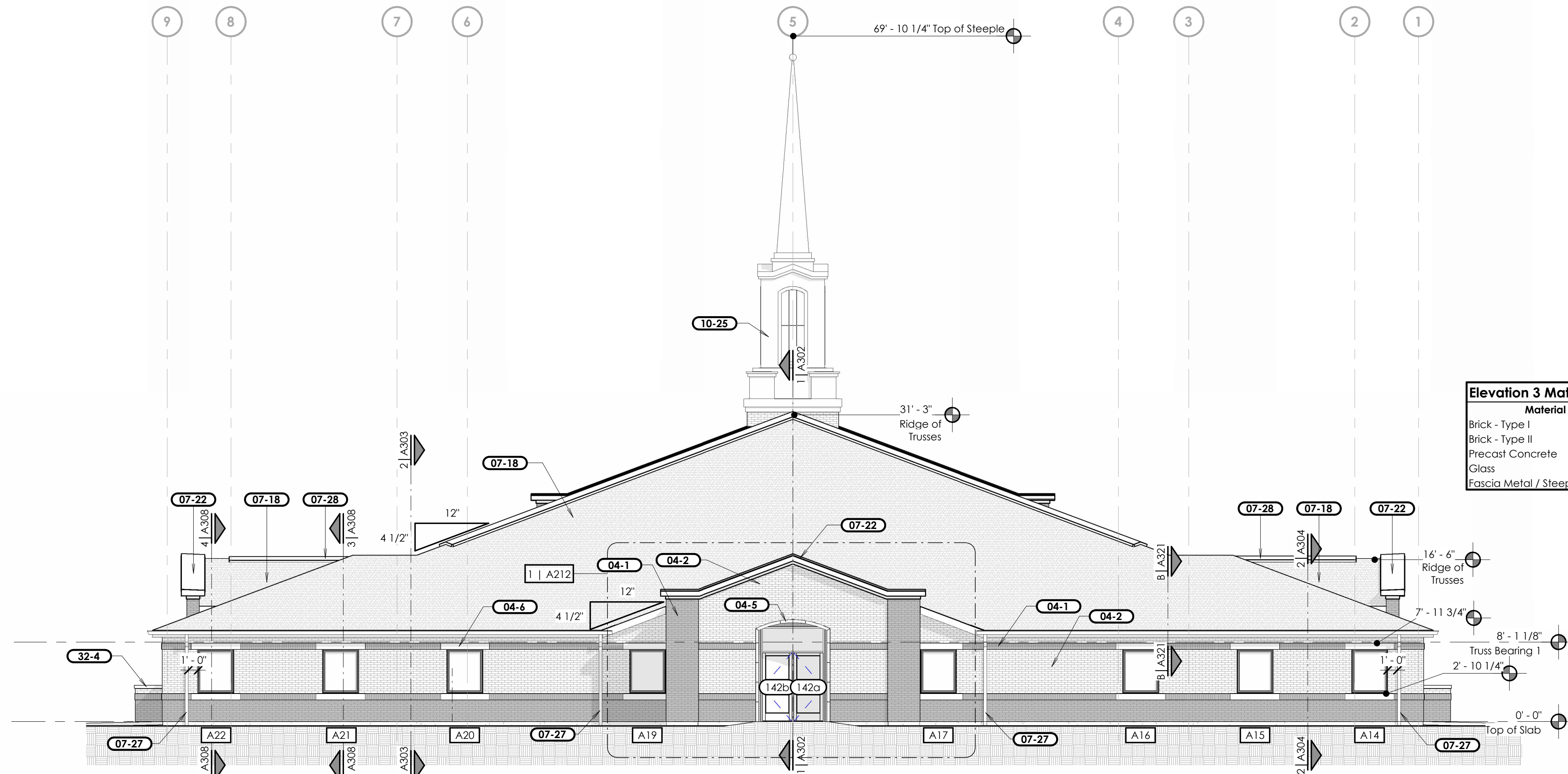
West Haven UT North Stake
Approx. 3057 South 2700 West, West Haven, Utah
41.1234.47N, 112.0243.27W
Date: 23 Apr 2026
BHD #: 2417
County Parcel: 130930046
Plan Series: Heritage 24
Owner #: 502-1942

Drawing Issue and Revision Schedule	
#	Description

LANDSCAPE PLAN

LS101





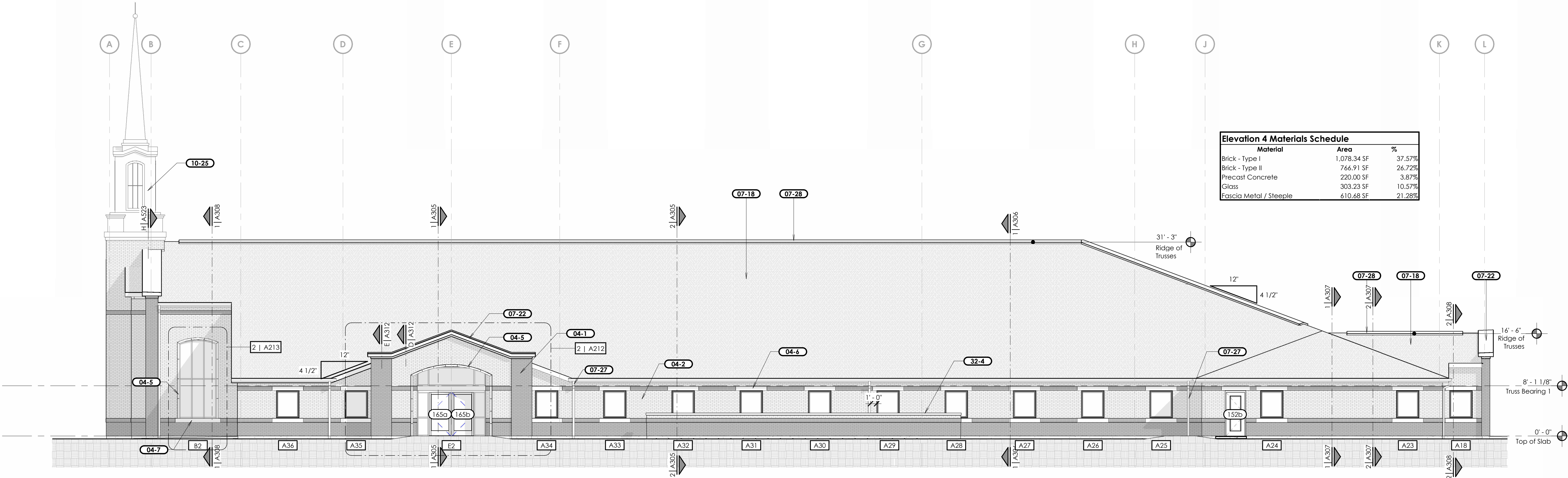
1 North Elevation
Scale: 1/8" = 1'-0"

Elevation 3 Materials Schedule		
Material	Area	%
Brick - Type I	656.23 SF	40.86%
Brick - Type II	429.83 SF	26.76%
Precast Concrete	39.75 SF	2.48%
Glass	97.36 SF	6.06%
Fascia Metal / Steeple	382.85 SF	23.84%

- General Notes**

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.
- Keyed Notes**

04-1 Brick veneer accent course, Brick Type #2.
04-2 Brick veneer field course, Brick Type #1.
04-5 Precast concrete entry or window trim.
04-6 Precast concrete window header.
04-7 Precast concrete window sill.
07-18 Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof and down the front of the fascia.
07-22 Parapet cap flashing assembly.
07-27 Prefinished metal downspout, Typical. See G/A522.
07-28 Prefinished metal ridge vent. See A/A522.
10-25 Prefinished aluminum steeple. See A221.
32-4 Mechanical Enclosure Wall. See C and D/C504.



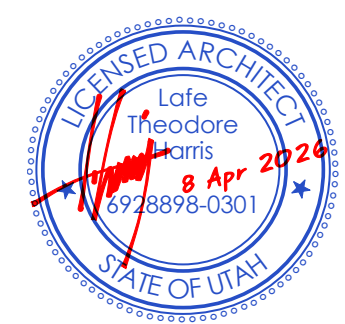
2 East Elevation
Scale: 1/8" = 1'-0"

Elevation 4 Materials Schedule		
Material	Area	%
Brick - Type I	1,078.34 SF	37.57%
Brick - Type II	766.91 SF	26.72%
Precast Concrete	220.00 SF	3.87%
Glass	303.23 SF	10.57%
Fascia Metal / Steeple	610.68 SF	21.28%

Drawing Issue and Revision Schedule	
#	Description
1	City Site Plan Review



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Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
Approx. 3057 South 2700 West, West Haven, Utah
41.209649, -112.045576

Drawing Issue and Revision Schedule	
#	Description
1	City Site Plan Review

Exterior Perspectives

A901

Planning Commission Staff Review Memo

October 14, 2026

Stephen Nelson, Community Development Director



AMENDED SUBDIVISION PLAT

Request: Amended Subdivision Plat Approval
Property Address: 2405 W Hinckley Drive, West Haven, UT 84401
Property Zone: R-3
Property Size: 14.810 Acres
Applicant: John K Ryan

Governing Document(s): WHZC § 156.050 and Utah Code 10-20-811
Decision Type: Administrative
Staff Recommendation: Approve with Conditions

Image 1: Site Aerial



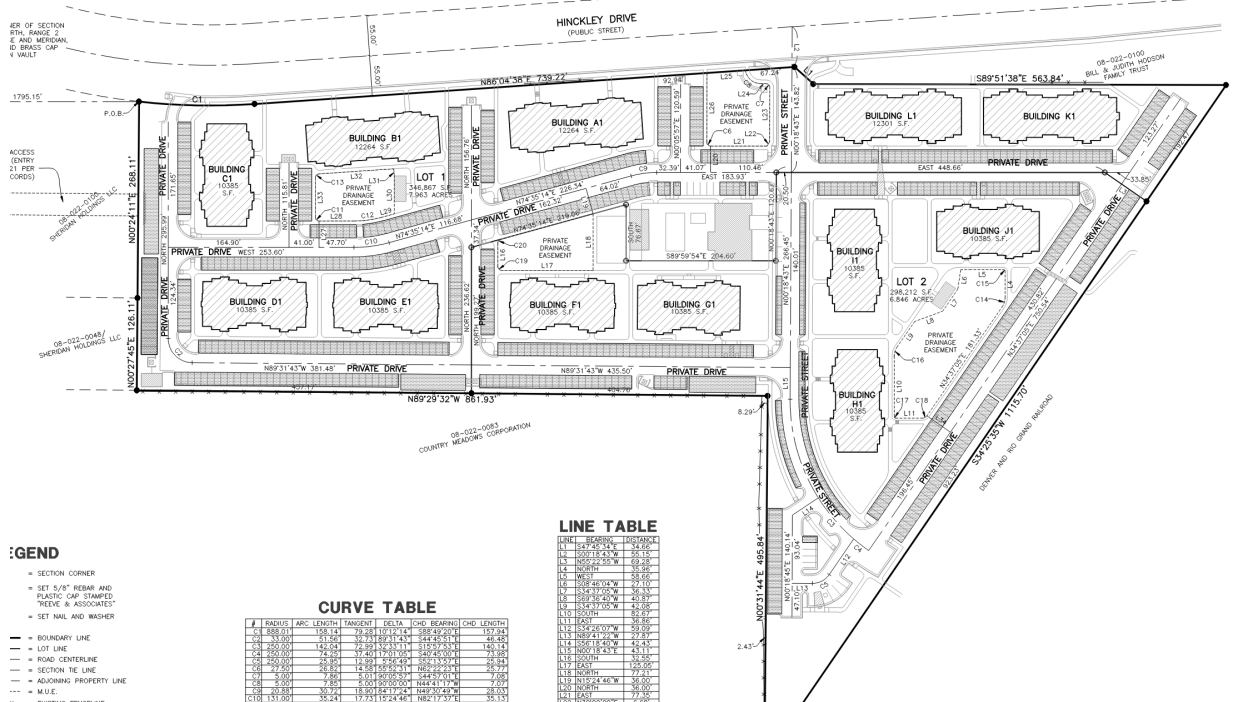
I. BACKGROUND

The applicant and developer of the Wingspan Apartment Complex is seeking approval for an amendment of the subdivision plat. The subdivision purpose is to separate two sections - Phases 1&2 from Phase 3- as stated on the Plat

THE PURPOSE OF THIS PLAT IS TO COMBINE AND RESUBDIVIDE THE WINGSPAN SUBDIVISION TO CREATE TWO LOTS.

Based on the review, no other changes are proposed with the amendment.

Image 2: Proposed Plat Page 2



II. STAFF REVIEW

Staff's review of the proposal as it pertains to the requirements of the West Haven Zoning Code (WHZC) is as follows:

(A) The Planning Commission shall be the land use authority for a subdivision amended plat unless that amendment proposes to amend, vacate, or alter a city right-of-way or easement, in which case the Planning Commission shall make a recommendation to the City Council that will serve as the land use authority.

(B) All subdivision amendments shall comply with the provisions of this chapter, the underlying zoning standards, and standards set within UCA §§ 10-9a-608 and 10-9a-609, as amended.

(C) The land use authority shall approve, approve with conditions, or deny a subdivision amended plat application subject to all applicable standards.

(Ord. 10-2025, passed 9-17-2025)

Findings: The applicant submitted an amended plat application for City review. The Planning Commission is the land use authority because no right-of-way is impacted. *Note: The state changed the references within the land use regulation section, so the current references in our code are out of date; however, because it's "as amended," this section still applies.*

Utah Code 10-20-811. Subdivision amendments.

(1)(a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a petition with the land use authority to request a subdivision amendment.

(b) Upon filing a petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-20-803 that:

- (i) depicts only the portion of the subdivision that is proposed to be amended;*
- (ii) includes a plat name distinguishing the amended plat from the original plat;*
- (iii) describes the differences between the amended plat and the original plat; and*
- (iv) includes references to the original plat.*

Findings: The applicant has submitted a plat that conforms with state requirements. The plat's narrative note responds to these requirements.

Utah Code 10-20-811. Subdivision amendments.

(c)(i) The land use authority shall provide notice of a petition filed under Subsection (1)(a) by mail or email to:

(A) each affected entity that provides a service to a property owner of record of the portion of the plat that is being vacated or amended; and

(B) each property owner of record within the portion of the subdivision that is proposed to be amended.

(ii) The notice described in Subsection (1)(c)(i)(B) shall include a deadline by which written objections to the petition are due to the land use authority, but no earlier than 10 calendar days after the day on which the land use authority sends the notice.

Findings: Staff provided the official notices to the required organizations, both by mail and email. Any organization has until Tuesday, October 13th to file an official protest. Staff has spoken to West Haven Special Service District, which provides water and sewer services to this development. The District has the item slated for review by their board on October 19, 2026.

- Condition of Approval: That West Haven Special Service District also approves the proposed subdivision amendment.

UDOT has responded to the notice with a couple of questions, but no protest at the time of this report.

Other Findings

In some circumstances, state code requires an amended plat to include a public hearing. This would be required if a property owner filed a protest. At this point, staff has not received any protest and has received signed owners' affidavits from each property owner within the proposed amendment.

Subdivision and Zoning Standards

Wingspan is an approved development. The proposed plat makes no changes to the site, but it proposes changes to phasing lines and some parcel boundaries. Because this does not have any material changes to the site plan, no additional review is required at this time.

III. RECOMMENDED ACTION

Based on the findings in Section II of this report, the staff recommends that the Planning Commission **approve** the application for an amended plat with the condition listed within the recommended motion.

IV. POSSIBLE MOTION

Approval with Conditions: Move to approve the amended subdivision plat for Wingspan Subdivision 1st Amendment, with the following conditions:

1. That West Haven Special Service District also approves the proposed subdivision amendment.

[Provide any additional conditions as needed]

Approval: Move to approve the amended subdivision plat for Wingspan Subdivision 1st Amendment.

Table: Move to table the amended subdivision plat for Wingspan Subdivision 1st Amendment.

West Haven Licensing and Permitting

Printed: 10/07/2026

Wingspan Apartments

09/14/2026 - 03/13/2028

Subdivision

General

Application Status

Under Review

Permit/License #

9423465

Reference Number

f72f49a0-a736-11f1-853c-91a3d72d7e56

Status

Active

Application Review Status

Pre-Review

Complete

Date Submitted

09/02/2026

The acceptance of this application does not mean the application is currently complete, but it allows the application to move forward to broader review.

Planning & Zoning

Complete

Engineering

Not Reviewed

Building

Complete

Fire

Not Reviewed

Public Works

Not Reviewed

Planning Commission

Not Reviewed

West Haven Special
Service District

Not Reviewed

Final-Review

Not Reviewed

Fees

Amended Plat Fee

\$200.00

Subtotal**\$200.00****Processing Fee****\$7.00****Total****\$207.00****Amount Paid****\$207.00****Total Due****\$0.00**

Payments

09/14/2026

Online

\$200.00

Total Paid**\$207.00**

Application Form Data

(Empty fields are not included)

Application Type

Amended Plat

Planning Commission Date

10/14/2026

First Name

John

Last Name

Ryan

Contact Email

[REDACTED]

Contact Phone

[REDACTED]

Mailing Address

3620 Midland Drive

City

Roy

State

UT

Zip Code

84067

Is the applicant the property owner?

Yes

Owner Name

John K Ryan

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Address

3620 Midland Drive

City

Roy

State

UT

Zip Code

84067

Subdivision Name

Wingspan Apartments

Subdivision Phase

Separate two sections - Phases 1&2 from Phase 3

Project Address

2405 W Hinckley Drive, West Haven, UT 84401

Parcel Number(s)

087130013

Property Zone (select all that apply)

R-3

Total Number of Lots or Units

2

Surveyor/Engineer Name

Reeve and Associates - Jeremy Draper

Contact Email

[REDACTED]

Contact Phone

[REDACTED]

Address

5160 South 1500 West

City

Riverdale

State

UT

Zip Code

84405

Upload Final or Amended Plat

 **2026.6.10 Wingspan Subdivision 1st Plat Amendment.pdf**

Upload Subdivision Improvement Plans

 2026.6.10 Wingspan Subdivision 1st Plat Amendment.pdf

Upload Service Approval Letters from Culinary Water, Secondary Water, and Fire Districts

 2026.6.10 Wingspan Subdivision 1st Plat Amendment.pdf

Upload All Additional Files and Documentation Required by City Planner

 WHC - Signed Owner's Affidavit.pdf

Signature

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

Electronically Signed

John K. Ryan - 09/02/2026 7:29 pm

West Haven Improvement Drawing Review

Project	Wingspan Subdivision 1 st Amendment
Review Cycle	1
Date:	10.1.2026



Code Reference	City Comment	Applicant Response
Utah Code 10-20-811(1)(b)(iii)	The Plat needs to describe the differences between the amendment plat and the original plat	see narrative explaining the difference
Utah Code 10-20-811(1)(b)(iv)	Ensure the plat includes a reference to the original plat	see narrative referencing the original plat
	On page 2, the plat shows the site plan parking lot that was just applied for. Remove this since the site plan has not been approved.	background updated to reflect original parking design
§ 156.040	(G) Final plats are subject to approval by the Culinary Water Authority and the Sanitary Sewer Authority, and a signature box shall be provided on the final plat for the Sanitary Sewer Authority's signature. The plat should contain a box for West Haven Special Service District. I spoke with the District, and they will have it for approval on October 19 and said they could sign the plat that night.	signature blocks added.
Utah Code 10-20-811(1)	Staff has provided notices as required by state law, including all listed property owners, water and sewer providers, and UDOT.	noted
	Applicant needs to provide owners' affidavits for each owner within the development.	3 acknowledgement blocks provided.
City Surveyor		
	No additional redlines or comments at this time	

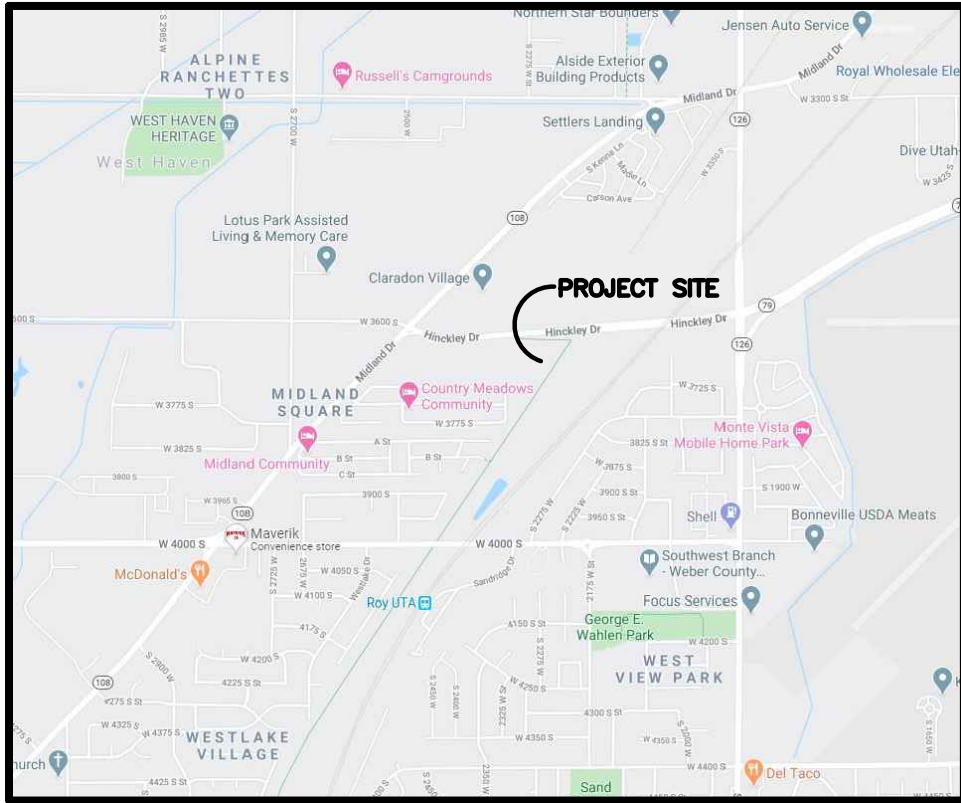
City Attorney		
	<i>On the first page of the plat amendment - it is missing references to MUEs in the owner's dedication box and in the Notes section. It has PUEs but it needs to add MUEs also.</i> <i>On the second page of the plat amendment, the Legend needs to refer to MUEs besides PUEs. Also, it is unclear where the MUEs/PUEs lie in the plat.</i>	references changed from PUE to MUE.

*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.

SHEET 1 OF 2

WINGSPAN SUBDIVISION 1ST AMENDMENT

AMENDING WINGSPAN SUBDIVISION
PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
OCTOBER, 2026



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SHOWN HEREON AS: N00°51'40"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO COMBINE AND RESUBDIVIDE THE WINGSPAN SUBDIVISION TO CREATE TWO LOTS. BOUNDARY WAS DETERMINED BY RETRACING WINGSPAN SUBDIVISION FROM FOUND MONUMENTATION AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTE

1. ALL AREA OUTSIDE OF BUILDINGS IS CONSIDERED COMMON AREA AND MUNICIPAL UTILITY EASEMENT
2. ALL DIMENSIONS TO UNITS ARE PERPENDICULAR TO BOUNDARY OR ROAD CENTERLINE UNLESS NOTED OTHERWISE
3. ALL PRIVATE DRIVE AREAS ARE TO BE CONSIDERED PUBLIC ACCESS EASEMENTS
4. ALL STORM DRAIN SYSTEM AND ASSOCIATED BASINS ARE TO BE CONSIDERED PRIVATE AND MAINTAINED BY THE DEVELOPMENT.

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HINCKLEY DRIVE, SAID POINT BEING DUE SOUTH 280.36 FEET AND DUE EAST 1795.15 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2 (WEST QUARTER CORNER BEING SOUTH 00°51'40" WEST 2644.88 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HINCKLEY DRIVE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 888.01 FEET, AN ARC LENGTH OF 158.42 FEET, A DELTA ANGLE OF 10°13'19", A CHORD BEARING OF SOUTH 88°48'48" EAST, AND A CHORD LENGTH OF 158.21 FEET; AND (2) NORTH 86°04'38" EAST 739.22 FEET; THENCE SOUTH 47°45'34" EAST 34.66 FEET; THENCE SOUTH 89°51'38" EAST 563.84 FEET TO AND ALONG DENVER AND RIO GRAND RAILROAD; THENCE SOUTH 34°25'35" WEST 1115.70 FEET TO AN EXISTING FENCELINE; THENCE ALONG SAID FENCELINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°31'44" EAST 495.84 FEET; (2) NORTH 89°29'32" WEST 861.93 FEET; THENCE NORTH 00°27'45" EAST 126.11 FEET; THENCE NORTH 00°24'11" EAST 268.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 645,116 SQUARE FEET OR 14.810 ACRES.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

WEST HAVEN SPECIAL SERVICE DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20____.

WEST HAVEN SPECIAL SERVICE DISTRICT

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

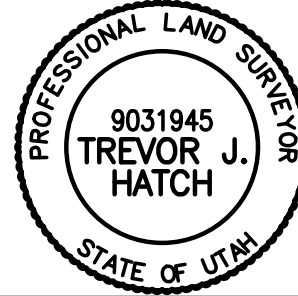
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **WINGSPAN SUBDIVISION 1ST AMENDMENT** IN **WEST HAVEN, WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, **WINGSPAN SUBDIVISION 1ST AMENDMENT**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

515 INVESTMENT GROUP LLC

NAME/TITLE

DATE

905 INVESTMENT GROUP LLC

NAME/TITLE

DATE

WINGSPAN SUBDIVISION OWNERS ASSOCIATION

NAME/TITLE

DATE

PROJECT INFO.

Surveyor:

T. HATCH

Designer:

E. ROCHE

Begin Date:

6-9-2026

Name:

WINGSPAN SUBDIVISION

1ST AMENDMENT

Number: 6388-03

Revision:

1"=60'

Scale:

Checked:

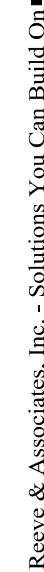
WEBER COUNTY RECORDER

Entry No. _____ Fee Paid
_____ Filed For Record And
Recorded, _____ At
_____ In Book _____ Of The
Official Records, Page _____
Recorded For:

Weber County Recorder

Deputy.

AMENDING WINGSPAN SUBDIVISION
PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
OCTOBER, 2026



Planning Commission Staff Review Memo

October 14, 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. OTHER NEW UPDATES

The following are updates from the last meeting. The new items are highlighted in the attached draft. I have included some state code references in the described changes; links to the sections are above.

- **§ 157.465 PURPOSE AND INTENT.** Added Moderate-income housing language into the draft.
- **§ 157.46 APPEARANCE.** Staff added clarification on how a detached ADU must be compatible with a primary dwelling, including that a unit must meet three of five criteria.
- **§ 157.463 SIZE.** Changed the maximum size from 1,200 sq. ft. to 1,400 sq. ft. Clarified that any addition to a single-family home for an ADU shall comply with underlying zoning standards. See state code **10-21-303(1)(b)**.
- **§ 157.467 PARKING.** Provided a description of what tandem parking is. Clarified that two spaces are required when the detached ADU is 650 sq. ft. or larger, and a single parking space is required for all other ADUs. See state code **10-21-303(3)(C)(i)** and **10-21-304(3)(b-c)**
- **§ 157.469 BUILDING CODE.** Added a section siting that buildings shall comply with West Haven Nonconforming Building and Use Code
- **§ 157.472 NOT INTENDED FOR SALE.** Change the language as recommended by the Planning Commission and City Attorney at the last meeting.
- **§ 157.473 ACCESSORY DWELLING UNIT PERMIT.** Staff clarified that the Community Development Director would be the land use authority for ADU Permits.
- **§ 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.
- **§ 157.479 USE REGULATIONS.** Removed this section completely since it repeated standards found within this and other sections.
- **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. I have since added a (A)(2-3) at the request of the Building Official and Code Enforcement Officer.

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 **moderate-income housing and** 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 **moderate-income 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.

~~(A) Single-family residences with interior accessory dwelling units shall retain the appearance of a single-family home.~~

~~(B) 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.~~ Detached ADUs shall be architecturally compatible with the primary single-family dwelling. Compatibility shall be demonstrated by matching the primary structure in at least three (3) of the following five (5) elements:

- a. Exterior siding material.
- b. Primary roof pitch and style.
- c. Roofing material.
- d. Architectural trim width and style around windows and doors, and
- e. Overall exterior color palette (for example, exterior materials, color, and roof pitch).

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

§ 157.463 SIZE.

~~(A) – (A) – Internal and Attached Accessory Dwelling Units~~

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

2. *Any addition to a single-family home for an ADU shall comply with the underlying zoning setbacks, height, and lot coverage requirements.*

(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.*

(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.

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(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 internal, attached, or detached ADUs smaller than 650 square feet.
 2. Two additional parking stalls shall be provided for detached ADU's 650 square feet or larger.
 - 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 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.

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(C) Conversion of existing accessory structures.

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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 severable from the primary dwelling and shall not be sold independently or detached by deed, intended for sale or detached by deed, and shall only be rented.

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

§ 157.473 ACCESSORY DWELLING UNIT PERMIT.

- ~~(A)~~ ~~(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 **an Accessory Dwelling Unit 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.
- a. The Community Development Director, or their designee, shall act as the Land Use Authority for Accessory Dwelling Unit permits.**

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(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 unit 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.

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

§ 157.47~~56~~ HOME OCCUPATION BUSINESSES.

(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)

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§ 157.47~~67~~ RESERVED.

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

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 West Haven City Code § 151.15 Various International Building, Development, and Management Codes.
and standards in this chapter.

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

~~§ 157.479 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:~~

<i>Zone</i>	<i>A-1, A-2, R-1</i>	<i>Open Space</i>	<i>R-2</i>	<i>R-2.5</i>	<i>R-4</i>	<i>Mixed Use</i>
<i>Zone</i>	<i>A-1, A-2, R-1</i>	<i>Open Space</i>	<i>R-2</i>	<i>R-2.5</i>	<i>R-4</i>	<i>Mixed Use</i>
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)

§ 157.47880 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.

1. 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.

2. It shall be unlawful for any person, firm, or corporation to continue to construct, alter, repair, move, or demolish any structure without passing inspection(s) 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

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civil administrative penalties for any work commenced in violation as outlined above, or without an active permit

3. It shall be unlawful for any person, firm, or corporation to commence, construct, alter, repair, move in violation of the setback requirements as outlined 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 in violation of the code.

(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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Planning Commission Staff Review Memo

October 14, 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.

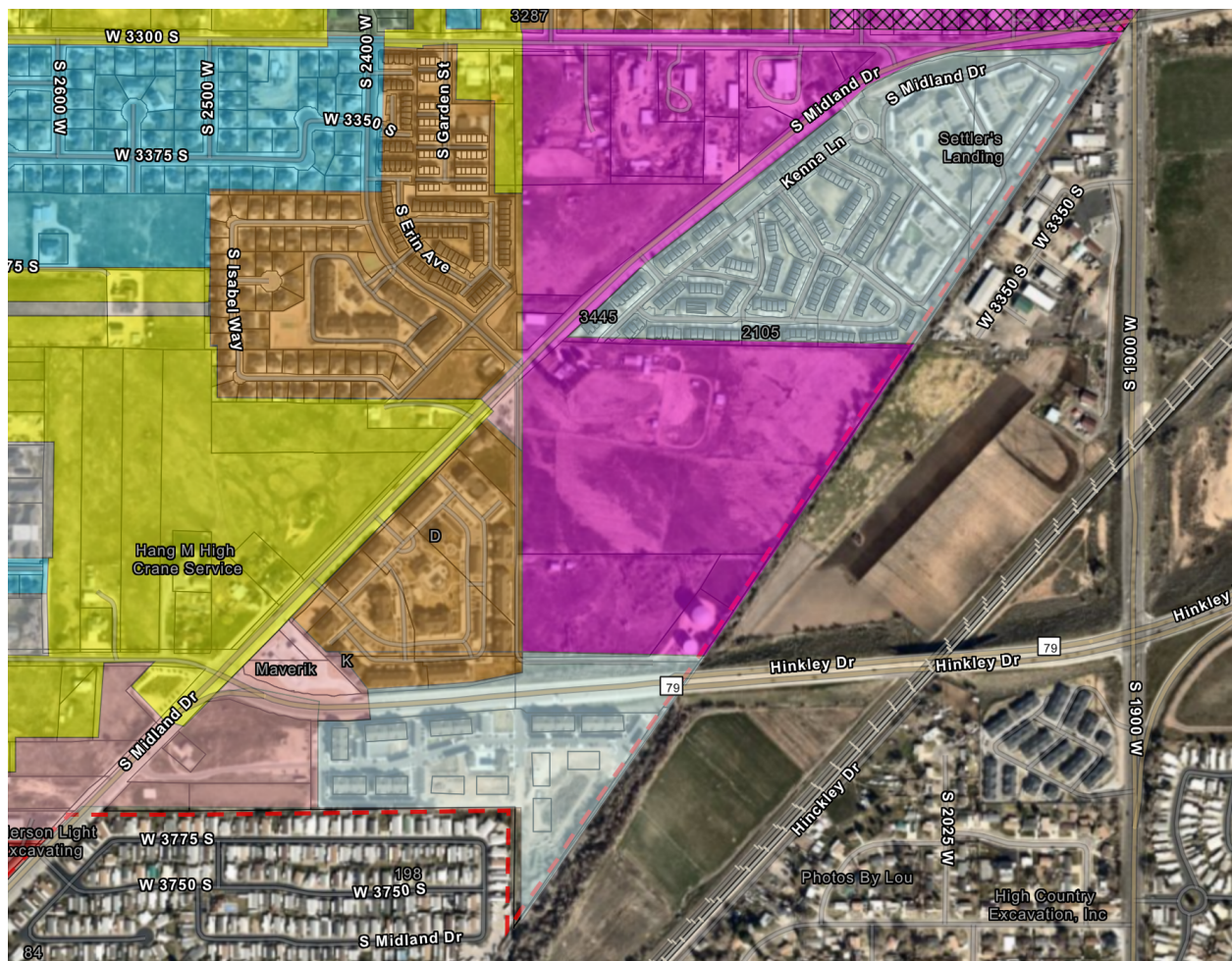
Break the R-3 Zone into multiple zones.

One of the peculiar elements of the R-3 zone is that it supports different densities depending on the location, as designated on the General Plan Map (see attached General Plan Map). General Plan maps are typically guiding documents and are not used for administrative zoning enforcement. Staff would recommend that the City move away from using the General Plan map for this function and utilize it as an advisory document, and plans to propose making this change with the anticipated General Plan update later this year. As such, this section will need to change so that the current zones match. This also limits the City's ability to make decisions about location and densities that it may find appropriate for certain parcels without a full General Plan Map amendment.

§ 157.083 SITE DEVELOPMENT STANDARDS.

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

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



Staff would propose breaking it into multiple zones, including Residential Multi-Family (RM) 5, RM-10, RM-12, and RM-24, with the number indicating the number of units allowed per acre, similar to the other West Haven residential zones (R-1, R-2, R-2.5, and R-4). These densities would match the current General Plan Map destinations. Planning and Community Development staff have also considered using the RM-5 zone to replace the attached housing standards currently proposed for removal from the Patio Home Zone. Staff would plan to keep these new zones in the same section of code, similar to how the Commercial Zones are organized.

Image 2-Wingspan Apartments within the R-3 Zone



NEW Proposed Standard

§ 157.082 SITE DEVELOPMENT STANDARDS.

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

§ 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)

~~§ 157.082 CONDITIONAL USES:~~

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

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

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

~~-(C) Assisted living;~~

~~-(D) Nursing homes;~~

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

~~-(F) Public utility substations.~~

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

§ 157.08~~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 designate d 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%).

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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

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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.

- 4-3. 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.

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

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b. Border walls along an industrial development

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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.

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(D) Unit Orientation

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.

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.

§ 157.085 Roadway and Connectivity

(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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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

