



WEST HAVEN CITY PLANNING COMMISSION AGENDA

March 13, 2019 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **March 13, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** WORK SESSION TO DISCUSS AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING

1. INVOCATION
2. ACTION ON MINUTE-FEBRUARY 27, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-YULISA ESTATES SUBDIVISION-2390 W. 3300 S.-WOODMERE HOMES
5. FINAL SUBDIVISION APPROVAL-GLENWOOD ACRES SUBDIVISION-3540 S. 2700 W.-DANNY WALL
6. PRELIMINARY SUBDIVISION APPROVAL-HAVEN PARKWAY SUBDIVISION-2200 W. 1800 S.-CHASE FREEBAIRN
7. PUBLIC HEARING-CONDITIONAL USE FOR AN ASSITED LIVING-2637 W. 1800 S.-JUSTIN NIELSEN
8. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR AN ASSISTED LIVING-2637 W. 1800 S.-JUSTIN NIELSEN
9. PRELIMINARY SITE PLAN APPROVAL-ASSISTED LIVING-2637 W. 1800 S.-JUST IN NIELSEN
10. OTHER BUSINESS
11. ADJOURNMENT

Emily Green

Emily Green, 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: shandar@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to each West Haven Planning Commission Member who has email capacity



Planning Commission Meeting Minutes

February 27, 2019 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

Present: Ken Banta
Darin Deem
Becky Roundy
Natalie Wilson
Kirt Nalder

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member

Staff Present: Emily Green
Steve Anderson

Deputy Recorder
City Planner

Absent: Scott Epperson
Elaine Archuleta

Commission Member
Commission Member

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes –February 13, 2019
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Final Subdivision Approval-The Towns at Knudson Corner-approx. 3300 S. 2400 W.-John Clayton
5. Final Subdivision Approval-Knudson Corner Subdivision-3145 S. Midland Drive-John Clayton
6. Action on Public Hearing-Riverwalk-1550 W. 2000 S.-Master Development Agreement
7. Final Site Plan Approval-Salon-1905 W. 2200 S.-Kelten and Lexie Thomas
8. Action on Public Hearing- Conditional Use Permit for holiday lighting/storage shelving/window cleaning businesses-3030 W. 3600 S.-Dustin and Ashley Howes
9. Final Site Plan Approval-Trace Minerals Research-1990 W. 3300 S.-Marty Barner
10. Final Site Plan Approval-Chiropractic and insurance office-3384 W. 4600 S.-Live Free LLC
11. Public Hearing-Conditional Use for crane service business-2526 W. 3600 S.-Todd Egbert
12. Action on Public Hearing-Conditional Use for crane service business-2526 W. 3600 S.-Todd Egbert
13. Public Hearing-Conditional Use for auto body shop-1965 S. 1100 W. #8-West Haven Body Shop
14. Action on Public Hearing-Conditional Use for auto body shop-1965 S. 1100 W. #8-West Haven Body Shop
15. Public Hearing-Conditional Use for an asphalt maintenance business-3507 S. 2700 W.-Tiffany Gama
16. Action on Public Hearing-Conditional Use for an asphalt maintenance business-3507 S. 2700 W.-Tiffany Gama
17. Final Subdivision Approval and Development Agreement-Hawk Haven Townhomes-1874 S. 1900 W.-Pete Lodder
18. Final Site Plan Approval-Commercial Building-approx. 3500 W. 3300 S.-Justin Nielsen
19. Preliminary Subdivision Approval-Yulisa Estates Subdivision-2390 W. 3300 S.-Woodmere Homes
20. Preliminary Subdivision Approval-Glenwood Acres Subdivision-3540 S. 2700 W.-Danny Wall
21. Other Business
22. Adjournment

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Banta called the meeting to order at 6:00 P.M.

1. INVOCATION was offered by Commission Member Nalder.

2. ACTION ON MINUTES-FEBRUARY 13, 2019

Commission member Nalder made a motion to approve the minutes. Commission member Deem seconded the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
Chairman Banta reported on the February 20, 2019 council meeting.

4. FINAL SUBDIVISION APPROVAL-THE TOWNS AT KNUDSON CORNER-APPROX. 3300 S. 2400 W.-JOHN CLAYTON
Dennis Peters was present for this item.

Commission member Wilson made a motion to give final subdivision approval to The Towns at Knudson Corner at approx. 3300 S. 2400 W. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; the vote was unanimous.

5. FINAL SUBDIVISION APPROVAL-KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON
Dennis Peters was present for this item. He stated that the issues with the lot lines has been fixed.

Commission member Wilson made a motion to give final subdivision approval to Knudson Corner Subdivision at 3145 S. Midland Drive. Commission member Deem seconded the motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; the vote was unanimous.

6. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
Rick Scadden stated that the suggested changes to the MDA have been made and that they added a location for the trail on the property.

Commission member Deem made a motion to approve the Master Development Agreement for Riverwalk located at 1550 W. 2000 S. Commission member Wilson seconded that motion. Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; the vote was unanimous.

7. FINAL SITE PLAN APPROVAL-SALON-1905 W. 2200 S.-KELTEN AND LEXIE THOMAS
Lexie and Kelten Thomas were present for this item.

Steve Anderson said he had spoken with UDOT about the access on 1900 W. and thinks it will be approved, however if it is not having one access on 2200 S. will be adequate for this business.

Mrs. Thomas asked if it was possible to not put in the sidewalk because all of the surrounding businesses do not have sidewalk.

Commission member Nalder suggested stamping the plat to show they would be responsible to pay for sidewalk when the rest of the properties are developed. He asked if they had met their 60% and 40% on aesthetic materials for their business.

Chairman Banta suggested modifying the columns on the front porch to meet the required percentages.

Commission member Nalder made a motion to give final site plan approval for a salon at 1905 W. 2200 S. with the requirements that the plat must be stamped with a note the owners are responsible to pay for sidewalk when the surrounding areas develop and that they must meet their percentages of materials required in Chapter 28. Commission member Roundy seconded the motion. Commission member Wilson, aye; Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.

8. ACTION ON PUBLIC HEARING- CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES
Dustin and Ashley Howes were present for this item.

Vice Chair Deem asked if they got rid of the conex containers are they planning on building another building.

Mr. Howes said yes and that they could put up a fence and trees to hide some of the property.

Chairman Banta asked where they would move the conex containers.

Mr. Howes said they wouldn't move them.

Vice Chair Deem asked if they would be willing to paint the conex containers.

Mr. Howes agreed to paint the containers.

Commission member Wilson asked how many conex containers were currently on the property.

Mr. Howes said there are 12 containers.

Commission member Nalder asked if they would have two regular employees.

Mr. Howes said its more during the Christmas season.

Chairman Banta expressed concern about the amount of conex containers.

Vice Chair Deems expressed concerns about garbage being cleaned up and the need for a fence.

Commission member Nalder made a motion to give a conditional use permit for a holiday lighting/storage shelving/window cleaning business at 3030 W. 3600 S. with the conditions that they add a privacy fence east to west between the buildings, on the south side of property, and west side of property within six month. Conditions also include hours of operation 7 A.M.-7 P.M., parking for employees on the property, 6 months to reduce the amount of conex containers to 5, a year to paint all the remaining conex containers, and the garbage must be cleaned up. Commission member Roundy seconded the motion.

Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

9. FINAL SITE PLAN APPROVAL-TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER

Wes Jordan stated that they are currently surveying the property to resolve drainage issues.

Commission member Nalder made a motion to give final site plan approval to Trace Minerals Research at 1990 W. 3300 S. with the condition that the drainage issues must be worked out with staff. Commission member Wilson seconded the motion.

Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

10. FINAL SITE PLAN APPROVAL-CHIROPRACTIC AND INSURANCE OFFICE-3384 W. 4600 S.-LIVE FREE LLC

Dan Baugh said nothing had changed from the previous plans.

Vice Chair Deem asked what the height of the building is.

Mr. Baugh said that it is 16 feet high and 12 feet high on the back side.

Commission member Roundy made a motion to give final site plan approval to a chiropractic and insurance office at 3384 W. 4600 S. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

11. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR A CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT

Diana and Todd Egbert explained that they had been in the city doing business for 11 years as a crane operator, that he stores his equipment in an out building, and that the crane is brought to each individual job site. He stated that this business does not bring customers to the home.

Commission member Nalder made a motion to enter into public hearing. Commission member Deem seconded the motion.

Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment

Justin Nielsen stated that Mr. Egbert is the best crane operator he knows and an asset to the city.

Paul Fawson stated he is in favor of this business.

Commission member Nalder made a motion to leave public hearing. Commission member Wilson seconded the motion.

Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

12. ACTION ON PUBLIC HEARING-CONDITIONAL USE PRMIT FOR A CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT

Commission member Wilson made a motion to give a conditional use permit for a crane service business at 2526 W. 3600 S. with the conditions that they comply with the noise and nuisance ordinances and the hours of operation 7 A.M to 7 P. M. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

13. PUBLIC HEARING-CONDITIONAL USE FOR AN AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP

Junior Lopez explained that they usually work on 6 cars inside the shop and have about 35 cars out front. They are a body shop as well as auto sales.

Commission member Nalder made a motion to enter into public hearing. Commission member Wilson seconded that motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

No one came up at this time.

Commission member Wilson made a motion to leave public hearing. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

14. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR AN AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP

Commission member Nalder expressed that the egress needs to be open for fire access.

Commission member Nalder made a motion to give a conditional use permit for an auto body shop at 1965 S. 1100 W. #8 to West Haven Body Shop with the conditions that the cars parked in front all have some kind of marker indicating which business they belong to, the fire access is always left open, and a maximum of 6 cars inside the shop and 35 outside. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

15. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA

Fernando Gama explained that their business is crack sealing and patching. His lot is about 5 acres and they store dump trucks and trailers there. There is only one employee on site at all times and that is the owner and they have been in business 3 years operating Monday through Saturday.

Commission member Wilson made a motion to enter into public hearing. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

Chairman Banta invited the public up for comment.

Bill Gibson is concerned that the kind of business will emit smoke and a bad odor.

Sandy Gibson is concerned about asphalt being piled up on the property.

Paul Fawson is concerned about the smoke and bad odor from the business.

Lisa Adamson is concerned about safety issues because of the large trucks driving on the road and the cleanup if any asphalt drops on the property or road.

Lynette Fawson is concerned about safety with the trucks and whether or not the business may expand. She stated she would like to see a limit on the amount of equipment allowed.

Commission member Nalder made a motion to leave public hearing. Commission member Deem seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

16. ACTION ON PUBLIC HEARING-CONDITIONAL USE PERMIT FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA

Chairman Banta asked if they had a batch plant on site.

Mr. Gama said that they buy the materials from their supplier and bring them directly to the job site because of this their trucks do not drop materials on the road or at their home. He also stated that they would like to move to a commercial district if their business grows.

Commission member Roundy asked what kind of equipment they have at the home.

Mr. Gama stated there are 3 pickup trucks, 2 dump trucks, 1 slurry, 3 trailers, and a skid.

Commission member Wilson made a motion to give a conditional use permit for an asphalt maintenance business at 3507 S. 2700 W. with the conditions that they follow the zoning ordinance for the allotted amount of large vehicles, and comply with the noise and nuisance ordinances. Commission member Nalder seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

17. FINAL SUBDIVISION APPROVAL AND DEVELOPMENT AGREEMENT-HAWK HAVEN TOWNHOMES-1874 S. 1900 W.-PETE LODDER

Jim Flint stated that there are two entrances on 1900 W.

Vice Chair Deem asked if street lights have been added to the entrances.

Mr. Flint said they had been added.

Commission member Nalder asked about a trail on the property and the fence next to it.

Steve Anderson said that the trail should be added by the Hooper Canal in the Development Agreement

Vice Chair Deem suggested connecting the trail to 1800 S.

Commission member Deem made a motion to give final subdivision and development agreement approval to Hawk Haven Townhomes at 1874 S. 1900 W. with the condition that they work out with staff to add a 20 foot trail improvement along the Hooper Canal that has 14 feet of road base in the development agreement. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

18. FINAL SITE PLAN APPROVAL-COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN

Justin Nielsen stated that they planned on doing stone and hardy board with class doors for this building. He said he added a dumpster enclosure, fenced the property, lighting the complex, and 20% landscaping.

Commission member Wilson made a motion to give final site plan approval to a commercial building at approx. 3500 W. 3300 S. Commission member Nalder seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

19. PRELIMINARY SUBDIVISION APPROVAL-YULISA ESTATES SUBDIVISION-2390 W. 3300 S.-WOODMERE HOMES

Josh Lynch stated that they wanted to do a subdivision with single family homes and twin homes.

Vice Chair Deem asked the width of the road.

Mr. Lynch stated that one road will be 50 feet and the other will be 60 feet.

Steve Anderson stated that this road will line up with the road for Knudson Corner Subdivision.

Vice Chair Deems asked which would be the common wall for the twin homes.

Mr. Lynch stated it would probably be the garage and they are debating doing a shared driveway.

Commission member Nalder expressed concern about the amount of lots because if it's a twin home with each unit being sold

separately they would need to split each lot.

Chairman Banta expressed concern about the frontage of each twin home lot being 47 feet.

Vice Chair Deem asked if they are planning on an HOA.

Mr. Lynch said he was not sure.

Chairman Banta stated that those twin homes would need to be separate lots.

Commission member Deem made a motion to give preliminary subdivision approval to Yulisa Estates Subdivision at 2390 W. 3300 S. Commission member Wilson seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

20. PRELIMINARY SUBDIVISION APPROVAL-GLENWOOD ACRES SUBDIVISION-3450 S. 2700 W.-DANNY WALL

Jacob Wall was present for this item.

Steve Anderson asked if they put the street right next to the property line.

Mr. Wall said they had.

Vice Chair Deem asked if they are doing curb and gutter. He also asked if they planned on adding other phases.

Mr. Wall said that they will do curb gutter and sidewalk on one side. He said they do plan on adding other phases in the future.

Vice Chair Deem pointed out that the plan shows two lot fours and that the number would need to be fixed.

Mr. Wall agreed.

Commission member Wilson asked if they were tearing down any existing buildings.

Mr. Wall said they plan on tearing down a shed.

Vice Chair Deem asked what they are doing with the existing well on the property.

Mr. Wall said they will have to abandon it.

Commission member Wilson made a motion to give preliminary subdivision approval to Glenwood Acres Subdivision at 3450 S. 2700 W. Commission member Roundy seconded the motion. Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Deem, aye; the vote was unanimous.

21. OTHER BUSINESS

There was no other business at this time.

22. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 8:28 P.M. Commission member Wilson seconded the motion. Commission member Wilson aye, Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Deem, aye; the vote was unanimous

Emily Green

Emily Green
Deputy Recorder

Date Approved: _____



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME Haven Parkway
LOCATION 2200 W 1800 S NO. OF LOTS 205 ZONE Mixed Use
Applicants Name Ivory Development LLC / Chase Freebairn Phone 801-386-6708 Fax _____
Address 978 E Woodbark Lane City Salt Lake City State UT Zip 84117
Surveyor/Engineer EDM Partners / Nick Mingo Phone 801-201-7474 Fax _____
Address 3980 S 700 E City Salt Lake City State UT Zip 84107

OFFICE USE

Scheduled for Planning Commission Agenda March 13, 2019

Agency Recommendations:

Fire Dist: Date _____ Water Dist: Date _____ UDOT: Date _____

PLANNING COMMISSION ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

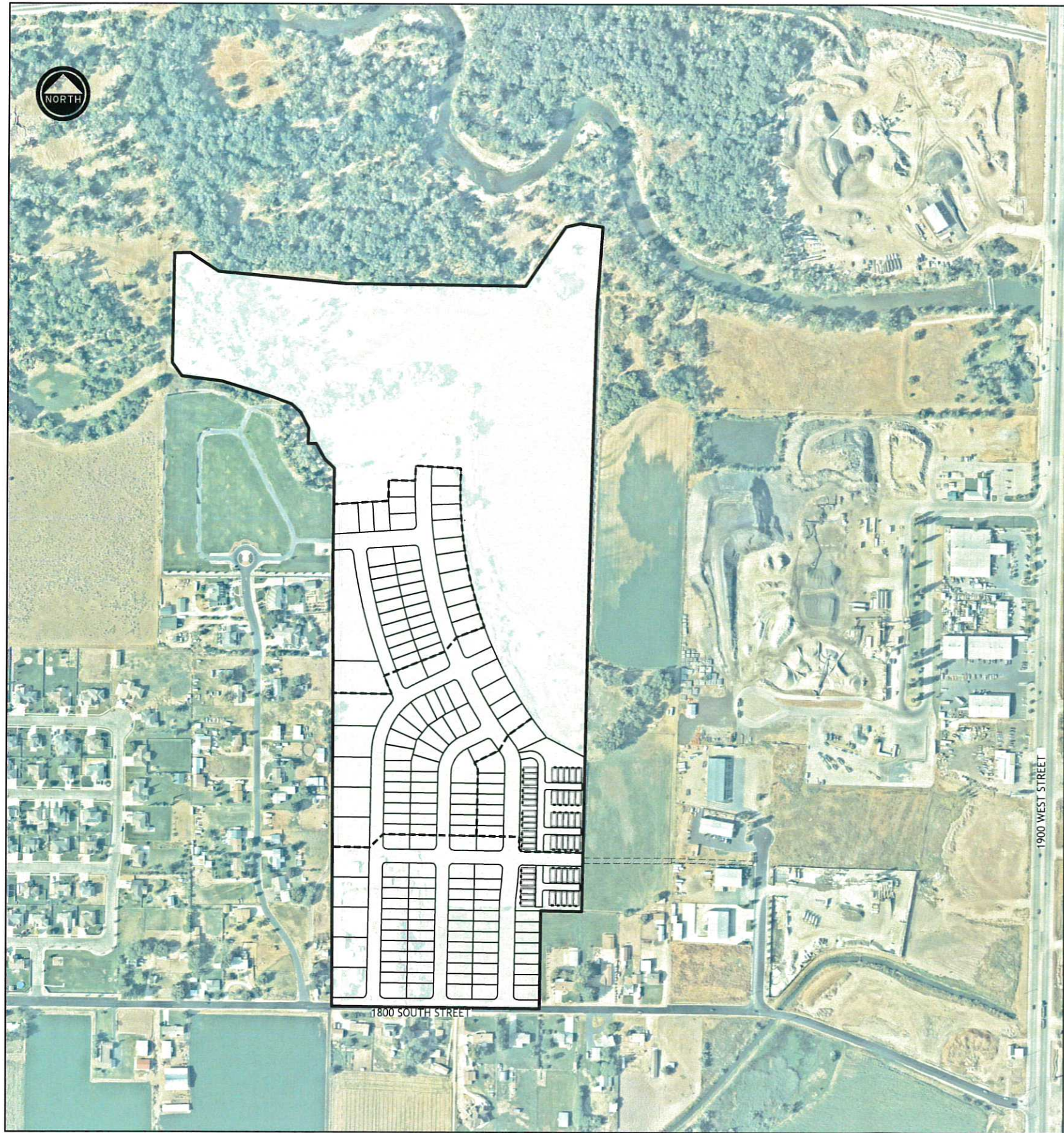
Preliminary

Final

Amount 14,775.00 Paid Date 3/4/19

Amount _____ Paid Date _____

C:\Users\and\Documents\EDM Projects\Haven Parkway\Drawings\O-1 Title Sheet (1)DWG.dwg



VICINITY MAP
1" = 200'

HAVEN PARKWAY

WEST HAVEN CITY



3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of West Haven Special Service District.
2. All culinary water improvements shall conform with the standards and specifications of Bona Vista Water Improvement District.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of West Haven City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southwest Corner of the Southeast quarter of Section 23, Township 6 North, Range 2 West, SLB&M. Elevation = 4266.64

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED SEPTEMBER 18, 2018, AND WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-050. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 COVER SHEET
- O-2 PRELIMINARY SITE PLAN
- O-3 PRELIMINARY UTILITY PLAN
- O-4 PRELIMINARY GRADING & DRAINAGE PLAN
- O-5 PRELIMINARY PLAT (1 OF 3)
- O-6 PRELIMINARY PLAT (2 OF 3)
- O-7 PRELIMINARY PLAT (3 OF 3)

LEGEND

- 8" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 6" PVC C-900 SEC. WATER LINE
- EXISTING IRRIGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



Haven Parkway

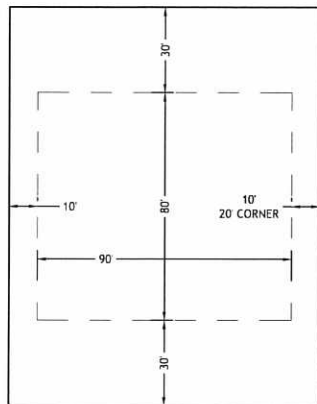
Cover Sheet

PROJECT: _____
DRAWN BY: ERB
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

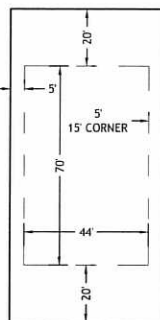
DATE: February 28, 2018

SHEET NUMBER:

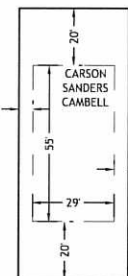
O-1



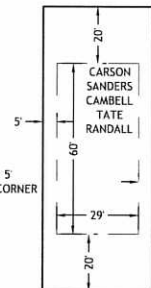
TYPICAL SIGNATURE LOT
1"=30'



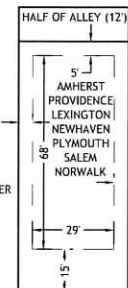
TYPICAL CLASSIC LOT
1"=30'



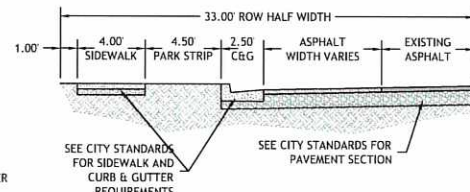
TYPICAL COTTAGE LOT A
1"=30'



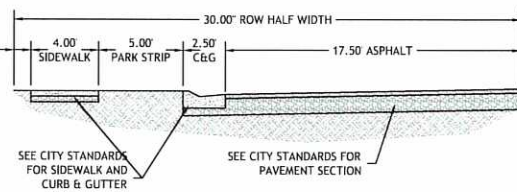
TYPICAL COTTAGE LOT B
1"=30'



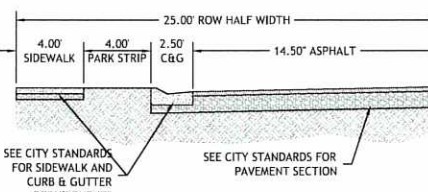
TYPICAL COTTAGE LOT C
1"=30'



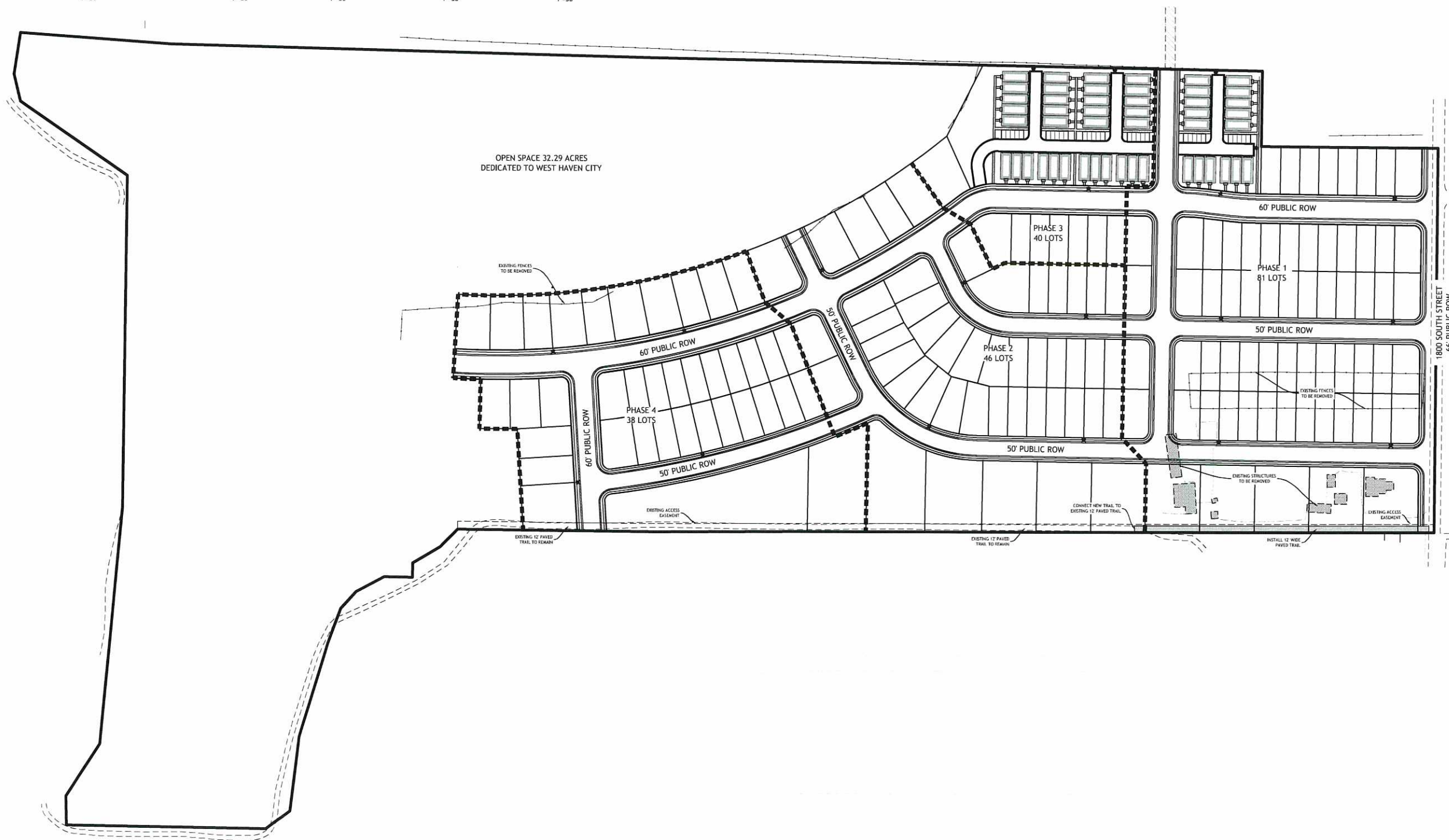
1800 SOUTH ROAD SECTION (66' ROW)
NOT TO SCALE



60' ROW ROAD SECTION
NOT TO SCALE



50' ROW ROAD SECTION
NOT TO SCALE



3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 100'
0 50 100 200 300

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of West Haven Special Service District.
- All culinary water improvements shall conform with the standards and specifications of Bona Vista Water Improvement District.
- All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
- All improvements in the public right of way shall conform with the standards and specifications of West Haven City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a brass cap marking the Southwest Corner of the Southeast quarter of Section 23, Township 6 North, Range 2 West, SLBEM. Elevation = 4266.64

PROJECT STATISTICS:

TOTAL PROJECT AREA =	64.77 ACRES
COTTAGE LOTS =	123
CLASSIC LOTS =	22
SIGNATURE LOTS =	12
TOWN HOME LOTS =	48
TOTAL LOTS =	205
DENSITY =	3.17 UNITS/ACRE
OPEN SPACE AREA =	32.29 ACRES (49.85%)



Haven Parkway

Preliminary SitePlan

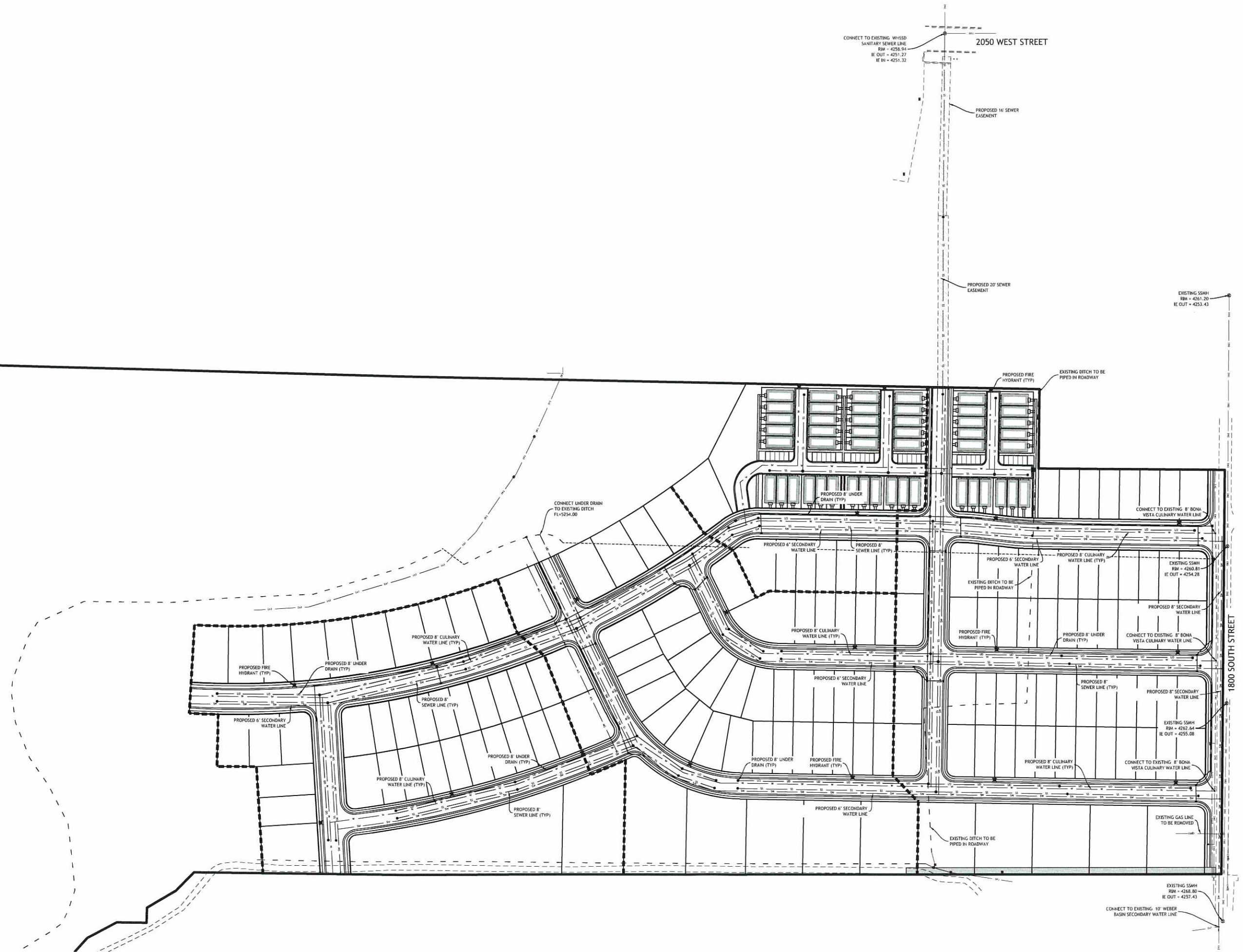
PROJECT:	
DRAWN BY:	ERB
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: February 28, 2018

SHEET NUMBER:

O-2

C:\Users\mick\Desktop\EDM\Projects\Haven Parkway\Drawings\O-3 Overall Utility Plan (DTP).dwg



3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'
0 40 80 160 240

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of West Haven Special Service District.
2. All culinary water improvements shall conform with the standards and specifications of Bona Vista Water Improvement District.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of West Haven City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southwest Corner of the Southeast quarter of Section 23, Township 6 North, Range 2 West, S1B6M. Elevation = 4266.64



Haven Parkway

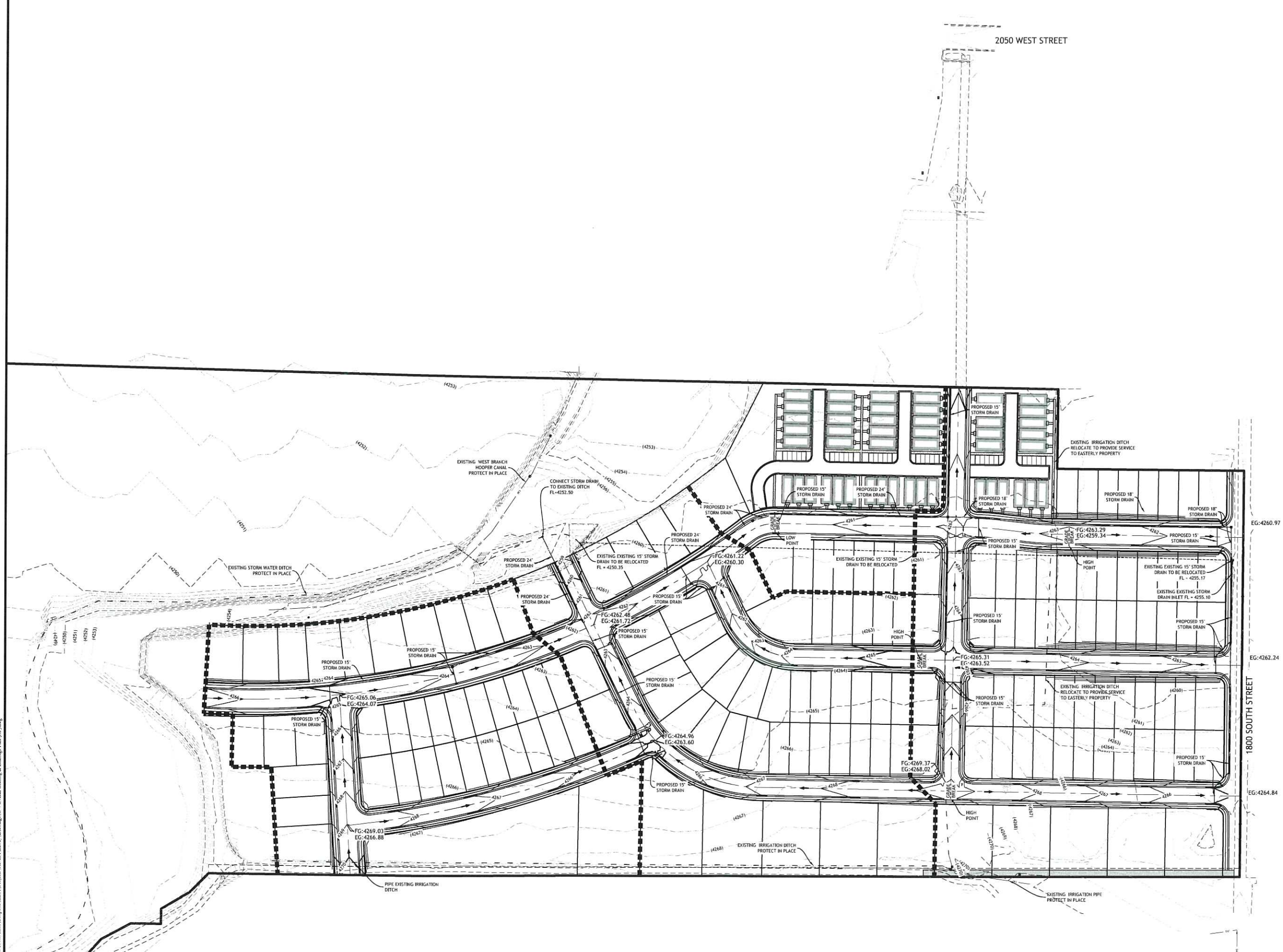
Preliminary Utility Plan

PROJECT: _____
DRAWN BY: ERB
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: February 28, 2018

SHEET NUMBER:
O-3

C:\Users\jnick\Dropbox\EDM\Projects\Haven Parkway\Drawings\O-4 Overall Grading & Drainage Plan (11P).dwg



3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'



DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of West Haven Special Service District.
2. All culinary water improvements shall conform with the standards and specifications of Bona Vista Water Improvement District.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of West Haven City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southwest Corner of the Southeast quarter of Section 23, Township 6 North, Range 2 West, 5LBM. Elevation = 4266.64



Haven Parkway

Preliminary Grading & Drainage Plan

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

DATE: February 28, 2018

SHEET NUMBER:

O-4

HAVEN PARKWAY PRELIMINARY PLAT

PARCEL NUMBER 150610089, 150610031, 150610096, 150610099, 150610098, 150610100 AND 150610095
LYING WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH

LEGAL DESCRIPTION

BEGINNING AT A FOUND MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
AND RUNNING THENCE N00°02'33"W 494.35 FEET TO THE SOUTH EAST CORNER OF HILL ACRES SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF HILL ACRES
SUBDIVISION N00°02'33"W 796.00 FEET TO THE SOUTHEAST CORNER OF PEPPER RIDGE ESTATES SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF PEPPER RIDGE
ESTATES N00°17'25"W 294.00 FEET; THENCE N00°34'38"E 405.58 FEET; THENCE N45°20'33"W 49.88 FEET; THENCE N30°17'41"W 64.90 FEET; N89°21'45"W 28.95
FEET; THENCE N00°58'14"E 58.19 FEET; N07°43'18"W 44.39 FEET; THENCE N07°24'54"W 46.39 FEET; THENCE N89°41'03"W 74.84 FEET; THENCE N07°54'17"W
197.03 FEET; THENCE N81°05'00"W 151.20 FEET; THENCE N35°37'33"W 61.33 FEET; THENCE N00°58'15"E 405.86 FEET; THENCE N89°05'22"E 58.58 FEET; THENCE
S56°44'10"E 125.49 FEET; S84°39'44"E 429.25 FEET; THENCE S89°21'58"E 670.86 FEET; THENCE N04°26'32"E 264.67 FEET; THENCE N76°38'34"E 56.32 FEET;
S81°23'57"E 84.54 FEET; THENCE S04°11'23"W 309.23 FEET; THENCE S01°28'24"W 984.24 FEET; THENCE S01°05'35"W 1240.52 FEET; THENCE N89°22'07"W 152.45
FEET; THENCE S00°34'01"W 361.30 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE ALONG SAID SOUTH LINE N89°25'22"W 776.70 FEET TO THE POINT OF
BEGINNING.
CONTAINS 64.77 ACRES IN AREA



3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'

DEVELOPER:

Ivory Development
978 East Woodcock Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:



Haven Parkway

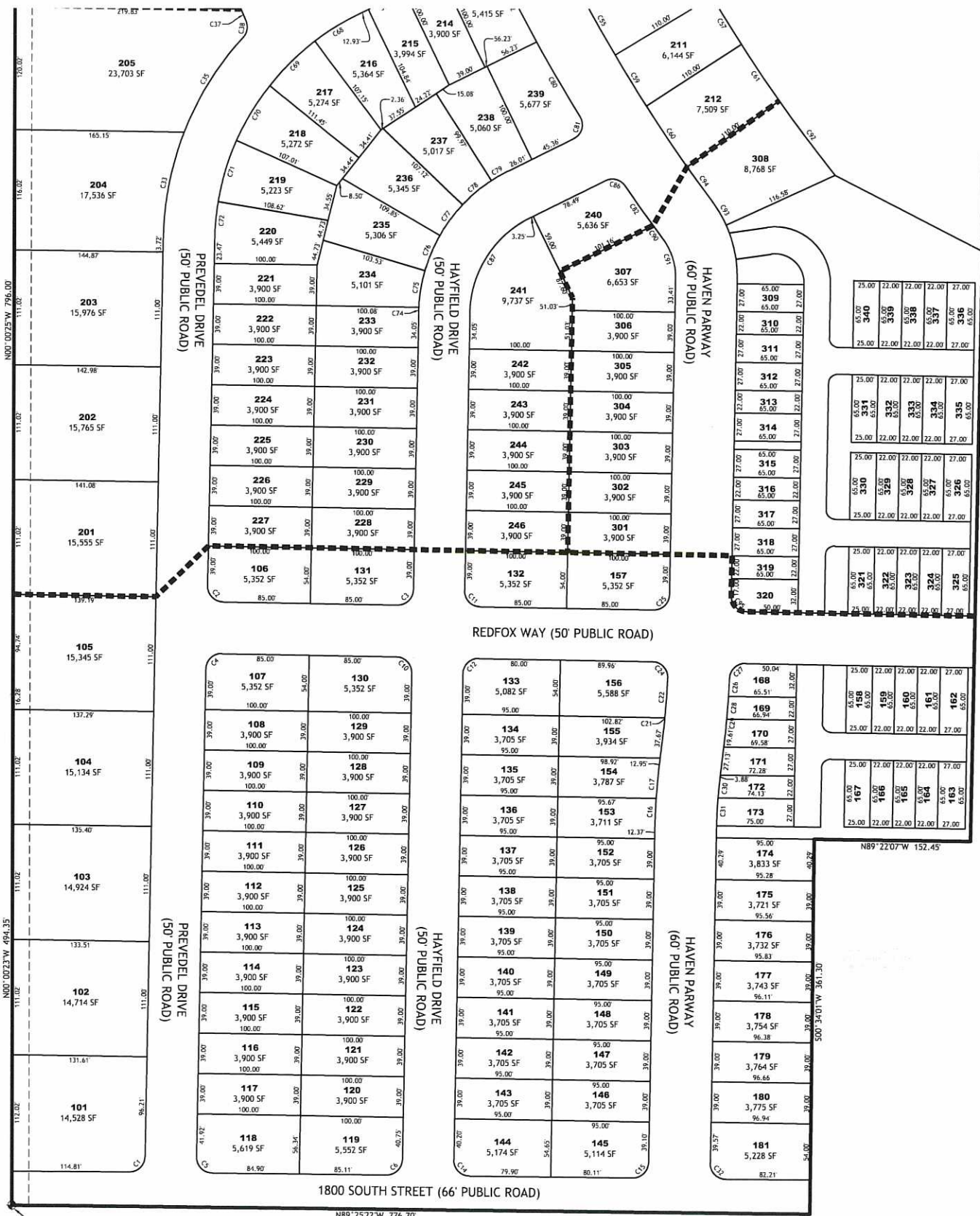
Preliminary Plat
1 OF 3

PROJECT: _____
DRAWN BY: TEJ
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: February 28, 2019

SHEET NUMBER:

O-5



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C1	23.46	15.00	89°36'22"	S45°46'27"W	21.14
C2	23.56	15.00	90°00'00"	N44°01'44"W	21.21
C3	23.56	15.00	90°00'00"	S45°58'16"W	21.21
C4	23.56	15.00	90°00'00"	N45°58'16"E	21.21
C5	23.67	15.00	90°23'38"	N44°13'33"W	21.29
C6	23.46	15.00	89°36'22"	S45°46'27"W	21.14
C10	23.56	15.00	90°00'00"	S44°01'44"E	21.21
C11	23.56	15.00	90°00'00"	N44°01'44"W	21.21
C12	23.56	15.00	90°00'00"	N45°58'16"E	21.21
C14	23.67	15.00	90°23'38"	N44°13'33"W	21.29
C15	23.46	15.00	89°36'22"	S45°46'27"W	21.14
C16	26.64	530.00	2°52'47"	S2°24'40"W	26.63
C17	26.19	530.00	2°49'51"	S5°15'59"W	26.18
C21	1.52	470.00	0°11'09"	S6°35'20"W	1.52
C22	38.86	470.00	4°44'16"	S4°07'37"W	38.85
C24	23.77	15.00	90°47'13"	S43°38'07"E	21.36
C25	23.56	15.00	90°00'00"	S45°58'16"W	21.21
C26	17.18	530.00	1°51'26"	N2°33'24"E	17.18
C27	23.39	15.00	89°20'35"	N46°17'59"E	21.09
C28	22.05	530.00	2°23'00"	N4°40'38"E	22.05
C29	7.52	530.00	0°48'47"	N6°16'31"E	7.52
C30	18.20	470.00	2°13'07"	N5°34'21"E	18.20
C31	27.02	470.00	3°17'37"	N2°48'59"E	27.01
C32	23.67	15.00	90°23'38"	N44°13'33"W	21.29
C33	104.44	295.00	20°17'07"	S11°06'50"W	103.90
C35	108.69	295.00	21°06'36"	S31°48'42"W	108.08
C37	12.03	1865.00	0°22'10"	S24°03'49"E	12.03
C38	17.44	15.00	66°36'54"	S9°03'33"W	16.47
C39	66.38	1715.00	2°13'04"	S22°44'30"E	66.38
C40	31.82	295.00	6°10'50"	S60°53'14"W	31.81
C41	25.83	15.00	98°40'14"	N72°52'04"W	22.76
C42	60.19	1815.00	1°54'00"	N22°34'58"W	60.18
C43	22.83	15.00	87°11'44"	S20°22'47"W	20.69
C46	44.82	1620.00	1°35'07"	S22°25'31"E	44.82
C47	76.86	1450.00	3°02'13"	S21°56'05"E	76.85
C48	24.34	15.00	92°58'05"	N69°32'19"W	21.76
C49	71.83	1560.00	2°38'18"	N21°44'07"W	71.82
C50	59.36	1560.00	2°10'48"	N27°06'45"W	59.35
C51	23.56	15.00	90°00'00"	N18°58'39"E	21.21
C53	70.17	1450.00	2°46'22"	S26°48'58"E	70.16
C55	70.76	1560.00	2°35'56"	N29°30'08"W	70.76
C56	65.77	1450.00	2°35'56"	S29°30'08"E	65.77
C57	53.81	1450.00	2°07'35"	S31°51'53"E	53.81
C59	57.90	1560.00	2°07'35"	N31°51'53"W	57.89
C60	70.76	1560.00	2°35'56"	N34°13'39"W	70.76
C61	65.77	1450.00	2°35'56"	S34°13'39"E	65.77
C62	85.04	1620.00	3°00'28"	S27°31'35"E	85.03
C67	23.56	15.00	90°00'00"	S71°01'21"E	21.21
C68	47.73	245.00	11°09'48"	N58°23'45"E	47.66
C69	61.81	245.00	14°27'17"	N45°35'13"E	61.65
C70	61.81	245.00	14°27'17"	N31°07'56"E	61.65
C71	61.81	245.00	14°27'17"	N16°40'40"E	61.65
C72	36.26	245.00	8°28'45"	N5°12'39"E	36.22
C74	4.95	155.00	1°49'49"	S1°53'11"W	4.95
C75	36.31	155.00	13°25'19"	S9°30'45"W	36.23
C76	36.88	155.00	13°37'52"	S23°02'20"W	36.79
C77	36.88	155.00	13°37'52"	S36°40'12"W	36.79
C78	36.88	155.00	13°37'52"	S50°18'05"W	36.79
C79	18.56	155.00	6°51'38"	S60°32'50"W	18.55
C80	83.71	1620.00	2°57'38"	S30°30'38"E	83.70
C81	25.12	15.00	95°58'05"	S15°59'36"W	22.29
C82	46.96	1620.00	1°39'39"	S35°38'54"E	46.95
C86	21.26	15.00	81°12'17"	S75°25'13"E	19.52
C87	115.46	105.00	63°00'22"	N32°28'28"E	109.73
C90	16.50	1620.00	0°35'01"	S36°46'14"E	16.50

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C91	39.83	60.00	38°02'01"	S18°02'44"E	39.10
C92	90.33	1450.00	3°34'10"	S37°18'42"E	90.32
C93	26.31	120.00	12°33'52"	N30°46'49"W	26.26
C94	41.80	1560.00	1°32'07"	N36°17'41"W	41.80
C95	23.56	15.00	90°00'00"	N44°01'44"W	21.21
C96	130.24	1865.00	4°00'05"	S21°52'41"E	130.22
C98	413.95	1865.00	12°43'02"	S13°31'08"E	413.11
C103	22.64	15.00	86°27'53"	S50°23'33"E	20.55
C104	44.53	1620.00	1°34'29"	S3°44'46"E	44.53
C105	23.80	15.00	90°54'31"	S40°55'15"W	21.38
C106	59.27	1620.00	2°05'46"	S1°54'38"E	59.26
C107	59.27	1620.00	2°05'46"	S0°11'08"W	59.26
C108	65.78	1450.00	2°35'57"	S1°54'40"W	65.77
C109	70.77	1560.00	2°35'57"	N1°54'40"E	70.76
C110	65.77	1450.00	2°35'56"	S0°41'17"E	65.77
C111	70.76	1560.00	2°35'56"	N0°41'17"W	70.76
C112	53.81	1450.00	2°07'35"	S3°03'02"E	53.81
C113	57.90	1560.00	2°07'35"	N3°03'02"W	57.89
C114	65.77	1450.00	2°35'56"	S5°24'48"E	65.77
C115	70.76	1560.00	2°35'56"	N5°24'48"W	70.76
C116	53.81	1450.00	2°07'35"	S7°46'34"E	53.81
C117	57.90	1560.00	2°07'35"	N7°46'34"W	57.89
C118	65.77	1450.00	2°35'56"	S10°08'20"E	65.77
C119	70.76	1560.00	2°35'56"	N10°08'20"W	70.76
C120	65.77	1450.00	2°35'56"	S12°44'16"E	65.77
C121	70.76	1560.00	2°35'56"	N12°44'16"W	70.76
C122	53.81	1450.00	2°07'35"	S15°06'02"E	53.81
C123	57.90	1560.00	2°07'35"	N15°06'02"W	57.89
C124	53.81	1450.00	2°07'35"	S17°13'37"E	53.81
C125	57.89	1560.00	2°07'35"	N17°13'37"W	57.89
C126	53.81	1450.00	2°07'35"	S19°21'11"E	53.81
C127	57.89	1560.00	2°07'35"	N19°21'11"W	57.89
C128	41.64	1715.00	1°23'28"	N20°56'14"W	41.64
C130	39.33	1620.00	1°23'28"	S20°56'14"E	39.33
C131	41.64	1715.00	1°23'28"	N19°32'46"W	41.64
C133	39.33	1620.00	1°23'28"	S19°32'46"E	39.33
C134	41.64	1715.00	1°23'28"	N18°09'18"W	41.64
C136	39.33	1620.00	1°23'28"	S18°09'18"E	39.33
C137	41.64	1715.00	1°23'28"	N16°45'50"W	41.64
C139	39.33	1620.00	1°23'28"	S16°45'50"E	39.33
C140	41.64	1715.00	1°23'28"	N15°22'22"W	41.64
C142	39.33	1620.00	1°23'28"	S15°22'22"E	39.33
C143	41.64	1715.00	1°23'28"	N13°58'54"W	41.64
C145	39.33	1620.00	1°23'28"	S13°58'54"E	39.33
C146	41.64	1715.00	1°23'28"	N12°35'26"W	41.64
C147	39.33	1620.00	1°23'28"	S12°35'26"E	39.33
C148	39.33	1620.00	1°23'28"	S11°11'58"E	39.33
C149	41.64	1715.00	1°23'28"	N11°11'58"W	41.64
C150	39.33	1620.00	1°23'28"	S9°48'30"E	39.33
C151	41.64	1715.00	1°23'28"	N9°48'30"W	41.64
C152	40.20	1620.00	1°25'19"	S8°24'06"E	40.20
C153	63.28	1715.00	2°06'50"	N8°03'20"W	63.27
C155	22.50	15.00	85°56'03"	S50°39'28"E	20.45
C157	24.53	15.00	93°41'33"	N39°31'44"E	21.89
C158	44.07	1815.00	1°23'28"	N9°48'30"W	44.07
C159	44.07	1815.00	1°23'28"	N11°11'58"W	44.07
C160	44.07	1815.00	1°23'28"	N12°35'26"W	44.07
C161	44.07	1815.00	1°23'28"	N13°58'54"W	44.07
C162	44.07	1815.00	1°23'28"	N15°22'22"W	44.07
C163	44.07	1815.00	1°23'28"	N16°45'50"W	44.07
C164	44.07	1815.00	1°23'28"	N18°09'18"W	44.07
C165	44.07	1815.00	1°23'28"	N19°32'46"W	44.07
C166	44.07	1815.00	1°23'28"	N20°56'14"W	44.07

TOWNHOMES	
LOT #	AREA
158	1625.00
159	1430.00
160	1430.00
161	1430.00
162	1755.00
163	1755.00
164	1430.00
165	1430.00
166	1430.00
167	1625.00
168	2036.13
169	1455.21
170	1842.38
171	1915.15
172	1612.25
173	2016.68
309	1755.00
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311	1755.00
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319	1430.00
320	2031.71
321	1625.00
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328	1430.00
329	1430.00
330	1625.00
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332	1430.00
333	1430.00
334	1430.00
335	1755.00
336	1755.00
337	1430.00
338	1430.00
339	1430.00
340	1625.00

HAVEN PARKWAY PRELIMINARY PLAT

PARCEL NUMBER 150610089, 150610031, 150610096, 150610099, 150610098, 150610100 AND 150610095
LYING WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH



3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'
0 30 60 120 180

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:



Haven Parkway

Preliminary Plat
2 OF 3

PROJECT: _____
DRAWN BY: _____ TEJ
REVIEWED BY: _____ NMM
REVISIONS: _____
No. DATE _____ REMARKS _____

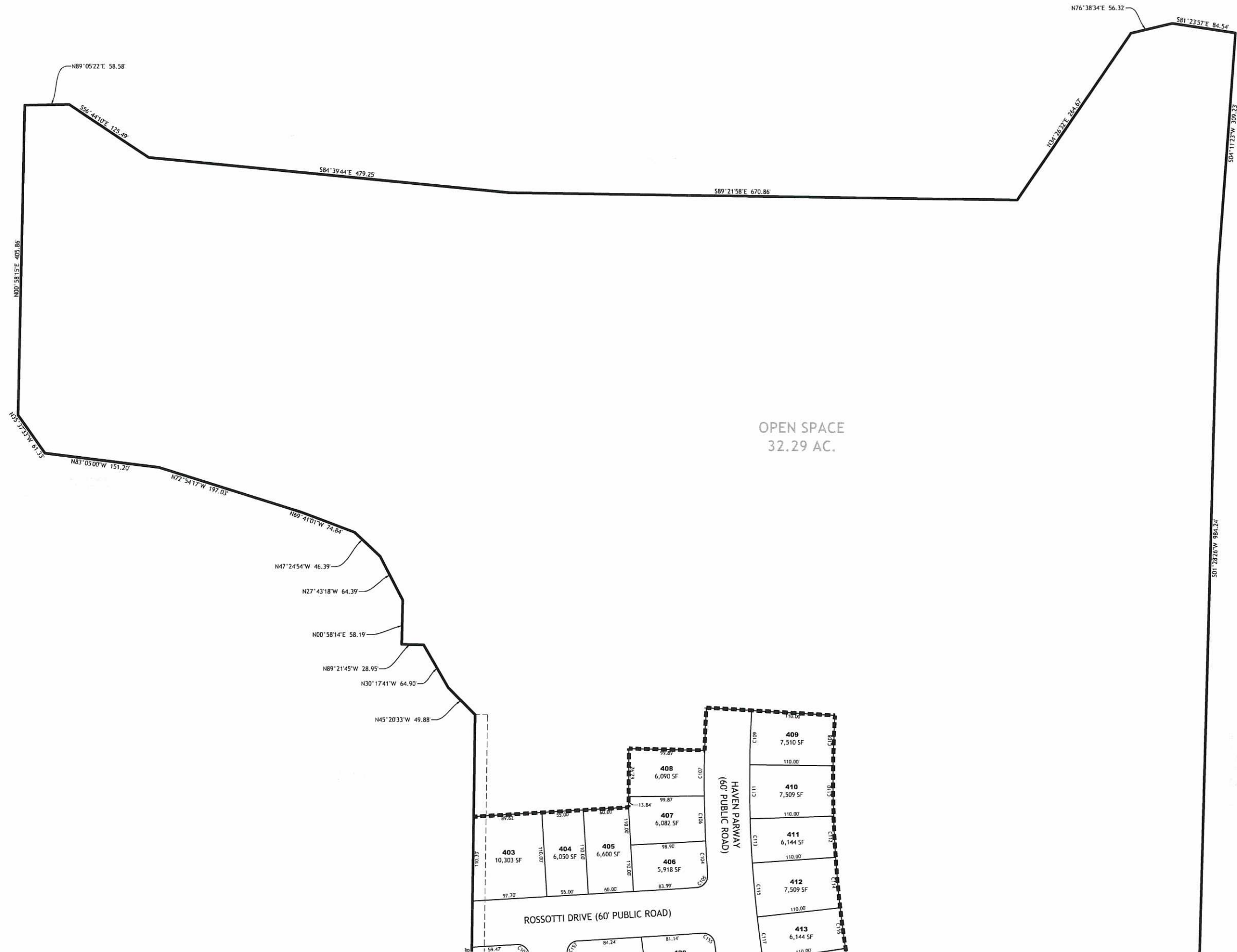
DATE: February 28, 2019

SHEET NUMBER:

O-6

HAVEN PARKWAY PRELIMINARY PLAT

PARCEL NUMBER 150610089, 150610031, 150610096, 150610099, 150610098, 150610100 AND 150610095
LYING WITHIN SECTION 23 ,TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH



3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'



DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:



Haven Parkway

Preliminary Plat
3 OF 3

PROJECT: _____
DRAWN BY: TEJ
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: February 28, 2019

SHEET NUMBER:

O-7

DRAFT DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this _____ day of ____, 2019, by and between Ivory Development, LLC, ("Developer") owner of land to be included in or affected by a project located within West Haven City limits, and West Haven City, a municipal corporation and political subdivision of the State of Utah ("City"); and

RECITALS

WHEREAS, Developer owns approximately 64.77 acres of real property located within the City limits of West Haven City, Utah as described in Exhibit "A" ("Property"), on which Developer proposes to establish minimum standards for a planned unit development ("PUD"), to be known as Haven Parkway ("Project") within the mixed-use zone; and

WHEREAS, Developer has voluntarily represented to the West Haven City Council that it will enter into this binding Development Agreement; and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the objectives of the City's master plan and long-range development objectives and which addresses the more specific development issues set forth in this Agreement and is willing to abide by the terms of this Agreement; and

WHEREAS, The City, acting pursuant to its authority under UTAH CODE § 10-9a-101, et seq., and its ordinances, resolutions, and regulations and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property.** The legal description of the Property contained within the

Project boundaries is attached as Exhibit "A." No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers.** Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement binds the Developer and the City to the terms and obligations specifically set forth herein but is not intended to and does not bind the West Haven City Council in the independent exercise of its legislative discretion with respect to its zoning regulations.

3. **Compliance with City Design and Construction Standards.** Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards, as they exist on the date of execution.

4. **Design Conditions.** The Project shall be developed and constructed in substantial conformity with general design conditions set forth in Exhibit A. The parties acknowledge that the design layout, including number of lots and lot lines, may be modified in Developer's discretion in response to site conditions and market changes.

5. **Density & Land Use.** The City shall approve Developer's proposed density requirement and land use design for Project to be developed as the Haven Parkway Subdivision

consisting of phases 1-4 as set forth in the Preliminary Plans attached as Exhibit A and consisting of a total of two hundred and five (205) total residential housing units which include a variety of lot sizes for various housing types. These housing types may include, but are not limited to 12,000 square foot lots; 7,000-11,999 square foot lots; 3,500-6,999 square foot lots; and, townhomes (“RHUs”).

6. **RHU Conditions.** Approval of proposed RHUs may be conditioned upon Developer providing the following:

- a. Lots 12,000 square feet plus shall have side yard setbacks of 10/10 feet and 20 feet on corners, with a front yard setback of 30 feet and a rear setback of 30 feet.
- b. Lots 7,000-11,999 square feet shall have side yard setbacks of 5/5 feet and 15 feet on corners, with a front yard setback of 20 feet and a rear yard setback of 20 feet. Developer shall have the option to add a private rear load alley in future phases if desired. Said rear private rear load alley shall be maintained by the HOA. If a rear load alley is added to these lots the front setback will change to 15 feet and the rear setback shall change to 5 feet.
- c. Lots 3,500-6,999 square feet shall have side yard setbacks of 5/5 feet and 15 feet on corners, with a front yard setback of 20 feet and a rear yard setback of 20 feet. Developer shall have the option to add a rear load alley in future phases if desired. If a rear load alley is added to these lots the front setback will change to 15 feet and the rear setback shall change to 5 feet.
- d. The town homes shall be approved as shown on the concept plan attached in Exhibit A. All roads inside of the townhome area will be private and will be maintained by the HOA including the stub road that connects to the property to the east.

7. **Conveyance of Open Space.** As a part and condition of the development of the Property and contingent on the Preliminary Plat Approval by the West Haven City Council and Developer closing and taking title to the property, Developer agrees to convey with a Special Warranty Deed the “Open Space” consisting of approximately 32.29 acres to the City. The Developer also agrees to transfer water rights/shares required for the Open Space area to West Haven City per Weber Basin’s requirements. The City shall operate the Open Space area for uses such as park(s), outdoor sports facilities, trails, community center(s), grassed areas, natural areas, or any other similar outdoor recreational, or community open space uses complementary to the Haven Parkway Subdivision.

8. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Weber County Recorder, shall be deemed to run with the Property, shall encumber the same, and shall be binding on and inure to the benefit of Developer and all its successors and assigns in the ownership or development of any portion of the Property.

9. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede any sale by Developer.

10. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

11. **Integration.** This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations,

discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

12. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO: Ivory Development, LLC
Attn: Chris Gamvroulas
978 East Woodoak Ln.
Salt Lake City, UT 84117

TO: West Haven City
4150 S 3900 W
West Haven, UT 84401

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

13. **Law.** Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

(Signatures on following page)

WEST HAVEN CITY

By: _____

Its: _____

ATTEST:

APPROVED AS TO FORM

West Haven City Attorney's Office

Date: _____

DEVELOPER

IVORY DEVELOPMENT, LLC

By: _____

Title: _____

4821-9951-0565, v. 1



CONDITIONAL USE PERMIT APPLICATION
West Haven City Planning Commission
4150 S 3900 W
West Haven, UT
801-731-4519

Owners Name: JUSTIN NIELSEN / STILLWATER Phone: 801-668-8778

Address: 2637 W 1800 S City: WEST HAVEN State UT Zip 84401

Agents Name – All Information will be sent to the Agent. (Note when agent is same as above)

SAMLE Phone: _____ Email Address: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Address: 3400 S 3500 W Tax ID # 08-029-0078

Existing Zone: RZ.5 No. of Acres or Sq. Ft.: 6.5 ACRES #Res. Units: 78

Bldg. Sq. Ft.: 30,000 Building Height (stories & ft.): 1 STORY

What Use is requested? ASSISTED LIVING / MEMORY CARE

OFFICE USE

Scheduled for Planning Commission Agenda: March 13, 2019

PLANNING COMMISSION ACTION:

Approve: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 305.00

Date Paid:

2/20/19

Fee – Conditional Use Application

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof and \$100.00 for the City review.

A list of the names and addresses (mailing) of all neighbors in a 500 foot radius must be provided with the application.



SITE PLAN DESIGN APPROVAL
APPLICATION AND REQUIREMENTS
FOR MULTI-FAMILY, RESIDENTIAL,
RESORT COMMERCIAL,
COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
**APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION
MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE
HEARD**

Date 2/20/19

Address of Site: 3400 S 3500 W

Applicant's Name: JUSTIN NIELSEN / STILLWATER

Address: 2637 W 1800 S WEST HAVEN Phone: 801-668-8778

Application is hereby made to the West Haven Planning Commission requesting the following permitted use(s),

RESIDENTIAL - ASSISTED LIVING and

Site plan design, be approved on 6.5 ACRES of
(sq.ft. or acreage)

Property in the R2.5 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: [Signature] Date: 2/20/19
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

.....
Planning Commission to hear this application for site plan design approval on: _____

Decision of Commission: Approved _____ Denied _____

**PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE
PLAN REQUIREMENTS AND CHAPTER 28**

[Signature]

Fee – Site Plan Approval

Preliminary:

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres

Then \$10.00 for each additional acre or part thereof and \$100.00 for the city review.

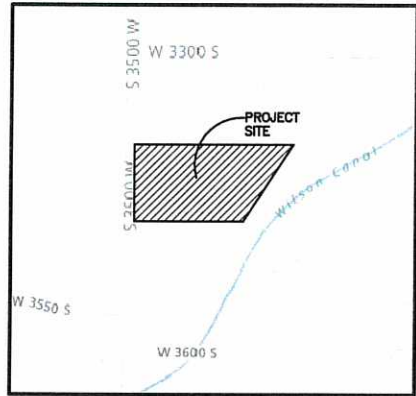
Final:

\$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval <u>March 13, 2019</u>	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date on the Agenda for Final Approval _____	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date Paid <u>2/20/19</u>	Fee Amount <u>405.00</u>

Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
<u>80%</u>	<u>100%</u>	<u>80%</u>	<u>40%</u>	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and <u>stone</u> .
<u>20%</u>	<u>0</u>	<u>20%</u>	<u>60%</u>	Secondary Materials i.e. concrete, corrugated or ribbed <u>metal</u> , fiber/cement siding, oriented strand board treated siding such as <u>LP siding</u> , stucco, tile and wood.
<u>0</u>	<u>0</u>	<u>0</u>	<u>40%</u>	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.

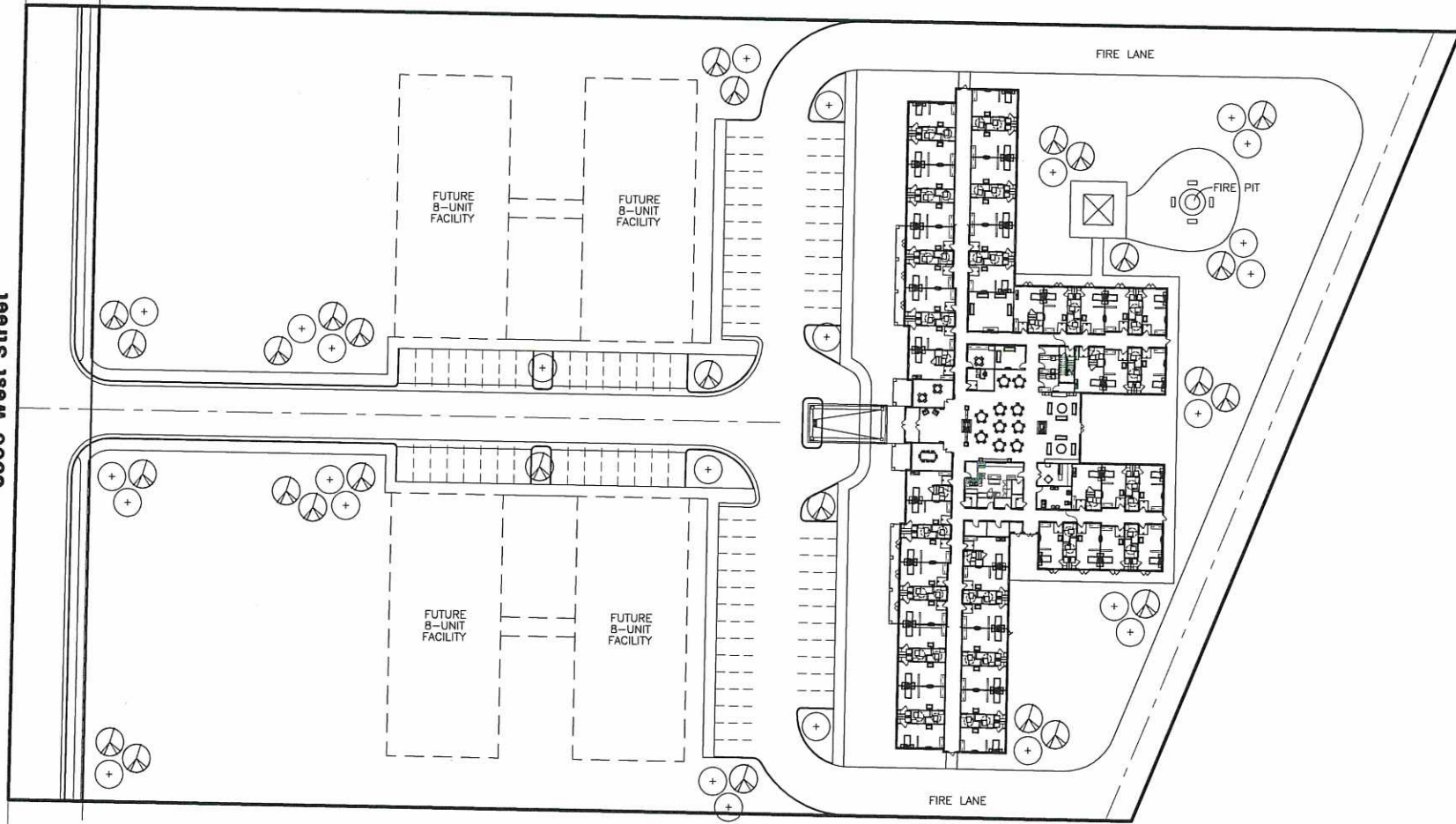
Number of parking spaces for your business	<u>88</u>
Percentage of landscaping	<u>40%</u>



Vicinity Map

SCALE:
1"=40'

3500 West Street



Dembitz Property

West Haven City, Weber County, Utah

Developer:

Stillwater Development
Justin Nielsen
2741 W 1950 S
West Haven City, UT. 84401
(801) 668-8778



REVISIONS	DESCRIPTION
DATE	

Dembitz Property
PART OF THE NW 1/4 OF SECTION 3, T.5N., R.2W., S.11B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

Sketch Plan

Project Info.

Engineer: N. Reeve
Designer: C. Cove
Begin Date: Nov. 20, 2018
Name: DEMBITZ PROPERTY
Number: 7039-01

Sheet
1
Sheets