

WEST HAVEN CITY COUNCIL AGENDA

March 20, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **March 20, 2019** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** COUNCIL WORKSHOP **6:00:** REGULAR WEDNESDAY CITY COUNCIL MEETING

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Vanderwood
 - B. PRAYER/MOMENT OF SILENCE Councilmember Hunter
3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a Question about any issue that **IS NOT ON THE AGENDA** No action can or will be taken on any issue(s) presented.

AGENDA ACTION ITEMS

4. PUBLIC HEARING- For the purpose of receiving public input with regard to the proposed annexation at approx. 3222 S 3500 W
5. ACTION ON PUBLIC HEARING- Adoption of Ordinance 08-2019- Annexing property located at approx. 3222 S 3500 W
6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. FINAL SUBDIVISION APPROVAL- YULISA ESTATES SUBDIVISION- 3500 W 3300 S- WOODMERE HOMES
 - B. ACTION ON ORDINANCE 07-2019- DEVELOPMENT AGREEMENT- HAWK HAVEN TOWNHOMES- 1874 S 1900 W
 - C. FINAL SUBDIVISION APPROVAL- HAWK HAVEN TOWNHOMES- 1874 S 1900 W- PETE LODDER
 - D. FINAL SUBDIVISION APPROVAL- HAWK HAVEN TOWNHOMES PHASE 1- 1874 S 1900 W- PETE LODDER
 - E. FINAL SUBDIVISION APPROVAL- GLENWOOD ACRES SUBDIVISION- 3540 S 2700 W- DANNY WALL
 - F. PRELIMINARY SUBDIVISION APPROVAL- HAVEN PARKWAY SUBDIVISION- 2200 W 1800 S- CHASE FREEBAIRN
 - G. PRELIMINARY SITE PLAN APPROVAL- ASSISTED LIVING- 3400 S 3500 W- JUSTIN NIELSEN
7. ACTION ON ORDINANCE 09-2019-TRANSIENT ACTIVITIES
8. ACTION ON RESOLUTION 06-2019-INTERLOCAL AGREEMENT WITH WEBER COUNTY TO PROVIDE ELECTION SERVICES
9. EXECUTIVE SESSION- The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; and pending or reasonably imminent litigation to be held in accordance with the provisions of Utah Code 52-4-205.
10. ACTION ON EXECUTIVE SESSION
11. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	MARCH 6, 2019
B. GARDNER ENGINEERING	\$33,833.75	Inv. #11053-11064
12. ADJOURNMENT

Shanda Reney
Shanda Reney, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: 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 the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney

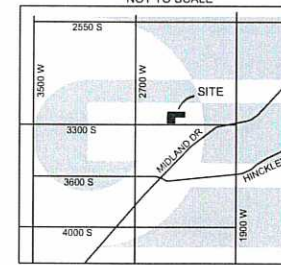
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.36	150.00	20°00'00"	N9°08'02"W	52.09
C2	52.20	150.00	19°58'15"	N9°09'55"W	51.93
C3	41.89	120.00	20°00'00"	N9°08'02"W	41.66
C4	34.74	180.00	11°03'31"	N13°36'17"W	34.69
C5	27.89	180.00	8°52'44"	N3°38'09"W	27.87
C6	46.11	180.00	14°40'38"	S9°28'21"E	45.98
C7	16.72	180.00	5°19'22"	S16°28'21"E	16.72

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	11.80	120.00	5°38'00"	S16°19'02"E	11.79
C9	29.96	120.00	14°18'15"	S6°20'54"E	29.88
C10	227.25	50.00	260°24'21"	S41°04'09"W	76.38
C11	78.49	50.00	89°56'15"	S44°09'55"E	70.67
C12	148.76	50.00	170°28'06"	S66°02'16"W	99.65
C13	14.03	10.00	80°24'21"	N48°55'51"W	12.91

YALISA ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
March 2019

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET BEING LOCATED NORTH 89°07'54" EAST 2648.30 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°08'02" WEST 358.50 FEET; THENCE NORTH 0°48'13" EAST 529.00 FEET; THENCE SOUTH 89°08'02" EAST 808.50 FEET; THENCE SOUTH 0°48'13" WEST 242.00 FEET; THENCE NORTH 89°08'02" WEST 150.00 FEET; THENCE NORTH 0°48'13" EAST 3.40 FEET; THENCE NORTH 89°08'02" WEST 300.00 FEET; THENCE SOUTH 0°48'13" WEST 290.40 FEET TO THE POINT OF BEGINNING, CONTAINING 297,526 SQ.FT. OR 6.83 AC, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS YALISA ESTATES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

YALISA ESTATES

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY THAT CERTAIN PORTION OF SAID TRACT DESIGNATED HEREON AS PARCEL "A", THE SAME TO BE USED OF THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2019.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC



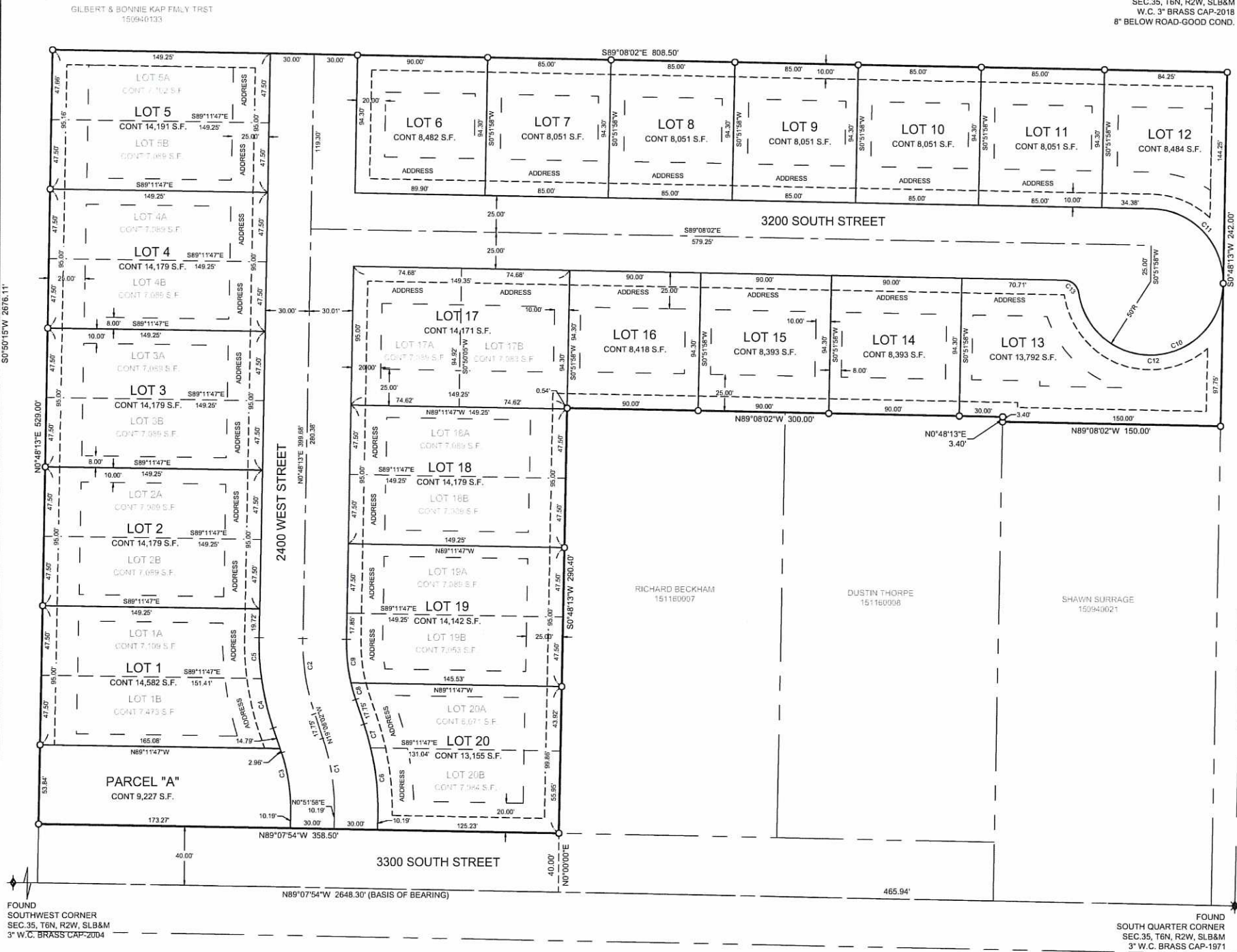
Scale in Feet
1" = 40'

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - 10' PUBLIC UTILITY EASEMENT (PUE)
- - - SETBACK LINE
- X — EXISTING FENCE LINE

NOTES

- CURRENT R-4 ZONE
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- COPPER RIVET TO BE SET IN CURB AT SIDE LOT LINE EXTENSION.



FOUND SOUTHWEST CORNER SEC. 35, T6N, R2W, SLB&M 3" W.C. BRASS CAP-2014

FOUND SOUTH QUARTER CORNER SEC. 35, T6N, R2W, SLB&M 3" W.C. BRASS CAP-1971

<p>WEST HAVEN ATTORNEY</p> <p>I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF YALISA ESTATES AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ CITY ATTORNEY</p>	<p>WEST HAVEN ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ CITY ENGINEER</p>	<p>WEST HAVEN APPROVAL AND ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ MAYOR, WEST HAVEN</p> <p>ATTEST: _____ CITY RECORDER</p>	<p>WEST HAVEN PLANNING COMMISSION</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ CHAIRMAN, WEST HAVEN PLANNING COMMISSION</p>
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WOODMERE HOMES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°07'54" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 3300 SOUTH STREET WAS ESTABLISHED BY THE KAP SUBDIVISION.

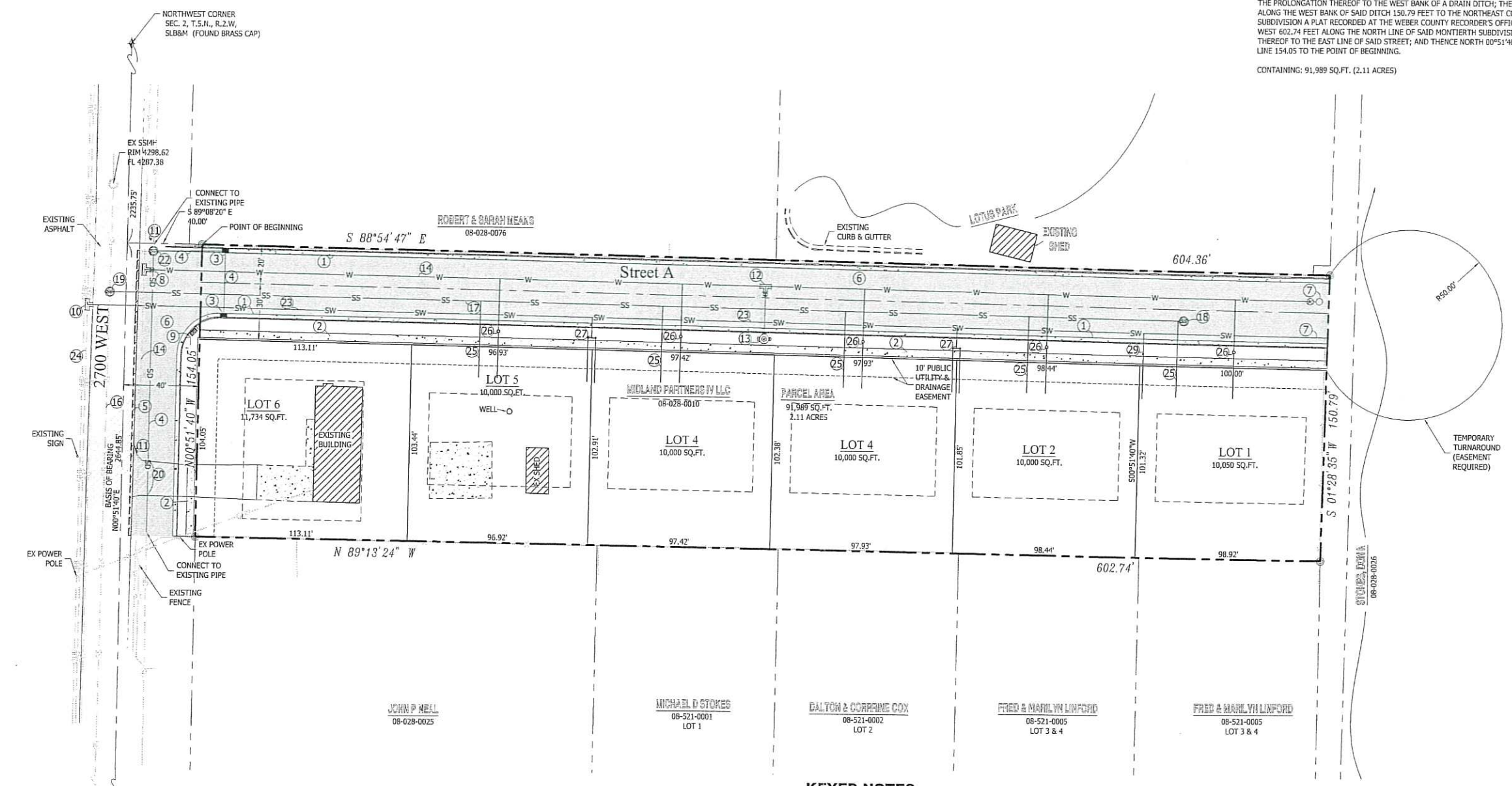
DEVELOPER: WOODMERE HOMES JOSH LYNCH 1845 W 4400 S, ROY UTAH 801-416-3252	S1 1	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____	FILED FOR AND RECORDED _____
		AT _____ IN BOOK _____ OF OFFICIAL _____	RECORDS, PAGE _____, RECORDED _____
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		FOR _____	COUNTY RECORDER
		BY: _____	

R:\3229 - WOODMERE HOMES\1910 - YALISA ESTATES SURVEY\DWG\YALISA ESTATES.DWG

SURVEY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 2700 WEST STREET (40 FOOT HALF WIDTH), SAID POINT BEING LOCATED NORTH 00°51'40" EAST ALONG QUARTER SECTION LINE 499.10 FEET AND SOUTH 89°08'20" EAST 40.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SAID POINT OF BEGINNING ALSO BEING LOCATED SOUTH 00°51'40" WEST ALONG QUARTER SECTION LINE 2235.75 FEET AND SOUTH 89°08'20" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 88°54'47" EAST 604.36 FEET ALONG AN EXISTING FENCE TO AND COINCIDENT WITH THE SOUTH LINE OF LOTUS PARK SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AND ALONG THE PROLONGATION THEREOF TO THE WEST BANK OF A DRAIN DITCH; THENCE SOUTH 01°28'35" WEST ALONG THE WEST BANK OF SAID DITCH 150.79 FEET TO THE NORTHEAST CORNER OF MONTERTH SUBDIVISION A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 89°13'24" WEST 602.74 FEET ALONG THE NORTH LINE OF SAID MONTERTH SUBDIVISION AND THE PROLONGATION THEREOF TO THE EAST LINE OF SAID STREET; AND THENCE NORTH 00°51'40" EAST ALONG SAID EAST LINE 154.05 TO THE POINT OF BEGINNING.

CONTAINING: 91,989 SQ.FT. (2.11 ACRES)



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave #3 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 719-6041

MIDLAND PARTNERS PROPERTY
CONCEPT PLAN
DANNY WALL
3540 S 2700 W
WEST HAVEN 84401
PROJECT #18-069



REVISION	BY	DATE

SURVEYED BY: CT
DESIGNED BY: CT
DRAWN BY: SB/CL
APPROVED BY: [Signature]

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
1
OF 1

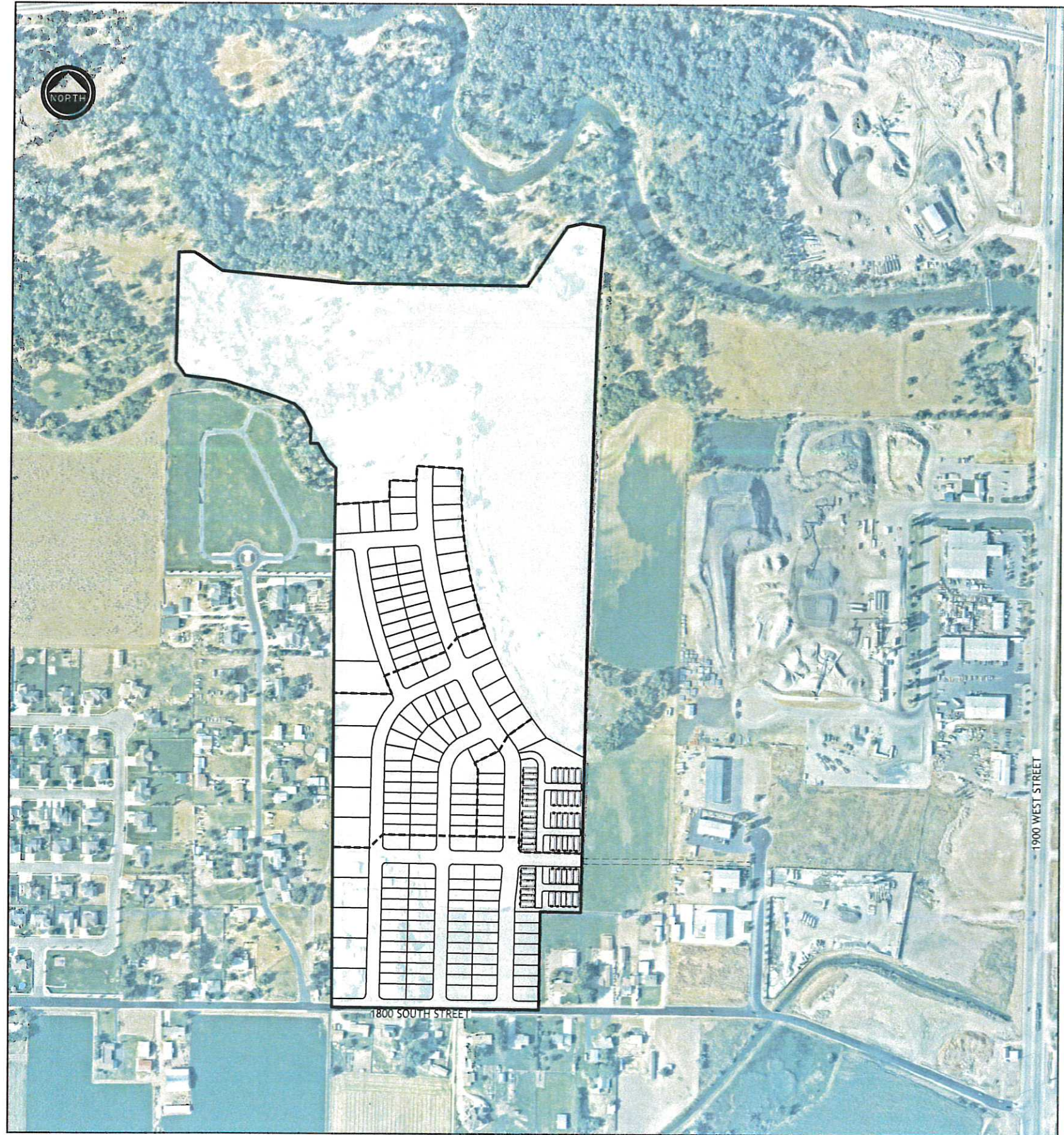
KEYED NOTES

- 30" CURB & GUTTER PER WEST HAVEN CITY STANDARDS
- 4" SIDEWALK PER WEST HAVEN CITY STANDARDS
- STORM DRAIN CURB INLET PER WEST HAVEN CITY STANDARDS
- CONSTRUCT 15" RCP SD PIPE PER WEST HAVEN CITY STANDARDS
- SAWCUT & REMOVE APPROXIMATELY 1 FOOT OF ASPHALT.
- CONSTRUCT ASPHALT & ROADBASE
- CONSTRUCT BLOWOFF VALVE & THRUST BLOCK PER APWA PLAN 571
- CONSTRUCT HOTTAP & VALVE ON EXISTING WATERLINE
- CONSTRUCT ADA RAMP
- CONSTRUCT WATER TEE ON EXISTING SECONDARY WATERLINE
- REMOVE & REPLACE EXISTING MAILBOX
- CONSTRUCT WATERLINE TEE, VALVE & THRUST BLOCK
- CONSTRUCT FIRE HYDRANT
- EXISTING 8" PVC CULINARY WATERLINE
- NOT USED
- EXISTING 12" SEWER SYSTEM
- CONSTRUCT 8" PVC SEWER SYSTEM LINE
- CONSTRUCT 4" SSMH
- CONSTRUCT 5" SSMH
- REMOVE EXISTING CULVERT
- CONSTRUCT 8" PVC IRRIGATION PIPE
- CONSTRUCT 4" SSMH
- CONSTRUCT 8" PVC IRRIGATION PIPE
- EXISTING IRRIGATION PIPE
- CONSTRUCT SEWER SERVICE LATERAL
- CONSTRUCT CULINARY WATER LATERAL & METER
- CONSTRUCT DOUBLE IRRIGATION WATER LINE & METER
- CONSTRUCT SINGLE IRRIGATION WATER LINE & METER

LEGEND

C&G CURB AND GUTTER	BOUNDARY LINE	EXISTING STORM DRAIN	EX ASPHALT
CB CATCH BASIN	CENTERLINE	EXISTING SANITARY SEWER	EXIST. SLOPE
FH FIRE HYDRANT	EASEMENT LINE	EXISTING SECONDARY WATERLINE	TBC ELEVATION
G.V. GATE VALVE	SETBACK LINE	EXISTING CULINARY WATERLINE	FINISHED SLOPE
IRR IRRIGATION	NEW LAND DRAIN	SECTION CORNER	BAR & CAP TO BE SET
LD LAND DRAIN	NEW STORM DRAIN	MONUMENT	
MH MANHOLE	NEW SANITARY SEWER	CONTROL POINT	
MON MONUMENT	NEW STORM DRAIN	EXISTING CONTOUR LINE	
ROW RIGHT OF WAY	NEW SANITARY SEWER	CONST. LIGHT POLE PER LAYTON CITY SPEC.	
SD STORM DRAIN	NEW SECONDARY WATERLINE		
TBC TOP BACK OF CURB	NEW CULINARY WATERLINE		
RCL ROAD CENTERLINE	EXISTING LAND DRAIN		
SS SANITARY SEWER	OVERHEAD POWER LINE		
SW SECONDARY WATER	FOUND BAR & CAP		

13-2018 Pinnacle Engineering & Land Surveying, Inc. 2108-2019 15:47:47 PM



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:

- 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, S186M. 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

- 0-1 COVER SHEET
- 0-2 PRELIMINARY SITE PLAN
- 0-3 PRELIMINARY UTILITY PLAN
- 0-4 PRELIMINARY GRADING & DRAINAGE PLAN
- 0-5 PRELIMINARY PLAT (1 OF 3)
- 0-6 PRELIMINARY PLAT (2 OF 3)
- 0-7 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



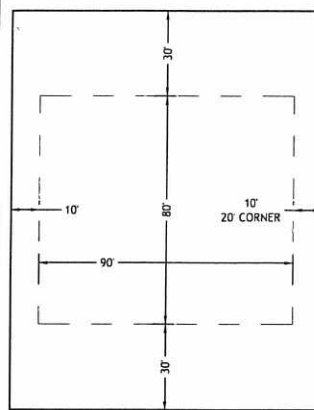
Haven Parkway

Cover Sheet

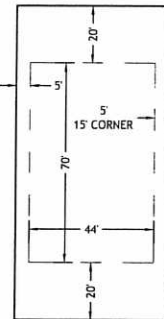
PROJECT: _____
DRAWN BY: ERB
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: February 28, 2018

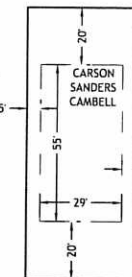
SHEET NUMBER:
O-1



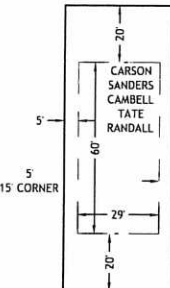
TYPICAL SIGNATURE LOT
1"=30'



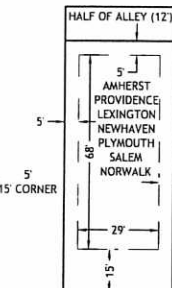
TYPICAL CLASSIC LOT
1"=30'



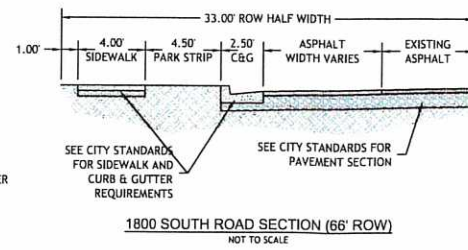
TYPICAL COTTAGE LOT A
1"=30'



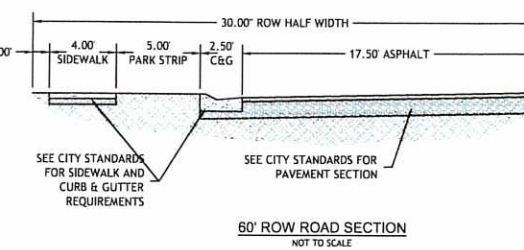
TYPICAL COTTAGE LOT B
1"=30'



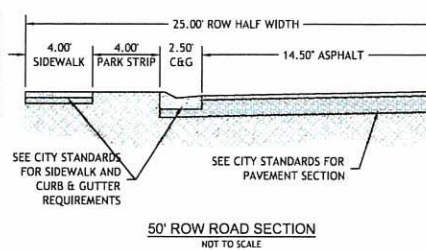
TYPICAL COTTAGE LOT C
1"=30'



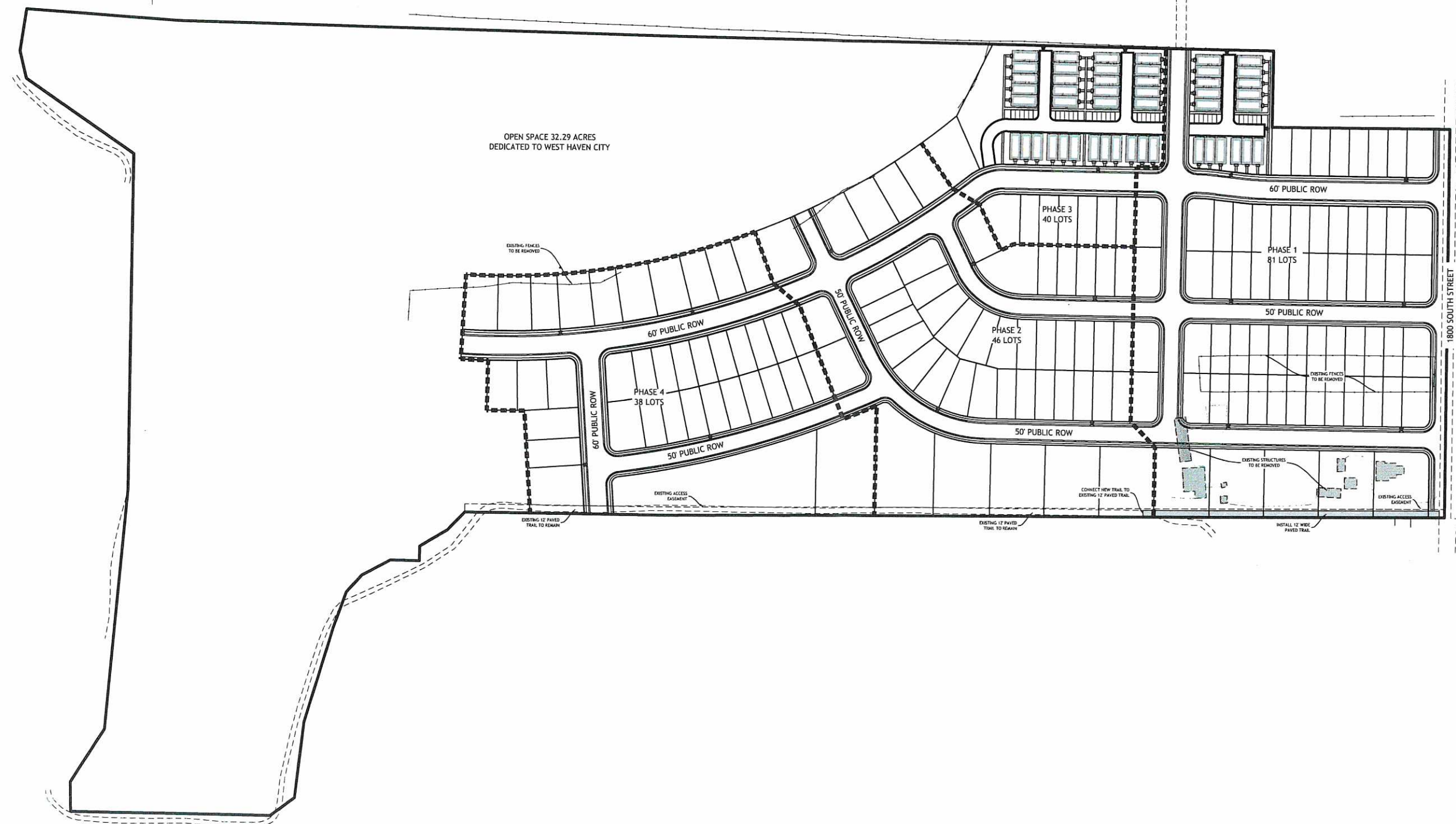
1800 SOUTH ROAD SECTION (66' ROW)
NOT TO SCALE



60' ROW ROAD SECTION
NOT TO SCALE



50' ROW ROAD SECTION
NOT TO SCALE



OPEN SPACE 32.29 ACRES
DEDICATED TO WEST HAVEN CITY



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



SCALE: 1" = 100'



DEVELOPER:

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

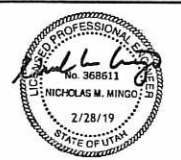


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PROJECT STATISTICS:

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



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



SCALE: 1" = 80'



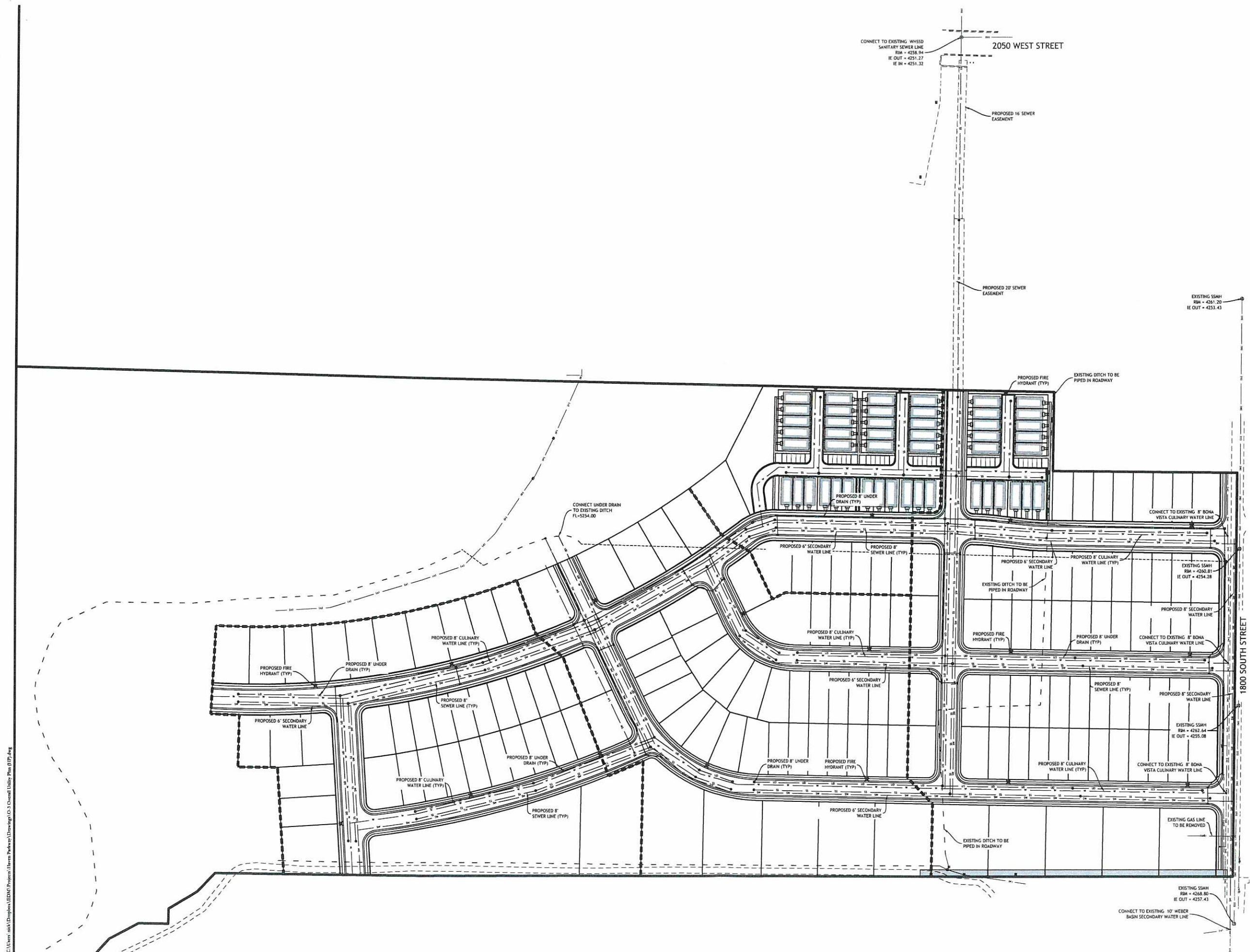
DEVELOPER:

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, S186M. 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\mick\Dropbox\EDM\Projects\Haven Parkway\Drawings\O-3 Overall Utility Plan.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

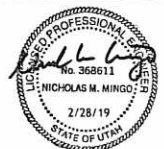
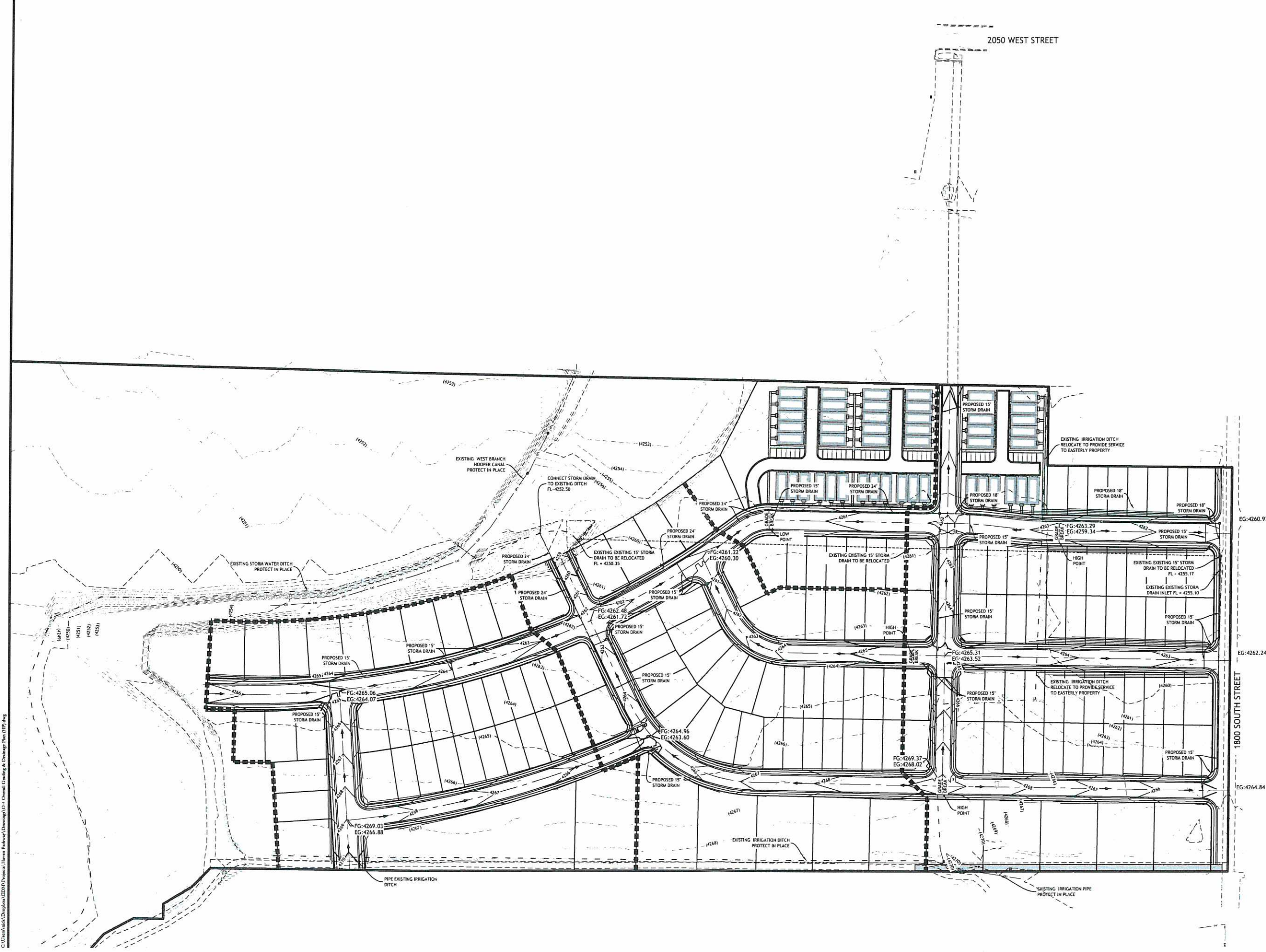
DEVELOPER:

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.
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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, S.L.B.M. Elevation = 4266.64



Haven Parkway

Preliminary Grading & Drainage Plan

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

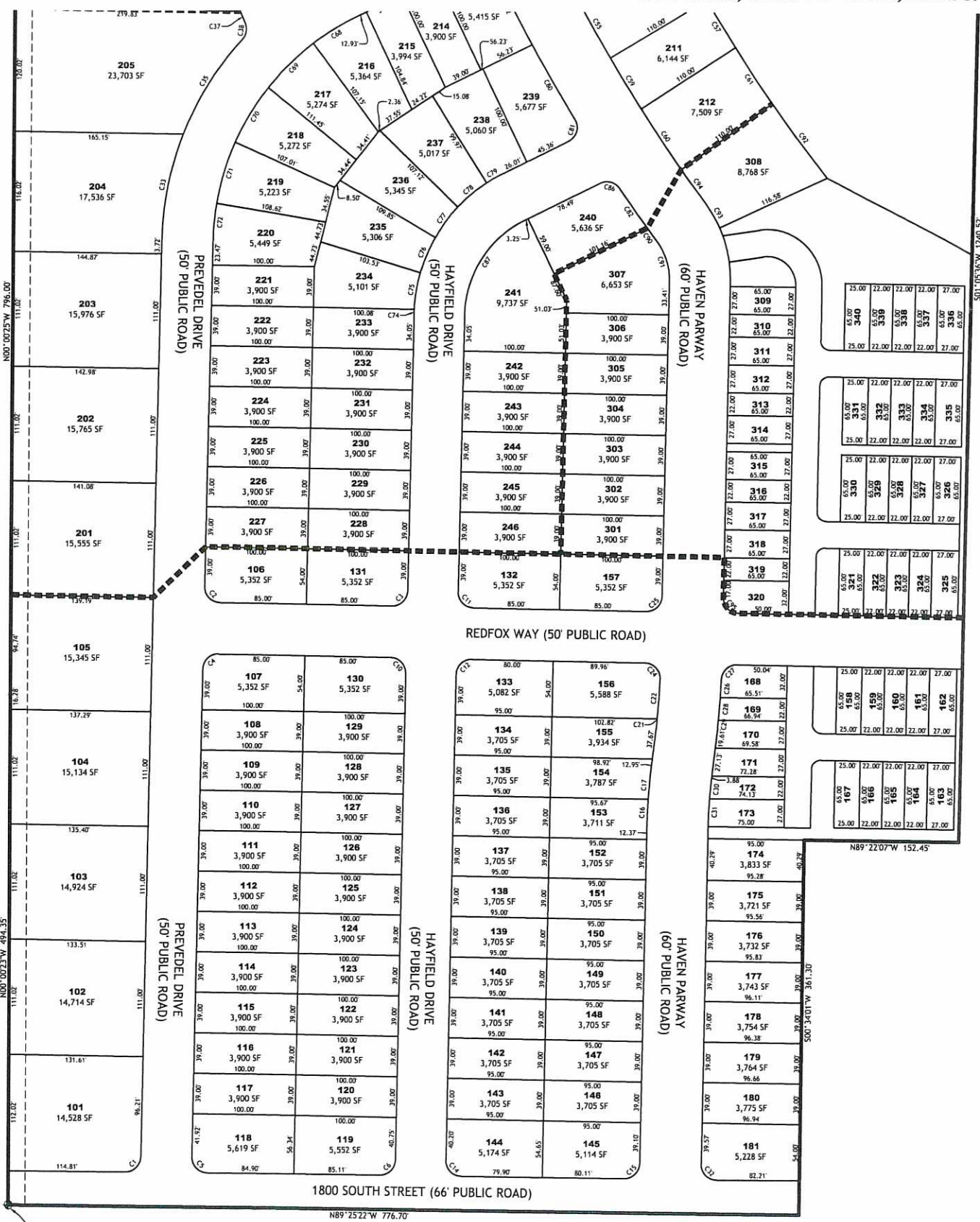
DATE: February 28, 2018

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°02'37"W 494.35 FEET TO THE SOUTH EAST CORNER OF HILL ACRES SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF HILL ACRES
 SUBDIVISION N00°02'37"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 88.88 FEET; THENCE N30°17'41"W 44.90 FEET; N89°21'45"W 28.95
 FEET; THENCE N00°58'14"E 58.19 FEET; N27°43'18"W 64.39 FEET; THENCE N47°24'54"W 46.39 FEET; THENCE N89°41'01"W 74.84 FEET; THENCE N27°54'17"W
 197.00 FEET; THENCE N83°09'00"W 151.20 FEET; THENCE N33°37'33"W 41.33 FEET; THENCE N00°58'15"E 405.86 FEET; THENCE N89°05'27"E 58.58 FEET; THENCE
 S84°44'07"E 125.49 FEET; S84°39'44"E 479.25 FEET; THENCE S89°15'58"E 670.86 FEET; THENCE S84°28'12"E 264.87 FEET; THENCE N16°38'54"E 54.32 FEET;
 S81°23'57"E 84.54 FEET; THENCE S04°11'23"W 309.23 FEET; THENCE S01°28'26"W 984.24 FEET; THENCE S01°05'36"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



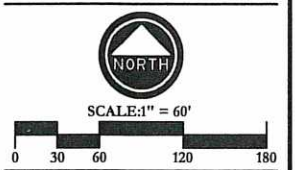
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C1	23.46	15.00	89°36'22"	S45°46'27"W	21.14
C2	23.56	15.00	90°00'00"	N44°01'44"W	21.21
C3	23.56	15.00	90°00'00"	S45°58'16"W	21.21
C4	23.56	15.00	90°00'00"	N45°58'16"E	21.21
C5	23.67	15.00	90°23'38"	N44°13'33"W	21.29
C6	23.46	15.00	89°36'22"	S45°46'27"W	21.14
C10	23.56	15.00	90°00'00"	S44°01'44"W	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
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"W	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"E	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
C156	56.87	1815.00	1°47'43"	N8°12'54"W	56.86
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"	N8°12'54"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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323	1430.00
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329	1430.00
330	1625.00
331	1625.00
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333	1430.00
334	1430.00
335	1755.00
336	1755.00
337	1430.00
338	1430.00
339	1430.00
340	1625.00



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 (801) 305-4670 www.edmpartners.com



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



NOTES:



Haven Parkway

Preliminary Plat
 1 OF 3

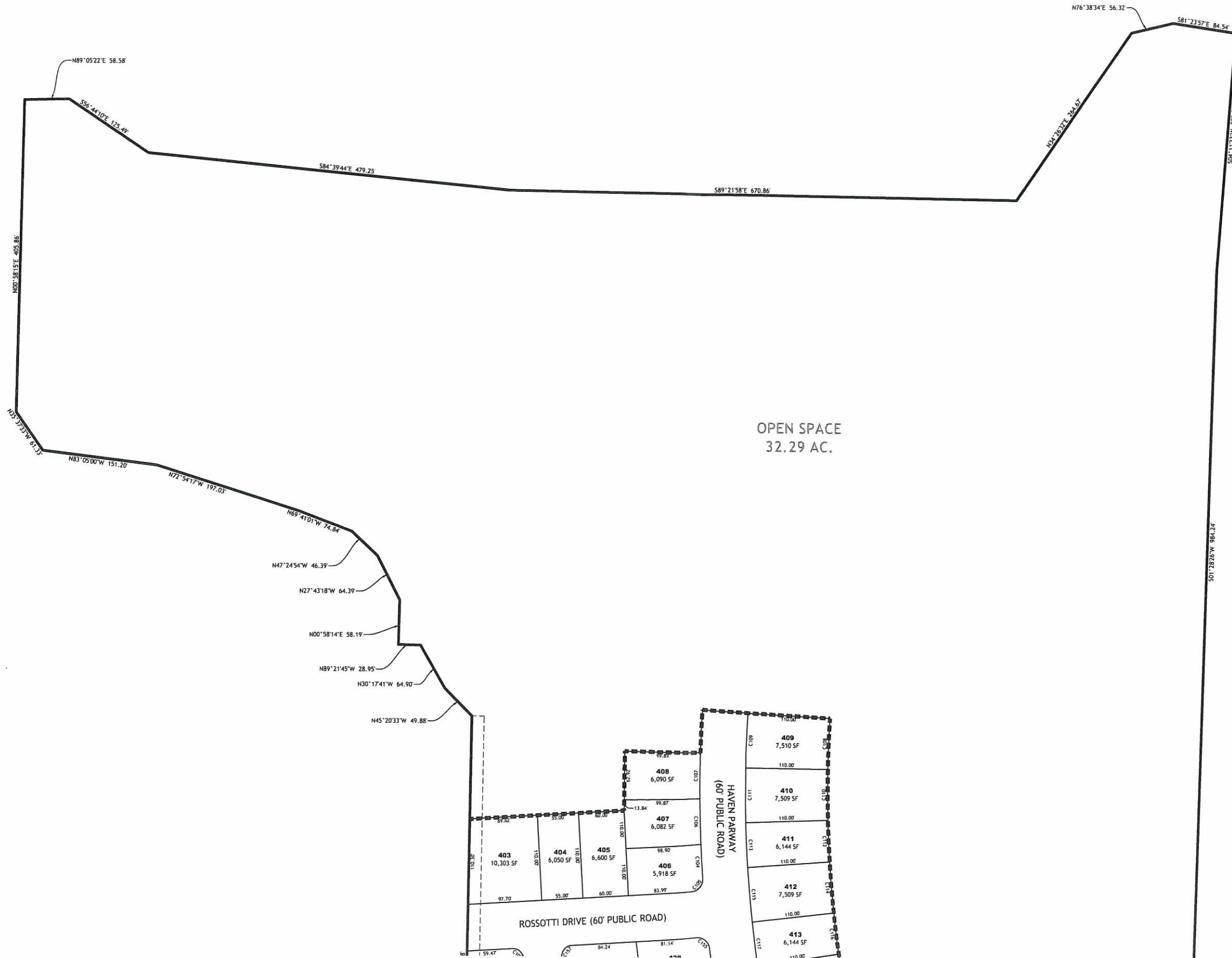
PROJECT:	
DRAWN BY:	TEJ
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: February 28, 2019

SHEET NUMBER:
O-5

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



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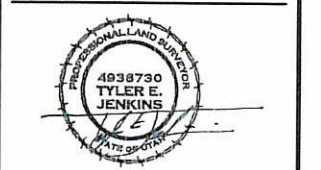


SCALE: 1" = 60'
 0 30 60 120 180

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



NOTES:



Haven Parkway

Preliminary Plat
 3 OF 3

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

DATE: February 28, 2019

SHEET NUMBER:
O-7



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.

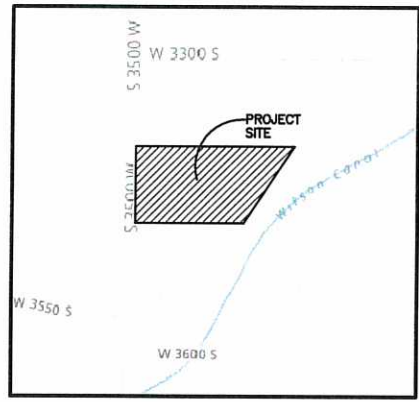
Final:

\$100.00 – collected at time of final submission

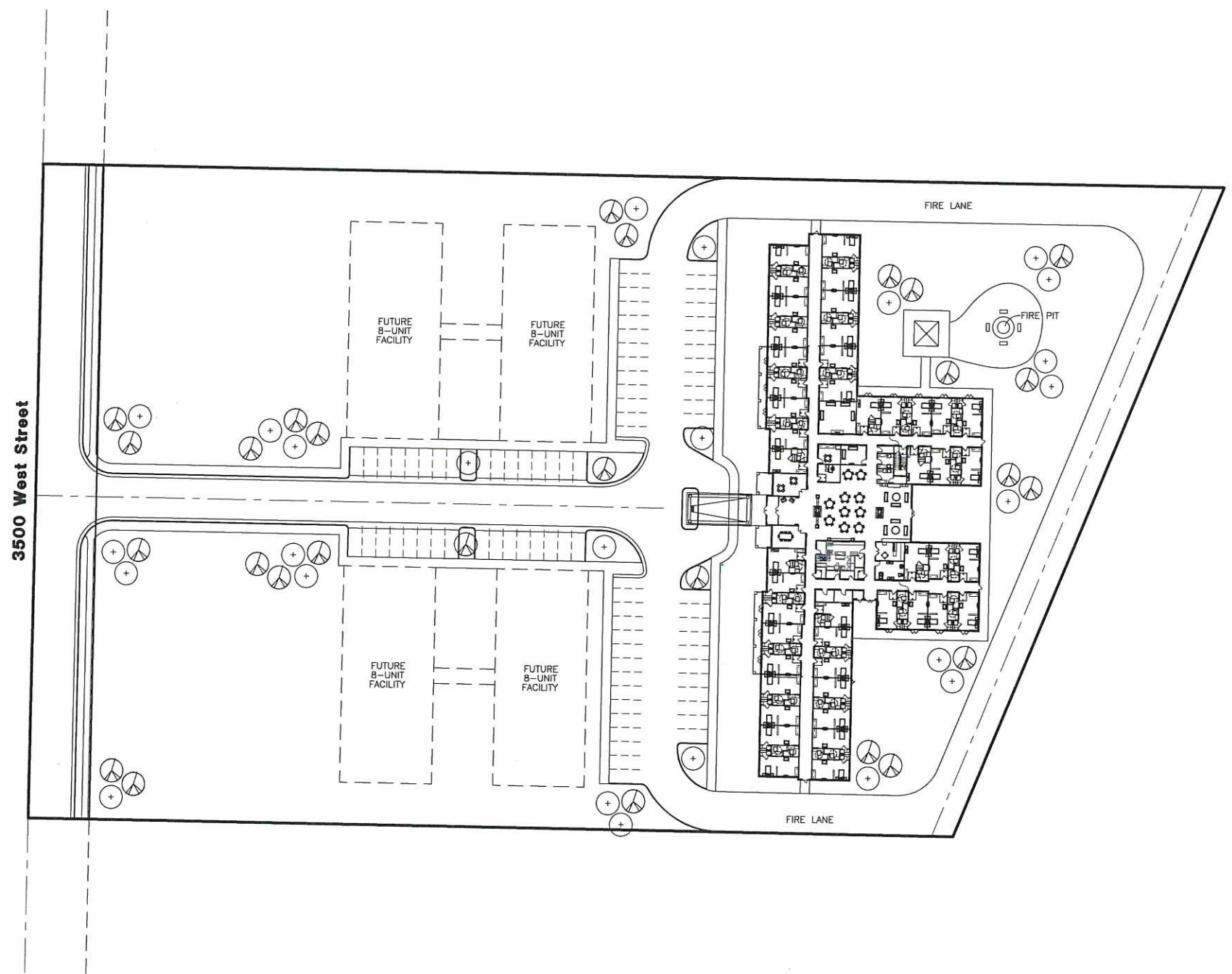
Date on the Agenda for Preliminary Approval <u>March 13, 2019</u>	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date on the Agenda for Final Approval _____	
Planning Commission _____	Conditions _____
(If approved) Council _____	Conditions _____
Date Paid <u>2/20/19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



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.L.B. & M., U.S. SURVEY
 WEST HAVEN CITY, WEBER COUNTY, UTAH

Sketch Plan

Project Info.

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

Sheet	1
1	Sheets